PASSIVE

IUSP

iShares US Property Yield UCITS ETF
U.S. Dollar (Distributing)
iShares II plc

iShares by BlackRock

October 2026

Performance, Portfolio Breakdowns and Net Asset information as at: 31-Oct-2026. All other data as at 04-Nov-2026.
This document is marketing material. For Investors in the UK. Investors should read the KIID/PRIIPs document and prospectus prior to investing, and should refer to the prospectus for the funds full list of risks.

FUND OVERVIEW

The Fund seeks to track the performance of an index composed of US listed real estate companies and Real Estate Investment Trusts (REITS), which also comply with dividend yield criteria.

KEY BENEFITS

1. Diversified exposure to US real estate companies with a one-year forecast dividend yield of 2% or greater
2. Direct investment into listed real estate companies and REITS
3. Single country exposure with a focus on income

RISK INDICATOR

Lower Risk — Potentially Lower Rewards

Higher Risk — Potentially Higher Rewards

1	2	3	4	5	**6**	7

CAPITAL AT RISK: The value of investments and the income from them can fall as well as rise and are not guaranteed. Investors may not get back the amount originally invested.

KEY RISKS:

- Investment risk is concentrated in specific sectors, countries, currencies or companies. This means the Fund is more sensitive to any localised economic, market, political, sustainability-related or regulatory events.
- The value of equities and equity-related securities can be affected by daily stock market movements. Other influential factors include political, economic news, company earnings and significant corporate events.
- Investments in property securities can be affected by the general performance of stock markets and the property sector. In particular, changing interest rates can affect the value of properties in which a property company invests.
- Counterparty Risk: The insolvency of any institutions providing services such as safekeeping of assets or acting as counterparty to derivatives or other instruments, may expose the Share Class to financial loss.

PRODUCT INFORMATION

ISIN : IE00B1FZSF77
Share Class Launch Date : 03-Nov-2006
Share Class Currency : USD
Total Expense Ratio : 0.40%
Use of Income : Distributing
Net Assets of Share Class (M) : 591.73 USD

KEY FACTS

Asset Class : Real Estate
Benchmark : FTSE EPRA Nareit US Dividend+ Net of Tax Index (USD)
Fund Launch Date : 03-Nov-2006
Distribution Frequency : Quarterly
Net Assets of Fund (M) : 613.15 USD
SFDR Classification : Other
Domicile : Ireland
Methodology : Replicated
Issuing Company : iShares II plc
Product Structure : Physical
ISA Eligibility : Yes
SIPP Available : Yes
UK Reporting Status : Yes

PORTFOLIO CHARACTERISTICS

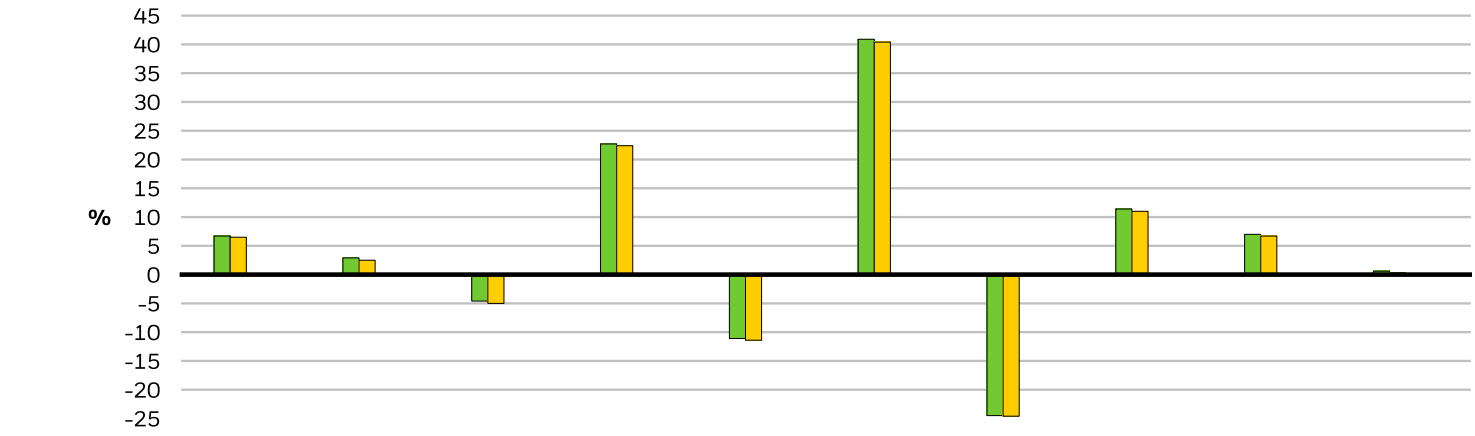
Price to Book Ratio : 2.25x
Price to Earnings Ratio : 29.68x
3y Beta : 1.00
12m Trailing Yield : 3.10%
Number of Holdings : 87

Please refer to the Glossary for more details.

iShares US Property Yield UCITS ETF
U.S. Dollar (Distributing)
iShares II plc

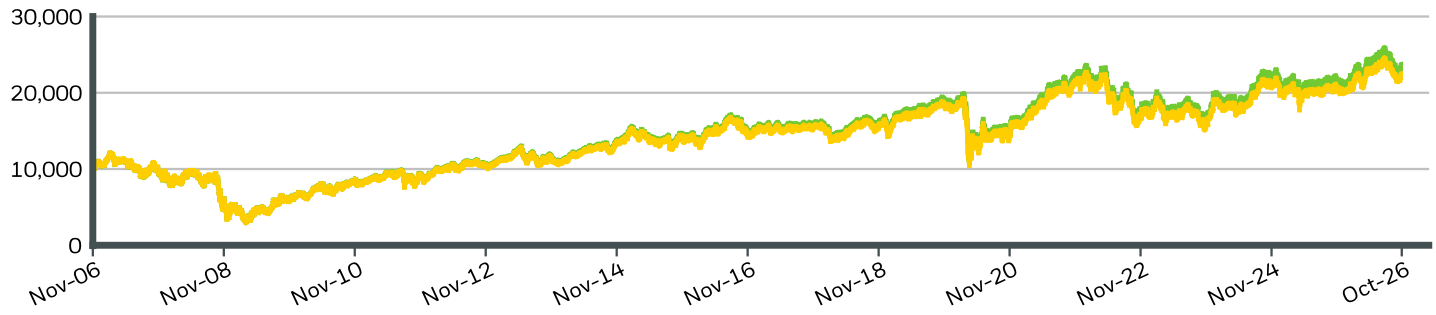
iShares by BlackRock

CALENDAR YEAR PERFORMANCE



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Share Class	6.73	2.92	-4.58	22.73	-11.05	40.93	-24.51	11.41	7.05	0.60
Benchmark	6.47	2.53	-5.01	22.39	-11.36	40.39	-24.65	10.98	6.70	0.30

GROWTH OF HYPOTHETICAL 10,000 USD SINCE INCEPTION



CUMULATIVE & ANNUALISED PERFORMANCE

	CUMULATIVE (%)					ANNUALISED (% p.a.)		
	1m	3m	6m	YTD	1y	3y	5y	Since Inception
Share Class	3.41	-6.22	-1.96	11.34	10.64	13.51	1.56	4.41
Benchmark	3.41	-6.28	-2.05	11.11	10.33	13.17	1.25	4.13

The figures shown relate to past performance. **Past performance is not a reliable indicator of future performance. Markets could develop very differently in the future. It can help you to assess how the fund has been managed in the past** Performance is shown on a Net Asset Value (NAV) basis, with gross income reinvested where applicable. Performance data is based on the net asset value (NAV) of the ETF which may not be the same as the market price of the ETF. Individual shareholders may realize returns that are different to the NAV performance. The return of your investment may increase or decrease as a result of currency fluctuations if your investment is made in a currency other than that used in the past performance calculation. Source: Blackrock

Share Class (USD) iShares US Property Yield UCITS ETF U.S. Dollar (Distributing)

Benchmark (USD) FTSE EPRA Nareit US Dividend+ Net of Tax Index (USD)

iShares US Property Yield UCITS ETF
U.S. Dollar (Distributing)
iShares II plc

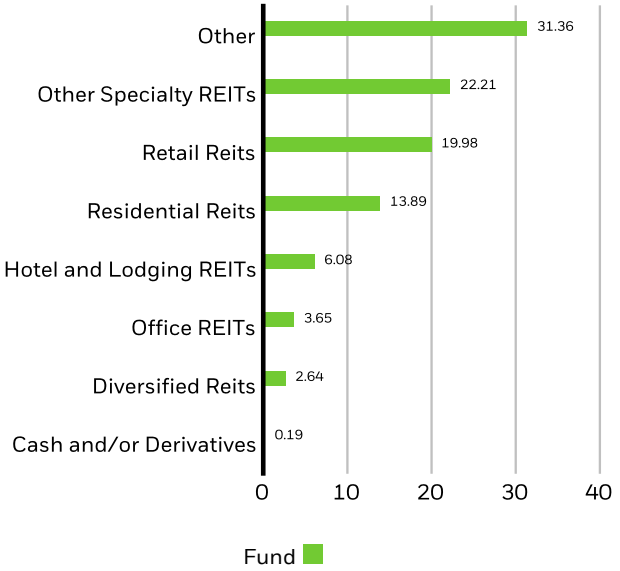
iShares by BlackRock

Top 10 Holdings

PROLOGIS REIT	10.80%
EQUINIX REIT	8.90%
SIMON PROPERTY GROUP REIT INC	6.20%
DIGITAL REALTY TRUST REIT	5.97%
PUBLIC STORAGE REIT	4.86%
REALTY INCOME REIT	4.74%
VIVMARK RESIDENTIAL	4.20%
VENTAS REIT	3.86%
IRON MOUNTAIN INC	3.07%
EXTRA SPACE STORAGE REIT	2.83%
Total of Portfolio	**55.43%**

Holdings are subject to change.

SECTOR BREAKDOWN (%)



Allocations are subject to change. **Source:** BlackRock

TRADING INFORMATION

Exchange	London Stock Exchange	London Stock Exchange	Euronext Amsterdam
Ticker	IUSP	IDUP	IUSP
Bloomberg Ticker	IUSP LN	IDUP LN	IUSP NA
RIC	IUSP.L	IDUP.L	IUSP.AS
SEDOL	B1G5340	B1GJDY2	B1N9M26
Listing Currency	GBP	USD	EUR

This product is also listed on: Bolsa Mexicana De Valores,Borsa Italiana,SIX Swiss Exchange,Deutsche Boerse Xetra

iShares US Property Yield UCITS ETF
U.S. Dollar (Distributing)
iShares II plc

iShares by BlackRock

GLOSSARY

SFDR Classification: Article 8: Products that promote environmental or social characteristics and promote good governance practices. **Article 9:** Products that have sustainable investments as an objective and follow good governance practices. **Other:** Products that do not meet the criteria to be classified as Article 8 or 9.

Price to Earnings: A valuation ratio of a company's current share price compared to its per-share earnings in the current forecast year, calculated as current share price divided by current earnings per share.

Price to Book Ratio: represents the ratio of the current closing price of the share to the latest quarter's book value per share.

IMPORTANT INFORMATION:

In the European Economic Area (EEA): this is Issued by BlackRock (Netherlands) B.V. is authorised and regulated by the Netherlands Authority for the Financial Markets. Registered office Amstelplein 1, 1096 HA, Amsterdam, Tel: 020 – 549 5200, Tel: 31-20-549-5200. Trade Register No. 17068311 For your protection telephone calls are usually recorded. For Ireland and only in relation to Per Se Professionals and/or Eligible Counterparties (i.e., Professional Investors), this may also be issued by BlackRock Investment Management (UK) Limited, authorised and regulated by the Financial Conduct Authority. Registered office: 12 Throgmorton Avenue, London, EC2N 2DL. Tel: + 44 (0)20 7743 3000. Registered in England and Wales No. 02020394. For your protection telephone calls are usually recorded. Please refer to the Financial Conduct Authority website for a list of authorised activities conducted by BlackRock.

In the UK and Non-European Economic Area (EEA) countries (excluding Switzerland),: this is Issued by BlackRock Investment Management (UK) Limited, authorised and regulated by the Financial Conduct Authority. Registered office: 12 Throgmorton Avenue, London, EC2N 2DL. Tel: + 44 (0)20 7743 3000. Registered in England and Wales No. 02020394. For your protection telephone calls are usually recorded. Please refer to the Financial Conduct Authority website for a list of authorised activities conducted by BlackRock.

This is Marketing Material. iShares plc, iShares II plc, iShares III plc, iShares IV plc, iShares V plc, iShares VI plc and iShares VII plc (together 'the Companies') are open-ended investment companies with variable capital having segregated liability between their funds organised under the laws of Ireland and authorised by the Central Bank of Ireland. The Prospectus (Available in French, German, Polish and English Languages) Key Investor Information document (UK only), PRIIPs KID and further information about the Fund and the Share Class, such as details of the key underlying investments of the Share Class and share prices, is available on the iShares website at www.ishares.com or by calling +44 (0)845 357 7000 or from your broker or financial adviser. The indicative intra-day net asset value of the Share Class is available at http://deutsche-boerse.com and/or http://www.reuters.com. A UCITS ETF's units / shares that have been acquired on the secondary market cannot usually be sold directly back to the UCITS ETF itself. Investors who are not Authorised Participants must buy and sell shares on a secondary market with the assistance of an intermediary (e.g. a stockbroker) and may incur fees and additional taxes in doing so. In addition, as the market price at which the Shares are traded on the secondary market may differ from the Net Asset Value per Share, investors may pay more than the then current Net Asset Value per Share when buying shares and may receive less than the current Net Asset Value per Share when selling them. UCITS HAVE NO GUARANTEED RETURN AND PAST PERFORMANCE DOES NOT GUARANTEE THE FUTURE ONES

This document is marketing material and will expire 12 months after issue

This document is not, and under no circumstances is to be construed as an advertisement or any other step in furtherance of a public offering of shares in the United States or Canada. This document is not aimed at persons who are resident in the United States, Canada or any province or territory thereof, where the companies/securities are not authorised or registered for distribution and where no prospectus has been filed with any securities commission or regulatory authority. The companies/securities may not be acquired or owned by, or acquired with the assets of, an ERISA Plan.

Any research in this document has been procured and may have been acted on by BlackRock for its own purpose. The results of such research are being made available only incidentally. The views expressed do not constitute investment or any other advice and are subject to change. They do not necessarily reflect the views of any company in the BlackRock Group or any part thereof and no assurances are made as to their accuracy

This document is for information purposes only and does not constitute an offer or invitation to anyone to invest in any BlackRock funds and has not been prepared in connection with any such offer.

© 2026 BlackRock, Inc. All Rights reserved. BLACKROCK, BLACKROCK SOLUTIONS, and iSHARES are trademarks of BlackRock, Inc. or its affiliates All other trademarks are those of their respective owners