



iShares UK Property UCITS ETF  
Hedged Euro (Accumulating)  
iShares II plc



August 2026

Performance, Portfolio Breakdowns and Net Assets information as at: 31-Aug-2026. All other data as at 07-Sep-2026.  
This document is marketing material. For Investors in Luxembourg. 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.

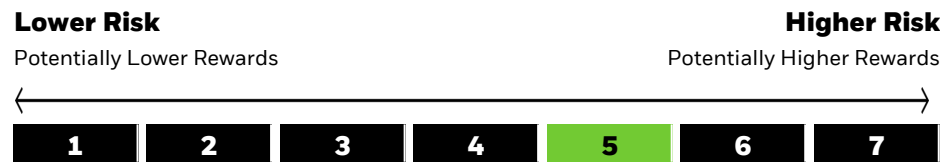
FUND OVERVIEW

The Fund seeks to track the performance of an index composed of UK listed real estate companies and Real Estate Investment Trusts (REITS).

KEY BENEFITS

- 1. Diversified exposure to UK real estate companies
- 2. Direct investment into listed real estate companies and REITS
- 3. Single country exposure with a focus on growth

RISK INDICATOR



**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 : IE000FI414K7  
Share Class Launch Date : 18-May-2022  
Share Class Currency : EUR  
Total Expense Ratio : 0,42%  
Use of Income : Accumulating  
Net Assets of Share Class (M) : 14,26 EUR

KEY FACTS

Asset Class : Real Estate  
Benchmark : FTSE EPRA Nareit UK Net of Tax Index (GBP)  
Fund Launch Date : 16-Mar-2007  
Fund Base Currency : GBP  
Net Assets of Fund (M) : 413,64 GBP  
SFDR Classification : Other  
Domicile : Ireland  
Methodology : Replicated  
Issuing Company : iShares II plc  
Product Structure : Physical

PORTFOLIO CHARACTERISTICS

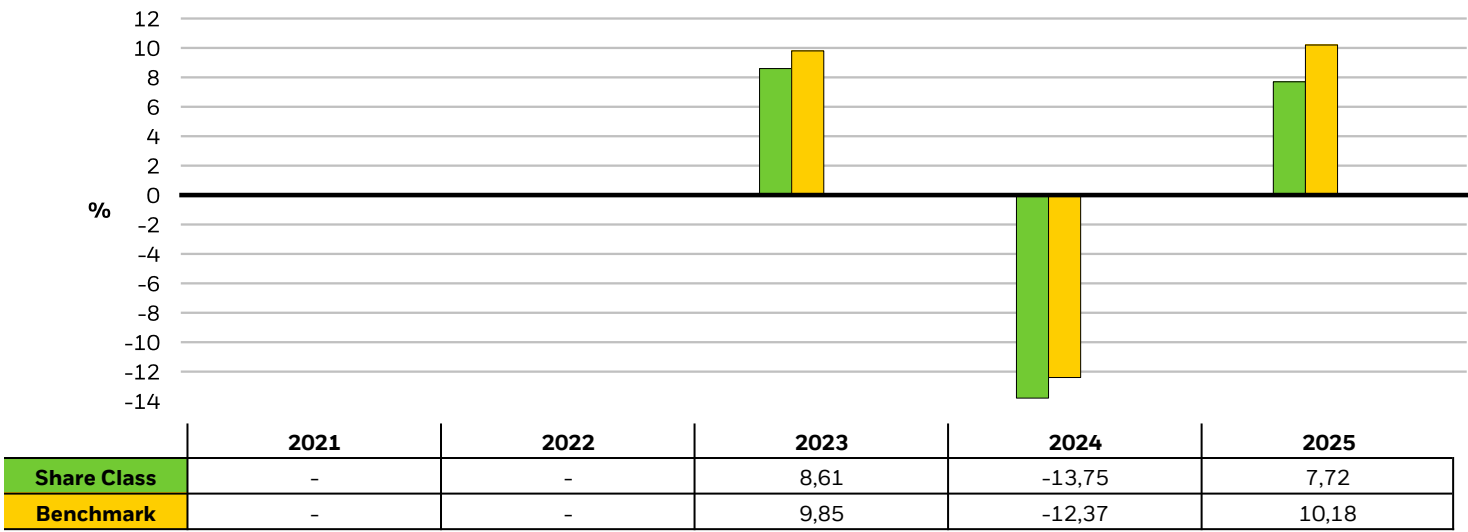
Price to Book Ratio : 0,82x  
Price to Earnings Ratio : 13,25x  
3y Beta : 1,00  
Number of Holdings : 28

Please refer to the Glossary for more details.

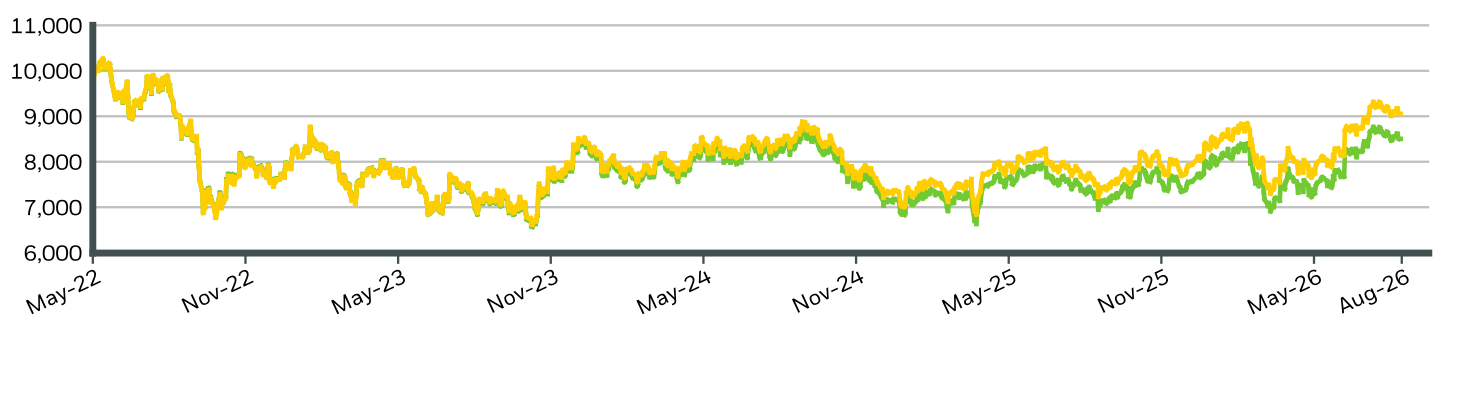
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CALENDAR YEAR PERFORMANCE



GROWTH OF HYPOTHETICAL 10,000 EUR SINCE INCEPTION



CUMULATIVE & ANNUALISED PERFORMANCE

|             | CUMULATIVE (%) |       |      |       |       | ANNUALISED (% p.a.) |    |                 |
|-------------|----------------|-------|------|-------|-------|---------------------|----|-----------------|
|             | 1m             | 3m    | 6m   | YTD   | 1y    | 3y                  | 5y | Since Inception |
| Share Class | -1,72          | 11,18 | 1,25 | 10,00 | 18,08 | 5,43                | -  | -3,72           |
| Benchmark   | -1,58          | 11,66 | 2,38 | 11,59 | 20,79 | 7,48                | -  | -2,30           |

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 (EUR)      iShares UK Property UCITS ETF Hedged Euro (Accumulating)  
■ Benchmark (GBP)      FTSE EPRA Nareit UK Net of Tax Index (GBP)

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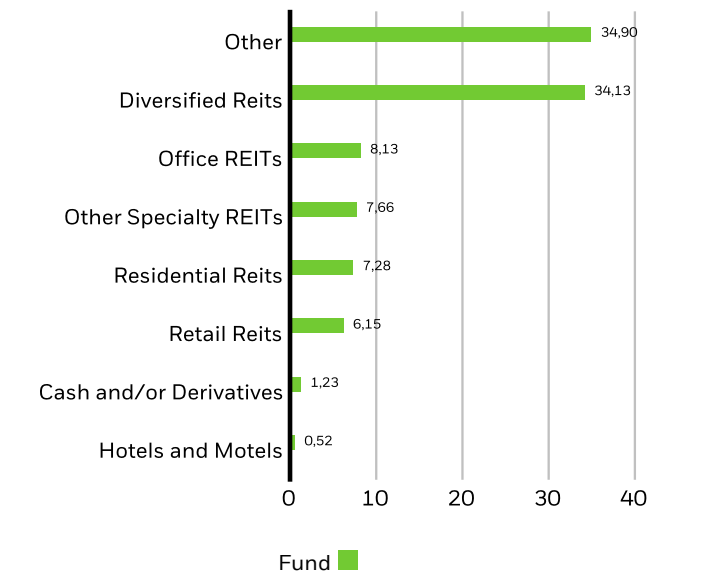


Top 10 Holdings

|                                    |        |
|------------------------------------|--------|
| SEGRO REIT PLC                     | 23,99% |
| LAND SECURITIES GROUP REIT PLC     | 9,44%  |
| BRITISH LAND REIT PLC              | 8,07%  |
| LONDONMETRIC PROPERTY REIT PLC     | 7,74%  |
| TRITAX BIG BOX REIT PLC            | 7,66%  |
| PRIMARY HEALTH PROPERTIES REIT PLC | 4,27%  |
| UNITE GROUP PLC                    | 4,26%  |
| DERWENT LONDON REIT PLC            | 4,22%  |
| SHAFTESBURY CAPITAL PLC            | 4,05%  |
| HAMMERSON REIT PLC                 | 3,57%  |
| Total of Portfolio                 | 77,27% |

Holdings are subject to change.

SECTOR BREAKDOWN (%)



Allocations are subject to change. Source: BlackRock

TRADING INFORMATION

|                  |         |
|------------------|---------|
| Exchange         | Xetra   |
| Ticker           | UKPH    |
| Bloomberg Ticker | UKPH GY |
| RIC              | UKPH.DE |
| SEDOL            | BN7T538 |
| Listing Currency | EUR     |

# iShares UK Property UCITS ETF

## Hedged Euro (Accumulating)

### iShares II plc



#### 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.

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