

# iShares Mortgage Real Estate ETF

## REM | Cboe BZX Exchange

### Annual Shareholder Report — March 31, 2025



This annual shareholder report contains important information about iShares Mortgage Real Estate ETF (the “Fund”) for the period of April 1, 2024 to March 31, 2025. You can find additional information about the Fund at [blackrock.com/fundreports](https://blackrock.com/fundreports). You can also request this information by contacting us at 1-800-iShares (1-800-474-2737).

#### What were the Fund costs for the last year? (based on a hypothetical \$10,000 investment)

Fund name	Costs of a \$10,000 investment	Costs paid as a percentage of a \$10,000 investment
iShares Mortgage Real Estate ETF	\$49	0.48%

#### How did the Fund perform last year?

- For the reporting period ended March 31, 2025, the Fund returned 5.82%.
- For the same period, the Russell 3000® Index returned 7.22% and the FTSE Nareit All Mortgage Capped Index returned 6.44%.

#### What contributed to performance?

The Federal Reserve began to ease its monetary stance in 2024 and cut interest rates by 100 basis points before the end of the reporting period. As mortgage REITs derive their income from the difference between the short-term interest rates at which they borrow funds to purchase securities and the long-term rates they earn on their mortgage investments, they are sensitive to changing interest rates. However, mortgage rates stayed elevated since they are closely tied to the 10-year Treasury benchmark, which rose during the reporting period. Contributors to returns included firms that focus on highly liquid agency mortgage-backed securities that are guaranteed by government entities, largely eliminating credit risk for investors. This strategy allowed these firms to leverage favorable funding conditions and provide stable dividends despite broader market volatility.

#### What detracted from performance?

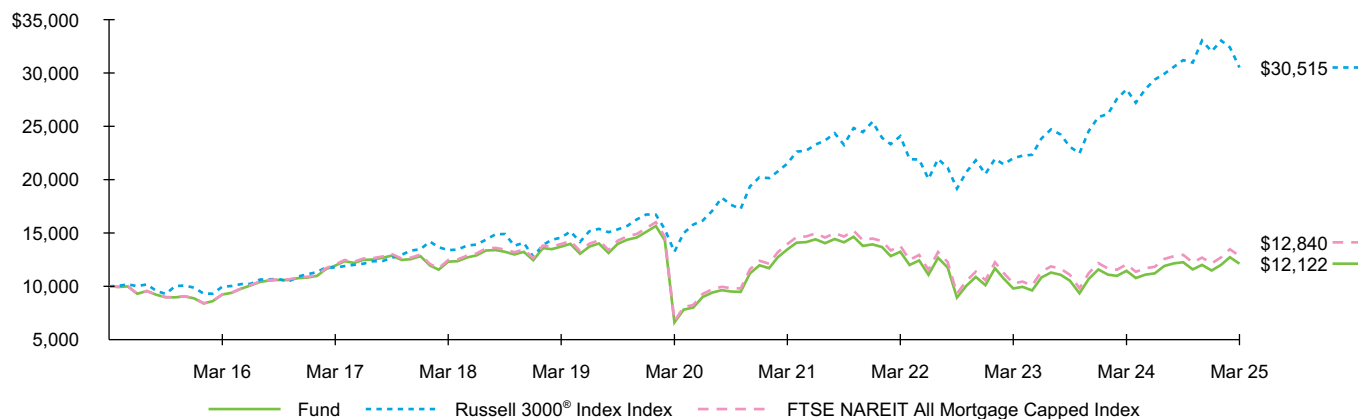
Firms that provide commercial mortgage REITs detracted from the Fund's return during the reporting period. The commercial real estate sector faced significant headwinds, as weak property fundamental factors constrained transaction volumes and rent growth. These firms were also negatively impacted by non-performing loans that required provisions.

*The views expressed reflect the opinions of BlackRock as of the date of this report and are subject to change based on changes in market, economic or other conditions. These views are not intended to be a forecast of future events and are no guarantee of future results.*

#### Fund performance

Cumulative performance: April 1, 2015 through March 31, 2025

Initial investment of \$10,000



See “Average annual total returns” for additional information on fund performance.

## Average annual total returns

	1 Year	5 Years	10 Years
Fund NAV .....	5.82%	12.88%	1.94%
Russell 3000 <sup>®</sup> Index .....	7.22	18.18	11.80
FTSE Nareit All Mortgage Capped Index .....	6.44	13.75	2.53

The Fund has added the Russell 3000<sup>®</sup> Index in response to new regulatory requirements.

**Past performance is not an indication of future results.** Performance results do not reflect the deduction of taxes that a shareholder would pay on fund distributions or on the redemption or sale of fund shares. Visit [iShares.com](https://www.ishares.com) for more recent performance information.

## What did the Fund invest in?

(as of March 31, 2025)

### Industry allocation

Industry	Percent of Total Investments <sup>(a)</sup>
Mortgage REITs .....	100.0%

<sup>(a)</sup> Excludes money market funds.

### Additional information

If you wish to view additional information about the Fund, including but not limited to financial statements, the Fund's prospectus, and proxy voting policies and procedures, please visit [blackrock.com/fundreports](https://www.blackrock.com/fundreports). For proxy voting records, visit [blackrock.com/proxyrecords](https://www.blackrock.com/proxyrecords).

### Householding

Householding is an option available to certain fund investors. Householding is a method of delivery, based on the preference of the individual investor, in which a single copy of certain shareholder documents can be delivered to investors who share the same address, even if their accounts are registered under different names. Please contact your broker-dealer if you are interested in enrolling in householding and receiving a single copy of prospectuses and other shareholder documents, or if you are currently enrolled in householding and wish to change your householding status.

## Key Fund statistics

Net Assets .....	\$651,004,711
Number of Portfolio Holdings .....	36
Net Investment Advisory Fees .....	\$2,992,088
Portfolio Turnover Rate .....	24%

### Ten largest holdings

Security	Percent of Total Investments <sup>(a)</sup>
Annaly Capital Management, Inc. ....	19.6%
AGNC Investment Corp. ....	14.3
Starwood Property Trust, Inc. ....	10.8
Blackstone Mortgage Trust, Inc., Class A .....	4.7
Rithm Capital Corp. ....	4.7
Arbor Realty Trust, Inc. ....	3.4
Two Harbors Investment Corp. ....	3.2
Apollo Commercial Real Estate Finance, Inc. ....	3.0
Ladder Capital Corp., Class A .....	3.0
PennyMac Mortgage Investment Trust .....	2.9

The Fund is not sponsored, endorsed, issued, sold, or promoted by FTSE Russell or FTSE International Limited, and their respective affiliates, nor do these companies make any representation regarding the advisability of investing in the Fund. BlackRock is not affiliated with the companies listed above.

©2025 BlackRock, Inc. or its affiliates. All rights reserved. iSHARES and BLACKROCK are registered trademarks of BlackRock, Inc. or its affiliates. All other trademarks are those of their respective owners.

**iShares**  
by BlackRock

iShares Mortgage Real Estate ETF  
Annual Shareholder Report — March 31, 2025  
REM-03/25-AR

BNM0525U-4539683-14306673