

iShares Developed Markets Property Yield UCITS ETF

August Factsheet

Performance, Portfolio Breakdowns and Net Asset information as at: 31-Aug-2016

All other data as at 05-Sep-2016

For Investors in the UK. Investors should read the Key Investor Information Document and Prospectus prior to investing.

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

GROWTH OF 10,000 USD SINCE INCEPTION



ANNUALISED PERFORMANCE (% USD)

	1 Year	3 Years	5 Years	10 Years	Since Inception
Fund	20.61%	11.82%	9.61%	N/A	4.13%
Benchmark	20.72%	11.91%	9.79%	N/A	4.45%

12 MONTH PERFORMANCE PERIODS (% USD)

	30/6/2011 - 30/6/2012	30/6/2012 - 30/6/2013	30/6/2013 - 30/6/2014	30/6/2014 - 30/6/2015	30/6/2015 - 30/6/2016	2015 Calendar Year
Fund	2.56%	9.96%	13.42%	0.74%	14.50%	-0.66%
Benchmark	2.82%	10.41%	13.60%	0.76%	14.60%	-0.69%

Source: BlackRock. Fund performance data is displayed on a Net Asset Value basis, in Base Currency terms (as shown in Key Facts), with net income reinvested, net of fees. Brokerage or transaction fees will apply.

Past performance is not a guide to future performance and should not be the sole factor of consideration when selecting a product. 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 realise returns that are different to the NAV performance.

Important Information: The value of your investment and the income from it will vary and your initial investment amount cannot be guaranteed. ETFs trade on exchanges like stocks and are bought and sold at market prices which may be different to the net asset values of the ETFs. The Fund invests in a limited number of market sectors. Compared to investments which spread investment risk through investing in a variety of sectors, share price movements may have a greater affect on the overall value of this fund. Overseas investments will be affected by movements in currency exchange rates. Property investments are subject to adverse changes in economic conditions, adverse local market conditions and risks associated with the acquisition, financing and ownership and operation and disposal of real property.

KEY FACTS

Asset Class	Equity
Fund Base Currency	USD
Unit Class Currency	USD
Inception Date	20-Oct-2006
Share Class Launch Date	20-Oct-2006
Benchmark	FTSE EPRA/NAREIT Developed Dividend+ Index
ISIN	IE00B1FZS350
Total Expense Ratio	0.59%
Distribution Type	Quarterly
Domicile	Ireland
Methodology	Replicated
Product Structure	Physical
Rebalance Frequency	Quarterly
UCITS	Yes
ISA Eligibility	Yes
SIPP Available	Yes
UK Distributor/Reporting Status	No/Yes
Use of Income	Distributing

Net Assets	USD 3,115,430,965
Number of Holdings	291
Shares Outstanding	117,200,000
Benchmark Ticker	TENGDU
Distribution Yield	2.93%

TOP HOLDINGS (%)

SIMON PROPERTY GROUP REIT INC	5.03
PUBLIC STORAGE REIT	2.44
PROLOGIS REIT INC	2.08
WELLTOWER INC	2.05
UNIBAIL-RODAMCO SE REIT	2.03
VENTAS REIT INC	1.84
AVALONBAY COMMUNITIES REIT INC	1.80
EQUITY RESIDENTIAL REIT	1.76
BOSTON PROPERTIES REIT INC	1.62
SUN HUNG KAI PROPERTIES LTD	1.49
	22.14

Holdings are subject to change.

SECTOR BREAKDOWN (%)

	Fund
Retail Reits	29.29
Industrial & Office Reits	22.84
Real Estate Holding & Development	13.72
Specialty Reits	12.81
Residential Reits	11.48
Diversified Reits	5.67
Hotel & Lodging Reits	3.65
Cash and/or Derivatives	0.41
Real Estate Services	0.13
Specialty Finance	0.00

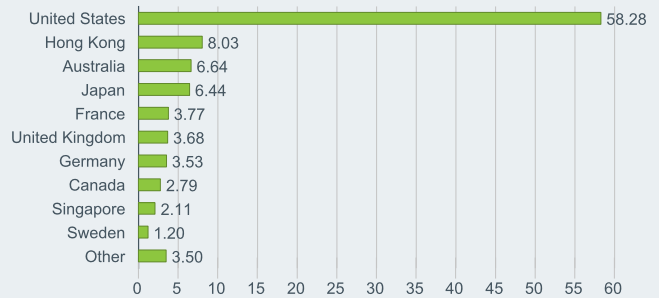
Allocations are subject to change. From 1 September 2016, GICS will increase from 10 to 11 sectors. Real Estate securities, previously classified with Financials, will be reported as a new sector – Real Estate.

DEALING INFORMATION

Exchange	London Stock Exchange	London Stock Exchange
Ticker	IWDP	IDWP
Bloomberg Ticker	IWDP LN	IDWP LN
RIC	IWDP.L	IDWP.L
SEDOL	B1G5362	B1G53G2
Trading Currency	GBP	USD

This product is also listed on: Deutsche Boerse Ag, Swiss Exchange, Nyse Euronext - Euronext Amsterdam, Borsa Italiana S.P.A.

TOP COUNTRIES (%)



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 country where the issuer of the securities carries out much of their business.

GLOSSARY

Total Expense Ratio (TER): A measure of the total costs associated with managing and operating a fund. The TER consists primarily of the management fee plus other expenses such as trustee, custody, or operating expenses. It is expressed as a percentage of the fund's total net asset value.

Distribution yield: The distribution yield represents the ratio of distributed income over the last 12 months to the fund's current Net Asset Value.

Product Structure: Indicates whether the fund buys the actual underlying securities in the index (i.e. Physical) or whether the fund gains exposure to those securities by buying derivatives, such as swaps (known as 'Synthetic'). Swaps are a form of contract that promises to provide the return of the security to the fund, but the fund does not hold the actual security. This can introduce a risk that the counterparty defaults on the "promise" or contract.

Methodology: Indicates whether the product is holding all index securities in the same weight as the index (replicating) or whether an optimised subset of index securities is used (optimised/sampled) in order to efficiently track index performance.

Want to learn more?  +44 845 357 7000

 info@ishares.co.uk

 www.ishares.co.uk

BlackRock Advisors (UK) Limited, which is authorised and regulated by the Financial Conduct Authority ('FCA'), registered office at 12 Throgmorton Avenue, London, EC2N 2DL, England, Tel +44 (0)20 7743 3000. For your protection, calls are usually recorded. iShares plc, iShares II plc, iShares III plc, iShares IV plc, iShares V plc, iShares VI plc and iShares VII plc (together 'the Companies') are open-ended investment companies with variable capital having segregated liability between their funds organised under the laws of Ireland and authorised by the Central Bank of Ireland.

BlackRock has not considered the suitability of this investment against your individual needs and risk tolerance. The data displayed provides summary information, investment should be made on the basis of the relevant Prospectus which is available from your Broker, Financial Adviser or BlackRock Advisors (UK) Limited. We recommend you seek independent professional advice prior to investing.

Most of the protections provided by the UK regulatory system do not apply to the operation of the Companies, and compensation will not be available under the UK Financial Services Compensation Scheme on its default. The Companies are recognised schemes for the purposes of the Financial Services and Markets Act 2000. Any decision to invest must be based solely on the information contained in the Company's Prospectus, Key Investor Information Document and the latest half-yearly report and unaudited accounts and/or annual report and audited accounts. Investors should read the fund specific risks in the Key Investor Information Document and the Company's Prospectus. This document is not, and under no circumstances is to be construed as an advertisement or any other step in furtherance of a public offering of shares in the United States or Canada. This document is not aimed at persons who are resident in the United States, Canada or any province or territory thereof, where the companies/securities are not authorised or registered for distribution and where no prospectus has been filed with any securities commission or regulatory authority. The companies/securities may not be acquired or owned by, or acquired with the assets of, an ERISA Plan.

Investment in the products mentioned in this document may not be suitable for all investors. Past performance is not a guide to future performance and should not be the sole factor of consideration when selecting a product. The price of the investments may go up or down and the investor may not get back the amount invested. Your income is not fixed and may fluctuate. The value of investments involving exposure to foreign currencies can be affected by exchange rate movements. We remind you that the levels and bases of, and reliefs from, taxation can change.

In respect of the products mentioned this document is intended for information purposes only and does not constitute investment advice or an offer to sell or a solicitation of an offer to buy the securities described within. This document may not be distributed without authorisation from the manager.

FTSE® is a trade mark jointly owned by the London Stock Exchange plc and the Financial Times Limited (the 'FT'), 'NAREIT®' is a trade mark of the National Association of Real Estate Investment Trusts ('NAREIT') and 'EPRA®' is a trade mark of the European Public Real Estate Association ('EPRA') and all are used by FTSE under licence. The FTSE EPRA/NAREIT Developed Dividend+ Index is calculated by FTSE International Limited ('FTSE'). None of the Exchange, the FT, FTSE, Euronext N.V., NAREIT nor EPRA sponsors, endorses or promotes iShares Developed Markets Property Yield UCITS ETF nor is in any way connected to the fund or accepts any liability in relation to its issue, operation and trading. All copyright and database rights within the index values and constituent list vest in FTSE, Euronext N.V., NAREIT and EPRA. BlackRock Advisors (UK) Limited has obtained full licence from FTSE to use such copyright and database rights in the creation of this product.

© 2016 BlackRock, Inc. All Rights reserved. BLACKROCK, BLACKROCK SOLUTIONS, ISHARES, BUILD ON BLACKROCK, SO WHAT DO I DO WITH MY MONEY and the stylized i logo are registered and unregistered trademarks of BlackRock, Inc. or its subsidiaries in the United States and elsewhere. All other trademarks are those of their respective owners. © 2016 Morningstar. All Rights Reserved. The information, data, analyses, and opinions contained herein (1) include the proprietary information of Morningstar, (2) may not be copied or redistributed, (3) do not constitute investment advice offered by Morningstar, (4) are provided solely for informational purposes and therefore are not an offer to buy or sell a security, and (5) are not warranted to be correct, complete, or accurate. Morningstar shall not be responsible for any trading decisions, damages, or other losses resulting from, or related to, this information, data, analyses, or opinions or their use.

BLACKROCK®