



iShares Developed Markets Property Yield
UCITS ETF
Hedged British Pound (Distributing)
iShares II plc



June 2026

Performance, Portfolio Breakdowns and Net Asset information as at: 30-Jun-2026. All other data as at 06-Jul-2026.
This document is marketing material. For Investors in the UK. 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.

FUND OVERVIEW

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

KEY BENEFITS

- 1. Exposure to developed markets real estate companies with a one-year forecast dividend yield of 2%
- 2. Direct investment into listed real estate companies and REITS
- 3. Regional exposure with a focus on income

RISK INDICATOR

Lower Risk

Potentially Lower Rewards

Higher Risk

Potentially Higher Rewards



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 : IE00BDZVHC96
Share Class Launch Date : 05-Mar-2018
Share Class Currency : GBP
Total Expense Ratio : 0.64%
Use of Income : Distributing
Net Assets of Share Class (M) : 82.72 GBP

KEY FACTS

Asset Class : Real Estate
Benchmark : FTSE EPRA Nareit Developed Dividend+ Net Index in USD
Fund Launch Date : 20-Oct-2006
Fund Base Currency : USD
Distribution Frequency : Quarterly
Net Assets of Fund (M) : 1,673.21 USD
SFDR Classification : Other
Domicile : Ireland
Methodology : Optimised
Issuing Company : iShares II plc
Product Structure : Physical
ISA Eligibility : Yes
SIPP Available : Yes
UK Reporting Status : Yes

PORTFOLIO CHARACTERISTICS

Price to Book Ratio : 1.51x
Price to Earnings Ratio : 22.14x
3y Beta : 0.88
12m Trailing Yield : 2.88%
Number of Holdings : 317

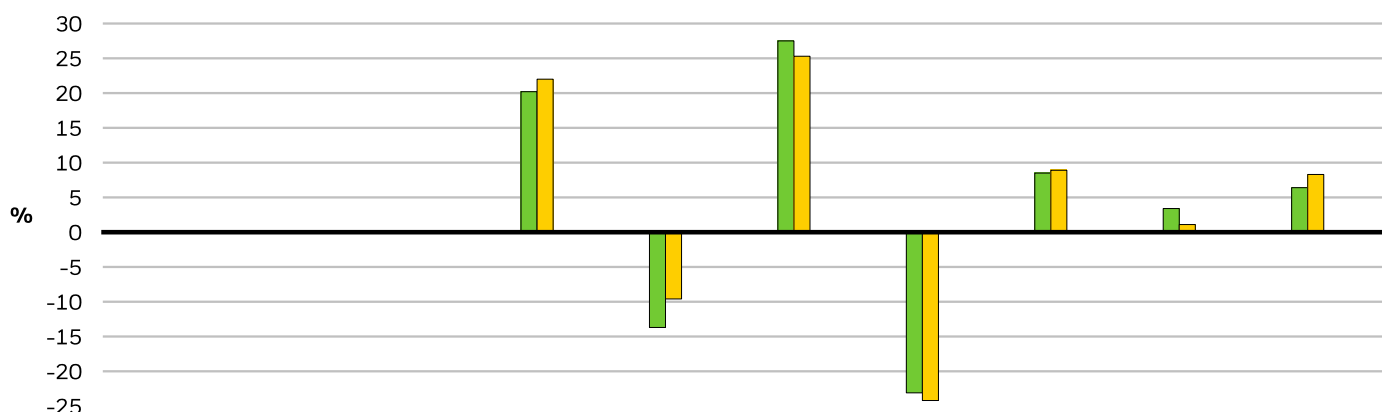
Please refer to the Glossary for more details.

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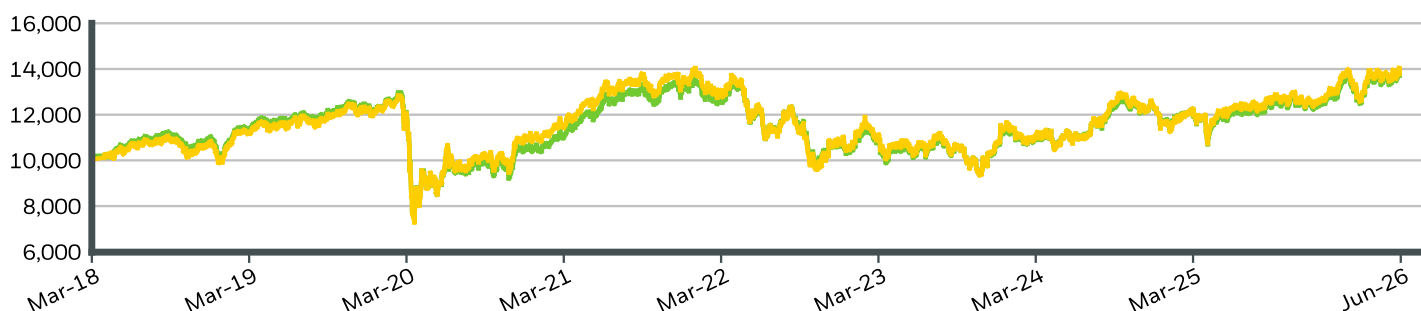
iShares II plc

CALENDAR YEAR PERFORMANCE



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Share Class	-	-	-	20.23	-13.72	27.46	-23.15	8.53	3.40	6.40
Benchmark	-	-	-	21.97	-9.56	25.28	-24.17	8.87	1.06	8.28

GROWTH OF HYPOTHETICAL 10,000 GBP SINCE INCEPTION



CUMULATIVE & ANNUALISED PERFORMANCE

	CUMULATIVE (%)					ANNUALISED (% p.a.)		
	1m	3m	6m	YTD	1y	3y	5y	Since Inception
Share Class	1.21	8.38	9.95	9.95	13.38	9.16	1.90	3.87
Benchmark	0.36	8.18	9.19	9.19	11.77	9.05	1.30	3.93

The figures shown relate to past performance. Past performance is not a reliable indicator of current or future performance and should not be the sole factor of consideration when selecting a product or strategy. Share Class and Benchmark performance displayed in GBP, hedged share class benchmark performance is displayed in USD. Performance is shown on a Net Asset Value (NAV) basis, with gross income reinvested where applicable. 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 iShares Developed Markets Property Yield UCITS ETF Hedged British Pound (Distributing)
■ Benchmark FTSE EPRA Nareit Developed Dividend+ Net Index in USD

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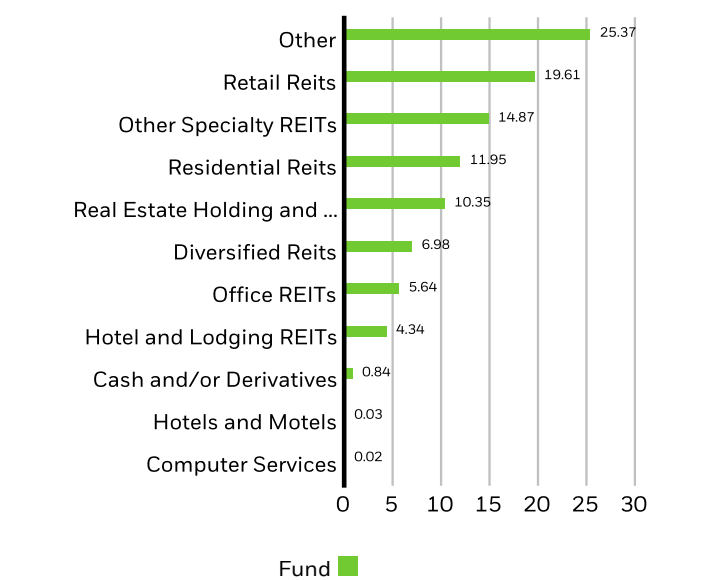


Top 10 Holdings

PROLOGIS REIT INC	7.20%
EQUINIX REIT INC	5.85%
SIMON PROPERTY GROUP REIT INC	4.08%
DIGITAL REALTY TRUST REIT INC	3.58%
REALTY INCOME REIT CORP	3.30%
PUBLIC STORAGE REIT	2.87%
VENTAS REIT INC	2.45%
IRON MOUNTAIN INC	2.13%
EXTRA SPACE STORAGE REIT INC	1.74%
VICI PPTYS INC	1.64%
Total of Portfolio	34.84%

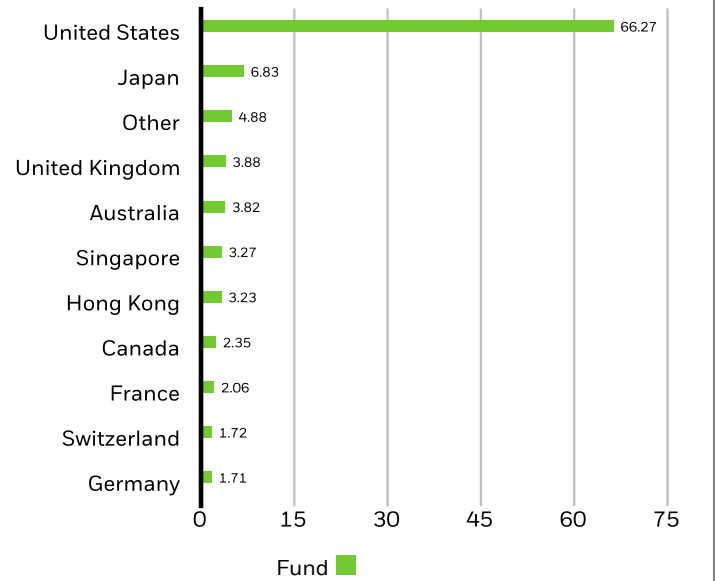
Holdings are subject to change.

SECTOR BREAKDOWN (%)



Allocations are subject to change. Source: BlackRock

GEOGRAPHIC BREAKDOWN (%)



Geographic exposure relates principally to the domicile of the issuers of the securities held in the product, added together and then expressed as a percentage of the product's total holdings. However, in some instances it can reflect the location where the issuer of the securities carries out much of their business.

TRADING INFORMATION

Exchange	London Stock Exchange
Ticker	DPYG
Bloomberg Ticker	DPYG LN
RIC	DPYG.L
SEDOL	BDZVHC9
Listing Currency	GBP

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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.

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