PASSIVE

IUSP

iShares US Property Yield UCITS ETF
U.S. Dollar (Distributing)
iShares II plc

iShares by BlackRock

July 2026

Unless otherwise stated, Performance, Portfolio Breakdowns and Net Assets information as at: 31-Jul-2026. All other data as at 07-Aug-2026.

This document is marketing material. For Investors in Switzerland. Investors should read the KIID/PRIIPs document and prospectus prior to investing, and should refer to the prospectus for the funds full list of risks. For Professional Clients and Qualified Investors only.

FUND OVERVIEW

The Fund seeks to track the performance of an index composed of US listed real estate companies and Real Estate Investment Trusts (REITS), which also comply with dividend yield criteria.

KEY BENEFITS

1. Diversified exposure to US real estate companies with a one-year forecast dividend yield of 2% or greater
2. Direct investment into listed real estate companies and REITS
3. Single country exposure with a focus on income

RISK INDICATOR

Lower Risk — Potentially Lower Rewards

Higher Risk — Potentially Higher Rewards

1	2	3	**4**	5	6	7

CAPITAL AT RISK: The value of investments and the income from them can fall as well as rise and are not guaranteed. Investors may not get back the amount originally invested.

KEY RISKS:

- Investment risk is concentrated in specific sectors, countries, currencies or companies. This means the Fund is more sensitive to any localised economic, market, political, sustainability-related or regulatory events.
- The value of equities and equity-related securities can be affected by daily stock market movements. Other influential factors include political, economic news, company earnings and significant corporate events.
- Investments in property securities can be affected by the general performance of stock markets and the property sector. In particular, changing interest rates can affect the value of properties in which a property company invests.
- Counterparty Risk: The insolvency of any institutions providing services such as safekeeping of assets or acting as counterparty to derivatives or other instruments, may expose the Share Class to financial loss.

Product Information

ISIN : IE00B1FZSF77

Share Class Launch Date : 03-Nov-2006

Share Class Currency : USD

Total Expense Ratio : 0.40%

Use of Income : Distributing

Net Assets of Share Class (M) : 673.47 USD

KEY FACTS

Asset Class : Real Estate

Benchmark : FTSE EPRA Nareit US Dividend+ Net of Tax Index (USD)

Fund Launch Date : 03-Nov-2006

Distribution Frequency : Quarterly

Net Assets of Fund (M) : 692.51 USD

SFDR Classification : Other

Domicile : Ireland

Methodology : Replicated

Issuing Company : iShares II plc

Product Structure : Physical

PORTFOLIO CHARACTERISTICS

Price to Book Ratio : 2.44x

Price to Earnings Ratio : 32.19x

3y Beta : 1.00

12m Trailing Yield : 2.86%

Number of Holdings : 86

Please refer to the Glossary for more details.

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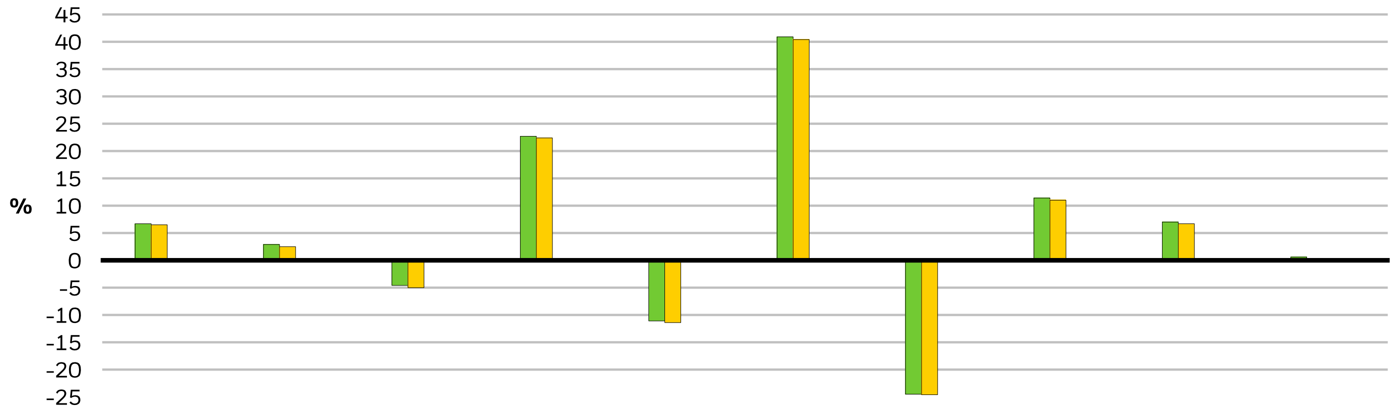
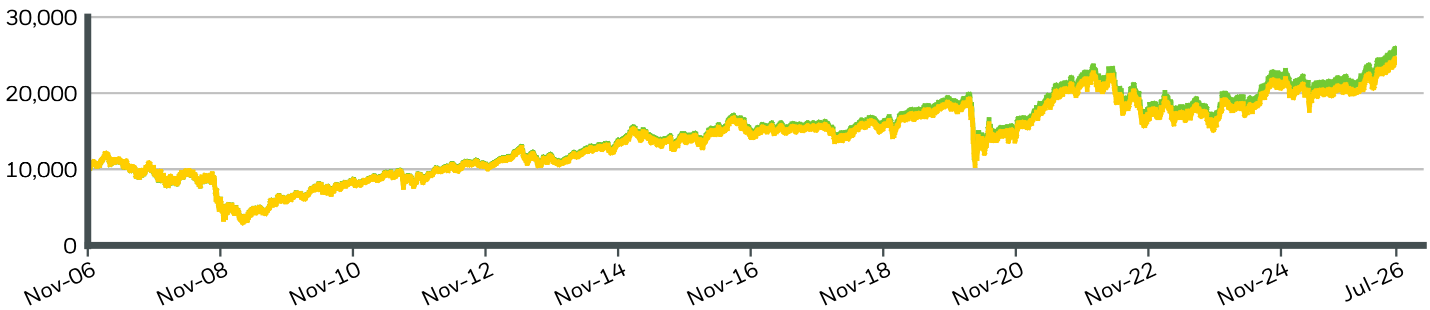
CALENDAR YEAR PERFORMANCE



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Share Class	6.73	2.92	-4.58	22.73	-11.05	40.93	-24.51	11.41	7.05	0.60
Benchmark	6.47	2.53	-5.01	22.39	-11.36	40.39	-24.65	10.98	6.70	0.30

GROWTH OF HYPOTHETICAL 10,000 USD SINCE INCEPTION



CUMULATIVE & ANNUALISED PERFORMANCE

	CUMULATIVE (%)					ANNUALISED (% p.a.)		
	1m	3m	6m	YTD	1y	3y	5y	Since Inception
Share Class	2.15	4.55	15.05	18.74	21.09	10.18	3.47	4.80
Benchmark	2.16	4.51	14.91	18.56	20.76	9.83	3.17	4.52

The figures shown relate to past performance. **Past performance is not a reliable indicator of future performance. Markets could develop very differently in the future. It can help you to assess how the fund has been managed in the past** Performance is shown on a Net Asset Value (NAV) basis, with gross income reinvested where applicable. Performance data is based on the net asset value (NAV) of the ETF which may not be the same as the market price of the ETF. Individual shareholders may realize returns that are different to the NAV performance. The return of your investment may increase or decrease as a result of currency fluctuations if your investment is made in a currency other than that used in the past performance calculation. Source: Blackrock

Share Class (USD)	iShares US Property Yield UCITS ETF U.S. Dollar (Distributing)
Benchmark (USD)	FTSE EPRA Nareit US Dividend+ Net of Tax Index (USD)

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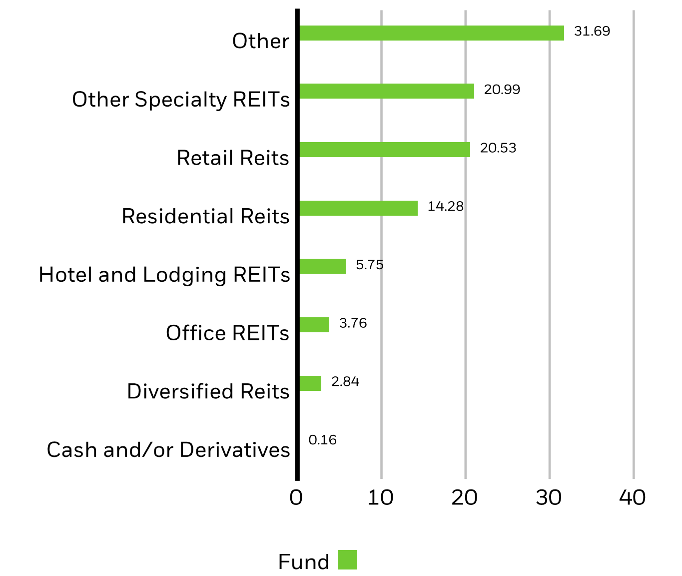
Top 10 Holdings

PROLOGIS REIT INC	11.34%
EQUINIX REIT INC	8.45%
SIMON PROPERTY GROUP REIT INC	6.17%
DIGITAL REALTY TRUST REIT INC	5.74%
REALTY INCOME REIT CORP	5.01%
PUBLIC STORAGE REIT	4.58%
VENTAS REIT INC	3.81%
IRON MOUNTAIN INC	3.04%
EXTRA SPACE STORAGE REIT INC	2.61%
VICI PPTYS INC	2.41%
Total of Portfolio	**53.16%**

Holdings are subject to change.

SECTOR BREAKDOWN (%)



Allocations are subject to change. **Source:** BlackRock

TRADING INFORMATION

Exchange	SIX Swiss Exchange	London Stock Exchange	Euronext Amsterdam
Ticker	IUSP	IUSP	IUSP
Bloomberg Ticker	IUSP SW	IUSP LN	IUSP NA
RIC	IUSP.S	IUSP.L	IUSP.AS
SEDOL	B1S5BZ5	B1G5340	B1N9M26
VALOR	2778490	2778490	-
Listing Currency	USD	GBP	EUR

This product is also listed on: Bolsa Mexicana De Valores,Borsa Italiana,Deutsche Boerse Xetra

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GLOSSARY

SFDR Classification: Article 8: Products that promote environmental or social characteristics and promote good governance practices. **Article 9:** Products that have sustainable investments as an objective and follow good governance practices. **Other:** Products that do not meet the criteria to be classified as Article 8 or 9.

Price to Earnings: A valuation ratio of a company's current share price compared to its per-share earnings in the current forecast year, calculated as current share price divided by current earnings per share.

Price to Book Ratio: represents the ratio of the current closing price of the share to the latest quarter's book value per share.