

SPDR® Dow Jones® REIT ETF

Key Features

- The SPDR® Dow Jones® REIT ETF seeks to provide investment results that, before fees and expenses, correspond generally to the total return performance of the Dow Jones U.S. Select REIT Capped Index which seeks to provide exposure to the publicly-traded REIT securities in the U.S.

About This Benchmark

Dow Jones U.S. Select REIT Capped Index is a float-adjusted market capitalization index designed to provide a measure of real estate securities that serve as proxies for direct real estate investing, in part by excluding securities whose value is not always closely tied to the value of the underlying real estate. The reason for the exclusions is that factors other than real estate supply and demand, such as interest rates, influence the market value of these companies. The Index is a market capitalization weighted index of publicly traded real estate investment trusts ("REITs") and is comprised of companies whose charters are the equity ownership and operation of commercial and/or residential real estate and which operate under the REIT Act of 1960.

Fund Information

Inception Date	04/23/2001
CUSIP	78464A607

RWR

Fact Sheet
Alternative

As of 09/30/2025

Total Return (As of 09/30/2025)

	NAV (%)	Market Value (%)	Index (%)
Cumulative			
QTD	5.03	5.04	5.12
YTD	4.10	4.07	4.27
Annualised			
1 Year	-2.18	-2.18	-1.91
3 Year	10.16	10.14	10.38
5 Year	9.13	9.14	9.39
10 Year	5.36	5.36	5.62

Gross Expense Ratio (%)	0.25
30 Day SEC Yield (%)	3.66

Past performance is not a reliable indicator of future performance. Investment return and principal value will fluctuate, so you may have a gain or loss when shares are sold. Current performance may be higher or lower than that quoted. All results are historical and assume the reinvestment of dividends and capital gains. Visit www.statestreet.com/im for most recent month-end performance. Performance is shown net of fees. Performance of an index is not illustrative of any particular investment. It is not possible to invest directly in an index. Index returns are unmanaged and do not reflect the deduction of any fees or expenses. Index returns reflect all items of income, gain and loss and the reinvestment of dividends and other income as applicable.

Index Change: "Benchmark" reflects linked performance returns of both the Dow Jones U.S. Select REIT Capped Index and the Dow Jones U.S. Select REIT Index. The index returns are reflective of the Dow Jones U.S. Select REIT Index from fund inception until 9/20/2024 and of the Dow Jones U.S. Select REIT Capped Index effective 9/20/2024 to present.

Characteristics

Price/FFO	19.04
Price/NAV	0.95
Number of Holdings	103
1 yr. FFO Growth	13.80%
Average Market Cap (M)	US\$44,357.44
Index Dividend Yield	3.91%

Top 10 Holdings	Weight (%)
WELLTOWER INC	10.43
PROLOGIS INC	9.81
SIMON PROPERTY GROUP INC	4.64
REALTY INCOME CORP	4.51
EQUINIX INC	4.44
PUBLIC STORAGE	4.43
DIGITAL REALTY TRUST INC	4.40
VENTAS INC	3.20
EXTRA SPACE STORAGE INC	3.01
AVALONBAY COMMUNITIES INC	2.76

Totals may not equal 100 due to rounding.

Top Sectors	Weight (%)
Retail	19.92
Healthcare	19.50
Residential	17.34
Industrial Reit	14.62
Data Center Reit	8.92
Self Storage	8.66
Office Reit	5.32
Hotels	3.00
Diversified	2.70

Source: State Street Investment Management, 30th September 2025.

Characteristics/ Holdings/ Weights are subject to change, and should not be relied upon as current thereafter.

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Information Classification: General

State Street Global Advisors (SSGA) is now State Street Investment Management. Please go to statestreet.com/investment-management for more information.

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Glossary

NAV The market value of a mutual fund's or ETFs total assets, minus liabilities, divided by the number of shares outstanding.

Market Value Determined by the midpoint between the bid/offer prices as of the closing time of the New York Stock Exchange (typically 4:00PM EST) on business days.

Gross Expense Ratio The fund's total annual operating expense ratio. It is gross of any fee waivers or expense reimbursements. It can be found in the fund's most recent prospectus.

30 Day SEC Yield (Also known as Standardized Yield) An annualized yield that is calculated by dividing the net investment income earned by the fund over the most recent 30-day period by the current maximum offering price.

Price/FFO Price divided by Funds from Operations. It is calculated by adding depreciation and amortization expenses to earnings, and is quoted on a per share basis.

1Yr. FFO Growth The annualized growth rate of Funds from Operations per share using the

most recent 1 year's FFO data.

Index Dividend Yield The weighted average of the underlyings' indicated annual dividend divided by price, expressed as a percentage.

Important Risk Information

Weights are as of the date indicated, are subject to change, and should not be relied upon as current thereafter.

Investing involves risk including the risk of loss of principal.

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Real Estate Investment Trusts (REITS) investing may be subject to risks including, but not limited to, declines in the value of real estate, risks related to general economic conditions, changes in the value of the underlying property owned by the trust and defaults by borrowers.

The Fund is classified as "diversified" under the Investment Company Act of 1940, as amended (the "1940 Act"); however, the Fund may become "non-diversified," as defined under the 1940 Act, solely as a result of tracking the Index (e.g., changes in weightings of one or more component securities). When the Fund is non-diversified, it may invest a relatively high percentage of its assets in a limited number of issuers.

Passively managed funds invest by sampling the index, holding a range of securities that, in the aggregate, approximates the full Index in terms of key risk factors and other characteristics. This may cause the fund to experience tracking errors relative to performance of the index.

While the shares of ETFs are tradable on secondary markets, they may not readily trade in all market conditions and may trade at significant discounts in periods of **market stress**.

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Tracking Number: 7728440.1.EMEA.INST
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Expiration Date: 01/31/2026
ETF-RWR 20251009/11:16