PASSIVE

iShares Developed Real Estate Index Fund (IE)
Class D British Pound
BlackRock Index Selection Fund

iShares by BlackRock

September 2026

Unless otherwise stated, Performance, Portfolio Breakdowns and Net Asset information as at: 30-Sep-2026. All other data as at 11-Oct-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 aims to achieve a return on your investment, through a combination of capital growth and income on the Fund's assets, which reflects the return of FTSE EPRA/NAREIT Developed Index, the Fund's benchmark index.
- The Fund is passively managed and invests so far as possible and practicable in equity securities (e.g. shares) of real estate companies on a global basis and in real estate investment trusts which make up the Fund's benchmark index.
- The benchmark index measures the performance of the equity market of the developed markets globally and is a free float-adjusted market capitalisation weighted index. Free float-adjusted means that only shares readily available in the market rather than all of a company's issued shares are used in calculating the benchmark index. Free float-adjusted market capitalisation is the share price of a company multiplied by the number of shares readily available in the market.

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 Fund to financial loss.

RATINGS**

Morningstar obsr Gold ★★★★

KEY FACTS

Asset Class : Real Estate

Benchmark : FTSE EPRA Nareit Developed Net Total Return in GBP (GBP)

Fund Launch Date : 08-Aug-2012

Share Class Launch Date : 28-Oct-2022

Share Class Currency : GBP

Net Assets of Fund (M) : 1,490.74 USD

Morningstar Category : Property - Indirect Global

SFDR Classification : Other

Domicile : Ireland

ISIN : IE00BFWVNS42

Use of Income : Distributing

Management Company : BlackRock Asset Management Ireland Limited

Analyst-Driven %[i] : 100.00%

Data Coverage %[ii] : 100.00%

FEES AND CHARGES

Annual Management Fee : 0.15%

Ongoing Charge : 0.17%

Performance Fee : -

DEALING INFORMATION

Settlement : Trade Date + 3 days

Dealing Frequency : Daily, forward pricing basis

PORTFOLIO CHARACTERISTICS

Price to Book Ratio : 1.47x

Price to Earnings Ratio : 19.64x

3y Beta : 1.00

Standard Deviation (3y) : 13.33%

Number of Holdings : 345

PORTFOLIO MANAGER(S)

Kieran Doyle

Please refer to the Glossary for more details.

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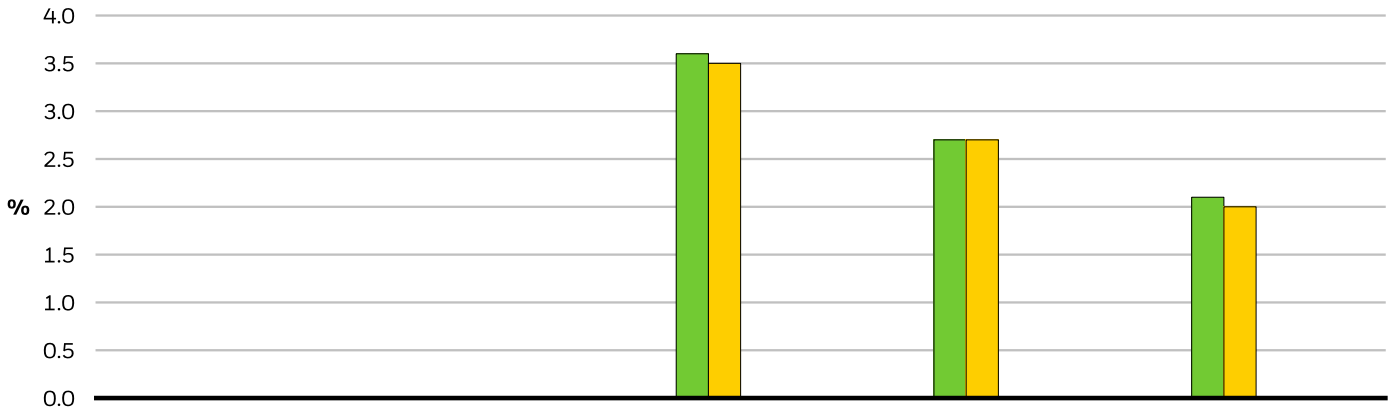
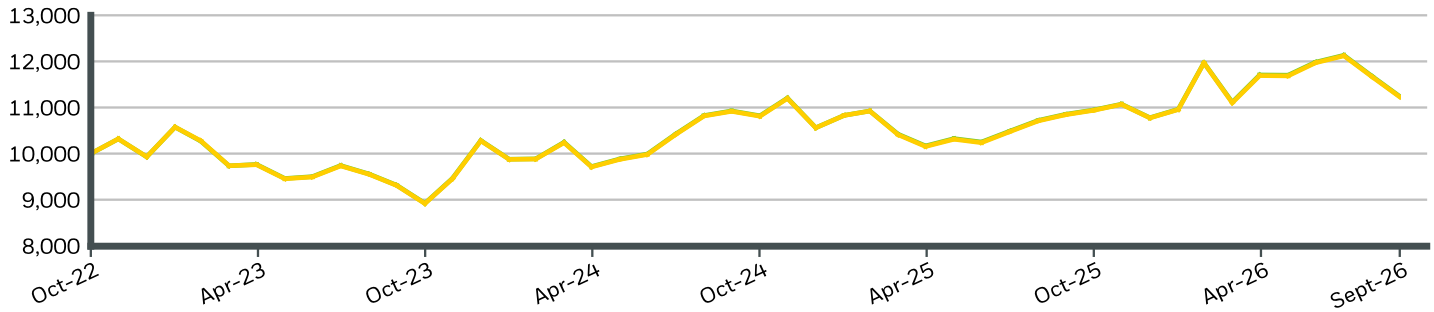
CALENDAR YEAR PERFORMANCE



	2021	2022	2023	2024	2025
Share Class	-	-	3.57	2.69	2.06
Benchmark	-	-	3.49	2.74	2.03

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	-3.72	-6.20	1.13	4.28	3.57	6.46	-	3.12
Benchmark	-3.71	-6.19	1.15	4.24	3.57	6.45	-	3.09

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. 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 (GBP) iShares Developed Real Estate Index Fund (IE) Class D British Pound

Benchmark (GBP) FTSE EPRA Nareit Developed Net Total Return in GBP (GBP)

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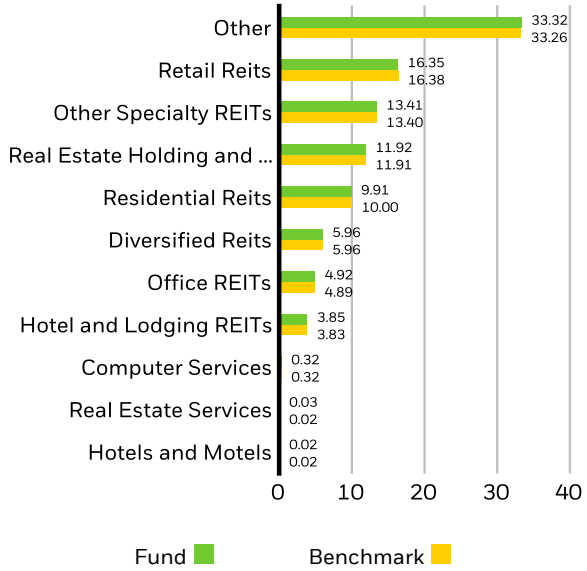
Top 10 Holdings

WELLTOWER	8.73%
PROLOGIS REIT	6.46%
EQUINIX REIT	5.23%
DIGITAL REALTY TRUST REIT	3.42%
SIMON PROPERTY GROUP REIT INC	3.37%
REALTY INCOME REIT	2.66%
PUBLIC STORAGE REIT	2.50%
VIVMARK RESIDENTIAL	2.43%
VENTAS REIT	2.28%
GOODMAN GROUP UNITS	1.98%
Total of Portfolio	**39.06%**

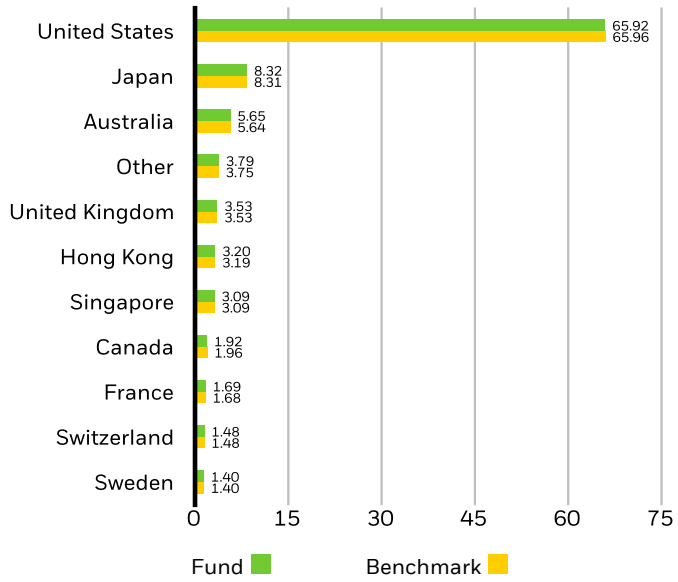
Holdings subject to change

SECTOR BREAKDOWN (%)



Negative weightings may result from specific circumstances (including timing differences between trade and settlement dates of securities purchased by the funds) and/or the use of certain financial instruments, including derivatives, which may be used to gain or reduce market exposure and/or risk management. Allocations are subject to change

GEOGRAPHIC BREAKDOWN (%)



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

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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.

Data Coverage %[ii] is available input data for rating calculation at the Pillar level

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

Analyst Driven %[i] is the analyst input into the overall rating assignment, including direct analyst coverage and inheritance of an analyst-rated pillar

IMPORTANT INFORMATION:

** The Morningstar Medalist RatingTM is the summary expression of Morningstar's forward-looking analysis of investment strategies using a rating scale of Gold, Silver, Bronze, Neutral, and Negative. The ratings indicate which investments Morningstar believes are likely to outperform a relevant index or peer group average on a risk-adjusted basis over time. Analysts assign three pillar ratings (People, Parent and Process) based on their qualitative assessment, subject to the oversight of the Analyst Rating Committee, and monitor and reevaluate them at least every 14 months. For more detailed information about these ratings and methodology, please go to global.morningstar.com/managerdisclosures. The ratings are not statements of fact, nor credit or risk ratings. The rating (i) should not be used as the sole basis in evaluating an investment product, (ii) involves unknown risks which may cause expectations not to occur or to differ from what was expected, (iii) are not guaranteed to be based on complete or accurate assumptions, (iv) involve the risk that the return target will not be met due to unforeseen changes in management, technology, economic development, interest rate development, operating and/or material costs, competitive pressure, supervisory law, exchange and tax rates, and/or changes in political and social conditions, and (v) should not be considered an offer or solicitation to buy or sell the investment product.

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