

# SPDR<sup>®</sup> Dow Jones Global Real Estate UCITS ETF (Acc)

Fact Sheet  
Alternative

31 August 2023

## Fund Objective

The objective of the Fund is to track the performance of the global listed real estate securities market.

## Index Description

The Dow Jones Global Select Real Estate Securities Index is comprised of equity real estate investment trusts ("REITs") and real estate operating companies ("REOCs") traded globally. The Index measures the performance of publicly traded real estate securities, and intends to serve as a proxy for direct real estate investment. To be included in the Index, a company must be both an equity owner and operator of commercial and/or residential real estate.

## Tax Status

As standard, SSGA aims to meet all applicable tax reporting requirements for all of the SPDR ETFs in the following countries. Applications are made throughout the year depending on the time scale required by each local tax authority: UK, Germany, Austria, Switzerland.

## Countries of Registration

United Kingdom, Switzerland, Sweden, Spain, Norway, Netherlands, Luxembourg, Italy, Ireland, Germany, France, Finland, Denmark, Austria

## Listings

Exchange	Exchange Ticker	Trading Currency	iNAV Ticker	Bloomberg Code	Reuters Code	SEDOL Code
Deutsche Börse*	SPY2	EUR	INSPY2E	SPY2 GY	SPY2.DE	BKF2SZ1
London Stock Exchange	GLRA	USD	INSPY2	GLRA LN	GLRA.L	BH4GR34
SIX Swiss Exchange	GLRA	CHF	INSPY2C	GLRA SE	GLRA.S	BKF2T03

\*Denotes Primary Listing

## Fund Information

ISIN	IE00BH4GR342
Index Name	Dow Jones Global Select Real Estate Securities Index
Index Ticker	DWGRSN
Index Type	Net Total Return
Number of Constituents	242

## Key Facts

Inception Date	16-Oct-2019
Share Class Currency	USD
Fund — Base Currency	USD
TER	0.40%
Income Treatment	Accumulation
Replication Method	Replicated
UCITS Compliant	Yes
Domicile	Ireland
Investment Manager	State Street Global Advisors Europe Limited
Sub-Investment Manager(s)	State Street Global Advisors Limited
Fund Umbrella	SSGA SPDR ETFs Europe I plc
Share Class Assets (millions)	US\$29.41
Total Fund Assets (millions)	US\$253.90
ISA Eligible	Yes
SIPP Eligible	Yes
PEA Eligible	No

Performance					
	Index	Fund Gross	Difference	Fund Net	Difference
<b>Annualised Returns (%)</b>					
1 Year	-4.52	-4.45	0.08	-4.83	-0.30
3 Year	3.19	3.34	0.15	2.92	-0.27
5 Year	-	-	-	-	-
10 Year	-	-	-	-	-
Since Inception	-3.08	-2.88	0.20	-3.27	-0.19
<b>Cumulative Performance (%)</b>					
1 Month	-3.28	-3.29	0.00	-3.32	-0.04
3 Month	3.56	3.58	0.03	3.48	-0.08
1 Year	-4.52	-4.45	0.08	-4.83	-0.30
2 Year	-19.56	-19.27	0.29	-19.91	-0.35
3 Year	9.88	10.34	0.46	9.03	-0.85
5 Year	-	-	-	-	-
10 Year	-	-	-	-	-
Since Inception	-11.41	-10.70	0.71	-12.07	-0.66
<b>Calendar Performance (%)</b>					
2023	2.26	2.34	0.08	2.07	-0.19
2022	-25.30	-25.20	0.11	-25.50	-0.19
2021	30.21	30.52	0.32	30.01	-0.20
2020	-10.92	-10.60	0.31	-10.96	-0.04
2019	-0.02	-0.03	-0.01	-0.11	-0.10

	Fund (%)
<b>Standard Deviation (3 Years)</b>	19.33
<b>Annualised Tracking Error (3 Years)</b>	0.16

Past performance is not an indicator of future performance. The Gross of fees do not reflect and net of fees do reflect commissions and costs incurred on the issue and redemption, or purchases and sale, of units. If the performance is calculated on the basis of Gross/net asset values that are not denominated in the accounting currency of the collective investment scheme, its value may rise or fall as a result of currency fluctuations.

When the Fund is closed according to its official Net Asset Value (NAV) calendar but, nonetheless, a significant portion of the underlying security prices can be determined, a Technical NAV is calculated. Past Performance indicated herein has therefore been calculated using a Technical NAV when required, as well as the official NAV of the Fund as at each other business day for the relevant period. Calendar year inception performance returns will be partial for the year where the inception date for either the Fund in question or the historic performance-linked Fund (whichever is the earliest) falls within that period.

#### Characteristics

Number of Holdings	243
*Distribution Yield	-
Price/Earnings Ratio FY1	26.45
Average Price/Book	1.39
Average Market Cap (M)	US\$26,741.95
Index Dividend Yield	4.23%

\* This measures the 12 month historical dividend pay-out per share divided by the NAV.

Source: SSGA Characteristics, holdings, country allocations and sectors shown are as of date indicated at the top of this factsheet and are subject to change. Any reference to a specific company or security does not constitute a recommendation to buy, sell, hold or invest directly in such company or securities.

Top 10 Holdings	Weight (%)
PROLOGIS INC	8.88
EQUINIX INC	5.64
PUBLIC STORAGE	3.37
WELLTOWER INC	3.19
DIGITAL REALTY TRUST INC	2.97
REALTY INCOME CORP	2.91
SIMON PROPERTY GROUP INC	2.88
EXTRA SPACE STORAGE INC	2.10
AVALONBAY COMMUNITIES INC	2.01
EQUITY RESIDENTIAL	1.71

Sector Breakdown	Weight (%)
REIT	91.95
REOC	8.05

Top Country Weights	Weight (%)
United States	70.65
Japan	9.43
United Kingdom	3.79
Singapore	3.25
Australia	2.62
Hong Kong	1.93
France	1.47
Canada	1.15
Sweden	1.13
Switzerland	0.99
Belgium	0.75
Mexico	0.55
Germany	0.54
South Africa	0.38
Spain	0.37
Brazil	0.30
Thailand	0.20
Israel	0.15
Finland	0.14
Austria	0.12
Saudi Arabia	0.07

**Capital Risk: Investing involves risk including the risk of loss of capital.**  
**Past performance is not a reliable indicator of future performance.**

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Visit our website at [ssga.com/etfs](http://ssga.com/etfs) or contact your local SPDR ETF representative. Alternatively contact our SPDR ETF Sales and Support team at [spdrseurope@ssga.com](mailto:spdrseurope@ssga.com).

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### Glossary

**Price/Earnings Ratio FY1** The average of the price of each underlying security divided by the mean EPS estimate of the security for the next unreported fiscal year, as of the report date.

**Average Price/Book** The average of the price of each underlying security divided by the Book value per share of the security, as of the report date.

**Index Dividend Yield** The average of the Annual dividends per share (DPS) of each underlying security in the index as of the report date divided by the price of the security as of the report date.

**TER** Total Expense Ratio is a fee charged to the fund, as a percentage of the Net Asset Value, to cover costs associated with operation and management of the portfolio of assets.

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ETFs trade like stocks, are subject to investment risk, fluctuate in market value and may trade at prices above or below the ETFs net asset value. Brokerage commissions and ETF expenses will reduce returns.

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Tax treatment depends on the individual circumstances of each client and may be subject to change in the future.

This document does not constitute an offer or request to purchase shares in SPDR ETFs Europe I plc and SPDR ETFs Europe II plc.

**Please refer to the Fund's latest Key Information Document (KID)/Key Investor Information Document (KIID) and Prospectus before making any final investment decision. The latest English version of the prospectus and the KID/KIID can be found at [www.ssga.com](http://www.ssga.com). A summary of investor rights can be found here: <https://www.ssga.com/library-content/products/fund-docs/summary-of-investor-rights/ssga-spdr-investors-rights-summary.pdf> Note that the Management Company may decide to terminate the arrangements made for marketing and proceed with de-notification in compliance with Article 93a of Directive 2009/65/EC.**

All fund related documents are available for free of charge from the offices of the Local Representative/Agent or by visiting the [www.ssga.com](http://www.ssga.com) or by contacting State Street Custodial Services (Ireland) Limited, 78 Sir John Rogerson's Quay, Dublin 2, Ireland. SPDR ETFs is the exchange traded funds ("ETF") platform of State Street Global Advisors and is comprised of funds that have been authorised by Central Bank of Ireland as open-ended UCITS investment companies.

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company with variable capital having segregated liability between its sub-funds. The Company is organised as an Undertaking for Collective Investment in Transferable Securities (UCITS) under the laws of Ireland and authorised as a UCITS by the Central Bank of Ireland.

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## R-Factor™ Summary

R-Factor™ is built off a transparent scoring methodology that leverages the Sustainability Accounting Standards Board (SASB) Materiality Map, corporate governance codes, and inputs from four best-in-class ESG data providers. R-Factor supports the development of sustainable capital markets by giving investors the ability to invest in solutions that integrate financially material ESG data while incentivizing companies to improve their ESG practices and disclosure in areas that matter.

Data included in the ESG sections of this Fact Sheet are the latest available and has a one-month lag against the reporting date.

Source: Factset/SSGA. Holdings as of 31 Aug 2023, R-Factor data as of 31 Jul 2023.

## Fund R-Factor Profile

Not Available	1.68%
Laggard	1.44%
Underperformer	8.10%
Average Performer	17.66%
Outperformer	31.47%
Leader	39.66%

Source: Factset/SSGA as of 31 Jul 2023.

## R-Factor

R-Factor Summary	Fund	Benchmark
R-Factor	64	64

Source: Factset/SSGA as of 31 Jul 2023.

Fund Coverage	Count	Percent of Total Securities (%)	Percent of Total Market Value (%)
R-Factor Securities Coverage	225	92.59	98.32
Total Number of Securities in Fund	243		

Source: Factset/SSGA as of 31 Jul 2023.

Top 10 Positions	Fund Weight (%)	Benchmark Weight (%)	Difference (%)	R-Factor Rating
Prologis Inc.	8.88	8.87	0.01	76
Equinix Inc.	5.64	5.65	-0.01	65
Public Storage	3.37	3.38	-0.01	63
Welltower Inc.	3.19	3.18	0.00	76
Digital Realty Trust Inc.	2.97	2.97	0.00	67
Realty Income Corporation	2.91	2.92	-0.01	57
Simon Property Group Inc.	2.88	2.87	0.01	71
Extra Space Storage Inc.	2.10	2.10	0.00	62
AvalonBay Communities Inc.	2.01	2.02	-0.01	82
Equity Residential	1.71	1.71	0.00	77

### Top 5 R-Factor Ratings

Unibail-Rodamco-Westfield SE Stapled Secs Cons of 1 Sh Unibail Rodamco + 1 Sh WFD Unib Rod	0.45	0.45	0.01	93
Covivio SA	0.17	0.18	-0.01	91
GPT Group	0.41	0.40	0.00	88
British Land Company PLC	0.30	0.30	0.00	87
Boston Properties Inc.	0.74	0.74	0.01	85

### Bottom 5 R-Factor Ratings

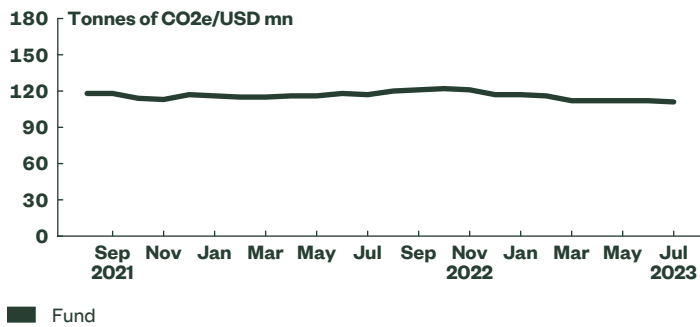
Four Corners Property Trust Inc.	0.17	0.17	0.00	20
Orion Office REIT Inc.	0.03	0.03	0.01	22
Global Net Lease Inc	0.09	0.09	0.00	23
Necessity Retail REIT Inc. Class A	0.07	0.08	-0.01	24
Global Medical REIT Inc.	0.04	0.05	-0.01	27

Source: Factset/SSGA as of 31 Jul 2023.

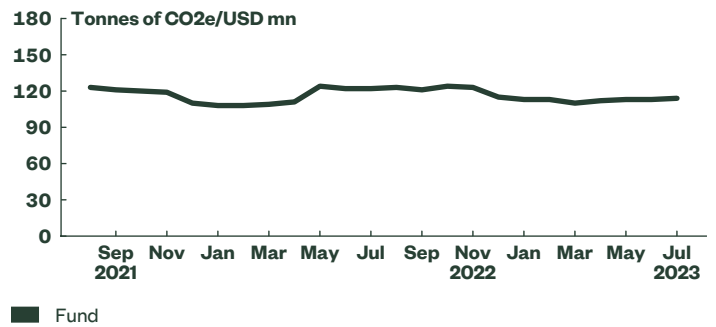
The R-Factor summary reflects certain ESG characteristics only, and does not reflect the fund's performance. Please see Important Information section for more information and definitions of the ESG Metrics presented.

## Climate Profile

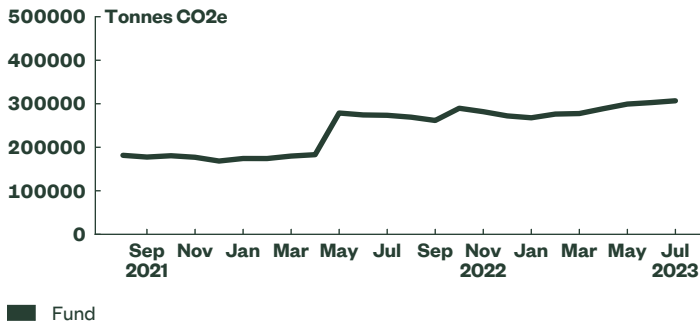
### Carbon Intensity (Direct + Indirect)



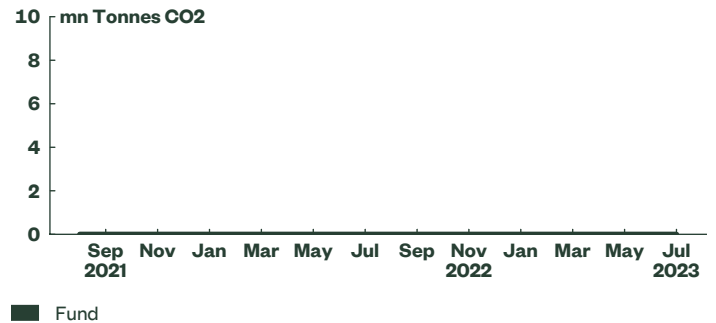
### Weighted Average Carbon Intensity (Direct + Indirect)



### Scope 1 + 2 Carbon Emissions



### Total Reserves Carbon Emissions



Source: SSGA Holdings as of 31 Aug 2023. Trucost data as of 31 Jul 2023.

## Stewardship Profile Q2 2023

<b>Number of Meetings Voted</b>	187
<b>Number of Countries</b>	21
<b>Management Proposals</b>	2,107
Votes "For"	91.27%
Votes "Against"	8.73%
<b>Shareholder Proposals</b>	16
With Management	75.00%
Against Management	25.00%

Figures are based on State Street Global Advisors' general approach to voting at the companies held by the Fund at quarter end. This information is not a substitute for a proxy voting report, which can be requested through your relationship manager.

State Street Global Advisors' (SSGA) asset stewardship program is aimed at engaging with our fund companies on issues that impact long-term value creation across environmental, social and governance (ESG) considerations. In the recent past, SSGA has issued extensive guidance on key governance matters such as effective, independent board leadership. SSGA's current focus is on helping boards think about the possible impacts of environmental and social issues and incorporating a sustainability lens into boards' oversight of long-term strategy as a sound business practice.

### Gender Diversity

Women on Board	Number of Securities
0	41
1	20
2	55
3	81
4	39
5	5
6	1
7	1
8	0
9	0
10	0
10+	0
Not Available	0
<b>Total</b>	<b>243</b>

Source: Factset/SSGA as of 31 Jul 2023.

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**R-Factor™** R-Factor™ is an ESG scoring system that leverages commonly accepted transparent materiality frameworks that are supported by a large group of companies and investors to generate a unique ESG score for listed companies. The score is powered by ESG data from four different providers (Sustainalytics, ISS-Oekom, Vigeo-EIRIS, and ISS-Governance), in order to improve overall coverage and remove biases inherent in existing scoring methodologies. R-Factor™ is designed to put companies in the driver's seat to help create sustainable markets.

**R-Factor™ Scores** are comparable across industries. The ESG and Corporate Governance (CorpGov) scores are designed to be based on issues that are material to a company's industry and regulatory region. A uniform grading scale allows for interpretation of the final company level score to allow for comparison across companies.

**The R-Factor™** scoring process comprises two underlying components. The first component is based on the framework published by the Sustainability Accounting Standards Board ("SASB"), which is used for all ESG aspects of the score other than those relating to corporate governance issues. The SASB framework attempts to identify ESG risks that are financially material to the issuer-based on its industry classification. This component of the R-Factor™ score is determined using only those metrics from the ESG data providers that specifically address ESG risks identified by the SASB framework as being financially material to the issuer-based on its industry classification. The second component of the score, the CorpGov score, is generated using region-specific corporate governance codes developed by investors or regulators. The governance codes describe minimum corporate governance

expectations of a particular region and typically address topics such as shareholder rights, board independence and executive compensation. This component of the R-Factor™ uses data provided by ISS Governance to assign a governance score to issuers according to these governance codes.

**R-Factor™ Profile** Within each industry group, issuers are classified into five distinct ESG performance groups based on which percentile their R-Factor™ scores fall into. A company is classified in one of the five ESG performance classes (Laggard - 10% of universe, Underperformer - 20% of universe, Average Performer - 40% of universe, Outperformer - 20% of universe or Leader - 10% of universe) by comparing the company's R-Factor™ score against a band. R-Factor™ scores are normally distributed using normalized ratings on a 0-100 rating scale.

For examples of public language regarding R-Factor see the ELR Registration Statement here: <https://www.sec.gov/Archives/edgar/data/1107414/000119312519192334/d774617d497.htm>

**Carbon Intensity** Measured in Metric tons CO<sub>2</sub>e/USD millions revenues. The aggregation of operational and first-tier supply chain carbon footprints of index constituents per USD (equal weighted).

**Weighted Average Carbon Intensity** Measured in Metric tons CO<sub>2</sub>e/USD millions revenues. The weighted average of individual company intensities (operational and first-tier supply chain emissions over revenues), weighted by the proportion of each constituent in the index.

**Scope 1+2 Carbon Emissions** Measured in Metric tons of CO<sub>2</sub>e. The GHG emissions from operations that are owned or controlled by the company, as well as GHG emissions from consumption of purchased electricity, heat or steam, by the company.

**Total Reserves CO<sub>2</sub> Emissions** Measured in

Metric tons of CO<sub>2</sub>. The carbon footprint that could be generated if the proven and probable fossil fuel reserves owned by index constituents were burned per USD million invested. Unlike carbon intensity and carbon emissions, the S&P Trucost Total Reserves Emissions metric is a very specific indicator that is only applicable to a very selected number of companies in extractive and carbon-intensive industries. Those companies are assigned Total Reserves Emissions numerical results by Trucost, whereas the rest of the holdings in other industries do not have numerical scores and are instead displaying "null", blank values. In order to present a more comprehensive overview of a portfolio's overall weighted average fossil fuel reserves, State Street Global Advisors replaces blank results with "zeros". While that might slightly underestimate the final weighted average volume, it provides a more realistic result, given that most companies in global indices have no ownership of fossil fuel reserves.

**Gender Diversity** We are currently using FactSet's own "People" dataset to disclose the number of women on the board, for each company in the Fund's portfolio.

Data and metrics have been sourced as follows from the following contributors as of the date of this report, and are subject to their disclosures below. All other data has been sourced by SSGA.

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