The Real Estate Select Sector SPDR® Fund

XLRE

Fact Sheet

Equity

As of 06/30/2024

Key Features

- The Real Estate Select Sector SPDR® Fund seeks to provide investment results that, before expenses, correspond generally to the price and yield performance of the Real Estate Select Sector Index (the "Index")
- The Index seeks to provide an effective representation of the real estate sector of the S&P 500 Index
- Seeks to provide precise exposure to companies from real estate management and development and REITs, excluding mortgage REITs
- Allows investors to take strategic or tactical positions at a more targeted level than traditional style based investing

About This Benchmark

The companies included in each Select Sector Index are selected on the basis of general industry classification from a universe of companies defined by the Standard & Poor's 500 Composite Stock® Index ("S&P 500®"). The eleven Select Sector Indexes (each a "Select Sector Index") upon which the Select Sector SPDR Funds are based together comprise all of the companies in the S&P 500.

The Real Estate Select Sector Index includes companies from the following industries: real estate management and development and REITs, excluding mortgage REITs.

Fund Information	
Inception Date	10/07/2015
CUSIP	81369Y860

Total Return (As of 06/30/2024)

	NAV (%)	Market Value (%)	Index (%)
Cumulative			
QTD	-1.92	-1.84	-1.91
YTD	-2.48	-2.48	-2.45
Annualized			
1 Year	5.57	5.63	5.60
3 Year	-1.41	-1.40	-1.35
5 Year	4.31	4.32	4.42
Since Fund Inception	6.52	6.52	6.64

Gross Expense Ratio (%)	0.09
30 Day SEC Yield (%)	3.51

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 ssga.com 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.

Characteristics	
Est. 3-5 Year EPS Growth	6.18%
Index Dividend Yield	3.66%
Price/Earnings Ratio FY1	35.95
Number of Holdings	31
Price/Book Ratio	2.75
Average Market Cap (M)	US$49,439.37

Not FDIC Insured. No Bank Guarantee. May Lose Value.

Top 10 Holdings‡	Weight (%)
PROLOGIS INC	10.49
AMERICAN TOWER CORP	9.16
EQUINIX INC	7.25
WELLTOWER INC	6.29
SIMON PROPERTY GROUP INC	4.99
DIGITAL REALTY TRUST INC	4.98
REALTY INCOME CORP	4.62
PUBLIC STORAGE	4.59
CROWN CASTLE INC	4.28
EXTRA SPACE STORAGE INC	3.32

‡Subject to Change.
Totals may not equal 100 due to rounding.

Top Sectors	Weight (%)
Specialized REITs	43.64
Residential REITs	13.39
Retail REITs	12.78
Health Care REITs	11.68
Industrial REITs	10.53
Real Estate Management & Development	5.79
Hotel & Resort REITs	1.28
Office REITs	0.90

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Information Classification: General

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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.
Est. 3-5 Year EPS Growth Based on the underlying holdings of the fund. The actual earnings estimates for the underlying holdings are provided by FactSet, First Call, I/B/E/S Consensus, and Reuters and are used to calculate a mean 3-5 year EPS growth rate estimate.
Index Dividend Yield The weighted average of the underlyings' indicated annual dividend divided by price, expressed as a percentage.
Price/Earnings Ratio FY1 The weighted harmonic average of current share price divided by the forecasted one year earnings per share for each security in the fund. Negative and positive outliers are included in the calculation.
Price/Book Ratio The weighted harmonic average of closing market price divided by the most recent reported book value for each security in the fund's portfolio as calculated for the last twelve months.

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.
The information provided does not constitute investment advice and it should not be relied on as such. It should not be considered a solicitation to buy or an offer to sell a security. It does not take into account any investor's particular investment objectives, strategies, tax status or investment horizon. You should consult your tax and financial advisor.
The whole or any part of this work may not be reproduced, copied or transmitted or any of its contents disclosed to third parties without SSGA's express written consent.
This communication is not intended to be an investment recommendation or investment advice and should not be relied upon as such.
The Fund's investments are subject to changes in general economic conditions, general market fluctuations and the risks inherent in investment in securities markets. Investment markets can be volatile and prices of investments can change substantially due to various factors including, but not limited to, economic growth or recession, changes in interest rates, changes in the actual or perceived creditworthiness of issuers, and general market liquidity. The Fund is subject to the risk that geopolitical events will disrupt securities markets and adversely affect global economies and markets. Local, regional or global events such as war, acts of terrorism, the spread of infectious illness or other public health issues, or other events could have a significant impact on the Fund and its investments.
All ETFs are subject to risk, including possible loss of principal. **Sector ETF products** are also subject to sector risk and non-diversification risk, which generally result in greater price fluctuations than the overall market.
Select Sector SPDR Funds bear a higher level of risk than more broadly diversified funds.
Equity securities may fluctuate in value and can decline significantly in response to the activities of individual companies and general market and economic conditions.
Index-based ETFs are passively managed and seek to track an index of securities. Expenses may cause the ETF's returns to deviate from the returns of the index.
Non-diversified funds that focus on a relatively small number of securities tend to be more volatile than diversified funds and the market as a whole.
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**.
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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Before investing, consider the funds' investment objectives, risks, charges and expenses. To obtain a prospectus or summary prospectus which contains this and other information, call 1-866-787-2257 or visit ssga.com. Read it carefully.

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