

SPDR[®] Dow Jones Global Real Estate UCITS ETF

ISIN IE00B8GF1M35

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.

Index Ticker DWGRSN

Index Type Net Total Return

Number of Constituents c.215

Key Facts

Inception Date

23-Oct-2012

Share Class Currency

USD

Fund - Base Currency

USD

TER

0.40%

Income Treatment

Quarterly Distribution

Replication Method

Optimised

UCITS Compliant

Yes

Domicile

Ireland

Investment Manager

State Street Global Advisors Limited

Fund Umbrella

SSGA SPDR ETFs Europe I plc

Share Class Assets (millions)

US\$184.37

Total Fund Assets (millions)

US\$187.75

ISA Eligible

Yes

SIPP Eligible

Yes

PEA Eligible

No

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*	SPYJ	EUR	INSPYJE	SPYJ GY	SPYJ.DE	B8H6P34
London Stock Exchange	GBRE	GBP	INSPYJP	GBRE LN	GBRE.L	B88DGW0
London Stock Exchange	GLRE	USD	INSPYJ	GLRE LN	GLRE.L	B8GF1M3
SIX Swiss Exchange	GBRE	CHF	INSPYJC	GBRE SE	GBRE.S	B8B0VY5
Borsa Italiana	GLRE	EUR	INSPYJE	GLRE IM	GLRE.MI	B9MB757

*Denotes Primary Listing

Annualised Returns (%)

	Index	Fund Gross	Difference	Fund Net	Difference
1 Year	-16.33	-16.00	0.34	-16.33	0.00
3 Year	-1.91	-1.77	0.13	-2.16	-0.26
5 Year	1.62	1.74	0.12	1.33	-0.29
10 Year	-	-	-	-	-
Since Inception	3.42	3.51	0.09	3.10	-0.32

Standard Deviation

	Fund %
3 Years	17.79

Annualised Tracking Error

	Fund %
3 Years	0.24

Cumulative Performance (%)

	Index	Fund Gross	Difference	Fund Net	Difference
1 Month	2.03	2.04	0.00	2.00	-0.03
3 Month	6.63	6.72	0.09	6.62	-0.02
1 Year	-16.33	-16.00	0.34	-16.33	0.00
2 Year	-10.51	-10.27	0.24	-10.99	-0.48
3 Year	-5.61	-5.22	0.39	-6.35	-0.74
5 Year	8.39	9.01	0.62	6.85	-1.54
10 Year	-	-	-	-	-
Since Inception	30.20	31.13	0.93	27.08	-3.12

Calendar Performance (%)

	Index	Fund Gross	Difference	Fund Net	Difference
2020	-19.36	-19.02	0.34	-19.24	0.12
2019	21.10	21.27	0.17	20.78	-0.32
2018	-6.50	-6.63	-0.13	-7.01	-0.51
2017	7.48	7.82	0.34	7.39	-0.09
2016	3.72	3.49	-0.23	3.08	-0.64
2015	0.71	1.00	0.29	0.60	-0.11

Capital Risk: Investing involves risk including the risk of loss of capital.

Past performance is not a guarantee of future results.

Fund Characteristics

Number of Holdings	256	Average Price/Book	1.31
Distribution Yield	3.02%	Average Market Cap (M)	US\$151 75.50
Price/Earnings Ratio FY1	27.45	Index Dividend Yield	3.80%

Top 10 Holdings

	Weight %
PROLOGIS INC	6.39
DIGITAL REALTY TRUST INC	3.56
PUBLIC STORAGE	2.70
WELLTOWER INC	2.03
AVALONBAY COMMUNITIES INC	1.88
GOODMAN GROUP	1.86
ALEXANDRIA REAL ESTATE EQUIT	1.81
REALTY INCOME CORP	1.80
SIMON PROPERTY GROUP INC	1.76
EQUITY RESIDENTIAL	1.67

Sector Breakdown

	Weight %
REIT	88.60
REOC	11.40

Country Weights

	Weight %		Weight %		Weight %
United States	60.39	France	1.78	Spain	0.46
Japan	12.03	Sweden	1.41	Brazil	0.24
Australia	4.50	Canada	1.22	Mexico	0.20
United Kingdom	4.40	Switzerland	1.00	Austria	0.19
Singapore	3.67	Belgium	0.95	Thailand	0.17
Germany	3.53	Philippines	0.57	Norway	0.16
Hong Kong	2.58	South Africa	0.46	Netherlands	0.07

For More Information

Visit our website at www.ssga.com or contact your local SPDR ETF representative

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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.

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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.