

SPDR[®] FTSE EPRA Europe ex UK Real Estate UCITS ETF (Acc)

ISIN IE00BSJCQV56

Fund Objective

The objective of the Fund is to track the performance of the listed real estate market in Europe.

Index Description

The FTSE EPRA Nareit Developed Europe ex UK Index tracks the performance of listed real estate companies and equity real estate investment trusts ("REITs") operating in Europe but excluding the UK whose relevant activities are defined as the ownership, disposal and development of income-producing real estate. The index constituents are free float-adjusted, liquidity, size and revenue screened and the index is calculated as a market capitalisation-weighted net TR Index.

Index Ticker REXUK

Index Type Net Total Return

Number of Constituents 68

Key Facts

Inception Date 10-Aug-2015	Income Treatment Accumulation	Domicile Ireland	ISA Eligible Yes
Share Class Currency EUR	Replication Method Replicated	Investment Manager State Street Global Advisors Europe Limited	SIPP Eligible Yes
Fund - Base Currency EUR	UCITS Compliant Yes	Fund Umbrella SSGA SPDR ETFs Europe I plc	PEA Eligible No
TER 0.30%		Share Class Assets (millions) €64.99	Sub-Investment Manager State Street Global Advisors Limited
		Total Fund Assets (millions) €64.99	

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*	ZPRP	EUR	INZPRPE	ZPRP GY	ZPRP.DE	BSJCQV5
SIX Swiss Exchange	EURE	EUR	INZPRPE	EURE SE	EURE.S	BYZXB75

*Denotes Primary Listing

Annualised Returns (%)

	Index	Fund Gross	Difference	Fund Net	Difference
1 Year	31.38	31.26	-0.12	30.87	-0.51
3 Year	8.31	8.12	-0.19	7.79	-0.51
5 Year	8.15	7.93	-0.22	7.61	-0.54
10 Year	-	-	-	-	-
Since Inception	7.45	7.23	-0.22	6.91	-0.54

Standard Deviation

	Fund %
3 Years	19.93

Annualised Tracking Error

	Fund %
3 Years	0.19

Cumulative Performance (%)

	Index	Fund Gross	Difference	Fund Net	Difference
1 Month	5.54	5.77	0.23	5.74	0.21
3 Month	-1.88	-1.65	0.24	-1.72	0.16
1 Year	31.38	31.26	-0.12	30.87	-0.51
2 Year	9.85	9.56	-0.29	8.91	-0.94
3 Year	27.05	26.39	-0.67	25.25	-1.80
5 Year	47.95	46.45	-1.50	44.27	-3.68
10 Year	-	-	-	-	-
Since Inception	56.47	54.50	-1.97	51.64	-4.83

Calendar Performance (%)

	Index	Fund Gross	Difference	Fund Net	Difference
2021	11.73	11.73	0.01	11.46	-0.27
2020	-5.85	-6.07	-0.22	-6.35	-0.50
2019	26.55	26.20	-0.35	25.82	-0.73
2018	-5.20	-5.41	-0.22	-5.70	-0.50
2017	15.78	15.45	-0.33	15.10	-0.67
2016	5.11	4.91	-0.20	4.60	-0.52

**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	69	Average Market Cap (M)	€8262.89
Price/Earnings Ratio FY1	16.02	Index Dividend Yield	2.81%
Average Price/Book	1.07		

Top 10 Holdings

	Weight %
VONOVIA SE	15.80
LEG IMMOBILIEN SE	4.91
UNIBAIL-RODAMCO-WESTFIELD	4.36
AROUNDTOWN SA	3.77
SWISS PRIME SITE-REG	3.46
FASTIGHETS AB BALDER-B SHRS	3.30
GECINA SA	3.27
SAGAX AB-B	3.04
SAMHALLSBYGGNADSBOLAGET I NO	3.02
WAREHOUSES DE PAUW SCA	2.90

Sector Breakdown

	Weight %
Diversified	30.76
Residential	30.30
Office	11.21
Retail	9.91
Industrial/Office	9.76
Industrial	4.49
Healthcare	2.17
Lodging/Resorts	0.70
Self Storage	0.70

Country Weights

	Weight %		Weight %		Weight %
Germany	33.11	France	8.90	Norway	1.01
Sweden	24.34	Netherlands	5.73	Ireland	0.81
Belgium	10.68	Spain	3.28	Austria	0.80
Switzerland	8.95	Finland	2.26	Italy	0.13

For More Information

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

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Effective 22 March 2021, the index provider transitioned to the new ICB framework. The changes included: renaming the "Oil & Gas" industry to "Energy", breaking out "Real Estate" from the "Financial" industry and creating an 11th industry named "Real Estate", and reclassifying the "Consumer Goods" and "Consumer Services" industries as "Consumer Staples" and "Consumer Discretionary".

The Industry Classification Benchmark (ICB) is an industry classification taxonomy used by FTSE International and STOXX.

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.

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

Past performance is not a guarantee of future results.

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.

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The Prospectus and KIIDs are available free of charge at: www.ssga.com

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 or by contacting State Street Custodial Services (Ireland) Limited, 78 Sir John Rogerson's Quay, Dublin 2, Ireland.

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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.