

The iShares U.S. Real Estate ETF seeks to track the investment results of an index composed of U.S. equities in the real estate sector.

## WHY IYR?

- 1 Exposure to U.S. real estate companies and REITs, which invest in real estate directly and trade like stocks
- 2 Targeted access to domestic real estate stocks and REITs
- 3 Use to diversify your portfolio, seek income, or express a sector view

## GROWTH OF 10,000 USD SINCE INCEPTION



The Growth of \$10,000 chart reflects a hypothetical \$10,000 investment and assumes reinvestment of dividends and capital gains. Fund expenses, including management fees and other expenses were deducted.

## PERFORMANCE

	1 Year	3 Year	5 Year	10 Year	Since Inception
NAV	20.27%	10.40%	9.83%	9.39%	9.92%
Market Price	20.33%	10.46%	9.88%	9.41%	9.93%
Benchmark	20.72%	10.73%	10.18%	9.85%	10.37%

The performance quoted represents past performance and does not guarantee future results. Investment return and principal value of an investment will fluctuate so that an investor's shares, when sold or redeemed, may be worth more or less than the original cost. Current performance may be lower or higher than the performance quoted. Performance data current to the most recent month end may be obtained by visiting [www.iShares.com](http://www.iShares.com) or [www.blackrock.com](http://www.blackrock.com).

Beginning 8/10/20, the market price returns are calculated using the closing price.

Prior to 8/10/20, the market price returns were calculated using the midpoint of the bid/ask spread at 4:00 PM ET. The returns shown do not represent the returns you would receive if you traded shares at other times.

## KEY FACTS

Fund Launch Date	06/12/2000
Expense Ratio	0.41%
Benchmark	Dow Jones U.S. Real Estate Capped Index
30 Day SEC Yield	1.83%
Number of Holdings	86
Net Assets	\$5,362,685,603

Ticker	IYR
CUSIP	464287739
Exchange	NYSE Arca

## TOP HOLDINGS (%)

PROLOGIS REIT INC	7.96
AMERICAN TOWER REIT CORP	7.62
CROWN CASTLE	
INTERNATIONAL REIT CO	5.32
EQUINIX REIT INC	4.45
PUBLIC STORAGE REIT	3.97
SIMON PROPERTY GROUP	
REIT INC	2.88
WELLTOWER INC	2.79
DIGITAL REALTY TRUST REIT	
INC	2.68
REALTY INCOME REIT CORP	2.61
SBA COMMUNICATIONS REIT	
CORP CLASS	2.49
	42.77

Holdings are subject to change.

## TOP SECTORS (%)

Specialized REIT's	36.44%
Residential REIT's	15.45%
Industrial REIT's	12.60%
Retail REIT's	9.25%
Health Care REIT's	8.40%
Office REIT's	6.62%
Real Estate Services	3.88%
Mortgage Reits	2.33%
Research & Consulting Services	1.75%
Diversified REIT's	1.73%
Hotel & Resort REIT's	0.92%
Other	0.63%

## FUND CHARACTERISTICS

Beta vs. S&P 500 (3y)	0.95
Standard Deviation (3yrs)	19.28%
Price to Earnings	33.89
Price to Book Ratio	3.17

## FEES AND EXPENSES BREAKDOWN

Expense Ratio	0.41%
Management Fee	0.41%
Acquired Fund Fees and Expenses	0.00%
Foreign Taxes and Other Expenses	0.00%

## GLOSSARY

**Beta** is a measure of the tendency of securities to move with the market as a whole. A beta of 1 indicates that the security's price will move with the market. A beta less than 1 indicates the security tends to be less volatile than the market, while a beta greater than 1 indicates the security is more volatile than the market.

**The price to earnings ratio (P/E)** is a fundamental measure used to determine if an investment is valued appropriately. Each holding's P/E is the latest closing price divided by the latest fiscal year's earnings per share. Negative P/E ratios are excluded from this calculation. For hedged funds, the underlying fund's value is shown.

**The price to book (P/B)** value ratio is a fundamental measure used to determine if an investment is valued appropriately. The book value of a company is a measure of how much a company's assets are worth assuming the company's debts are paid off. Each holding's P/B is the latest closing price divided by the latest fiscal year's book value per share. Negative book values are excluded from this calculation. For hedged funds, the underlying fund's value is shown.

**Want to learn more?** [www.iShares.com](http://www.iShares.com)  [www.blackrockblog.com](http://www.blackrockblog.com)  @iShares

**Carefully consider the Fund's investment objectives, risk factors, and charges and expenses before investing. This and other information can be found in the Fund's prospectus, and if available, summary prospectus, which may be obtained by calling 1-800-iShares (1-800-474-2737) or by visiting [www.iShares.com](http://www.iShares.com) or [www.blackrock.com](http://www.blackrock.com). Read the prospectus carefully before investing.**

**Investing involves risk, including possible loss of principal.**

Funds that concentrate investments in a single sector will be more susceptible to factors affecting that sector and more volatile than funds that invest in many different sectors.

Real estate investment trusts ("REITs") are subject to changes in economic conditions, credit risk and interest rate fluctuations.

Diversification may not protect against market risk or loss of principal. Shares of ETFs are bought and sold at market price (not NAV) and are not individually redeemed from the fund. Any applicable brokerage commissions will reduce returns.

**Index returns are for illustrative purposes only. Index performance returns do not reflect any management fees, transaction costs or expenses. Indexes are unmanaged and one cannot invest directly in an index. Past performance does not guarantee future results.**

"Acquired Fund Fees and Expenses" reflect the Fund's pro rata share of the indirect fees and expenses incurred by investing in one or more acquired funds, such as mutual funds, business development companies, or other pooled investment vehicles. AFEE are reflected in the prices of the acquired funds and thus included in the total returns of the Fund.

The iShares Funds are distributed by BlackRock Investments, LLC (together with its affiliates, "BlackRock").

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## SUSTAINABILITY CHARACTERISTICS

Sustainability Characteristics can help investors integrate non-financial, sustainability considerations into their investment process. These metrics enable investors to evaluate funds based on their environmental, social, and governance (ESG) risks and opportunities. This analysis can provide insight into the effective management and long-term financial prospects of a fund.

The metrics below have been provided for transparency and informational purposes only. The existence of an ESG rating is not indicative of how or whether ESG factors will be integrated into a fund. The metrics are based on MSCI ESG Fund Ratings and, unless otherwise stated in fund documentation and included within a fund's investment objective, do not change a fund's investment objective or constrain the fund's investable universe, and there is no indication that an ESG or Impact focused investment strategy or exclusionary screens will be adopted by a fund. For more information regarding a fund's investment strategy, please see the fund's prospectus.

MSCI ESG Fund Rating (AAA-CCC)	A	MSCI ESG Quality Score (0-10)	5.82
MSCI ESG Quality Score - Peer Percentile	82.86%	MSCI ESG % Coverage	99.98%
Fund Lipper Global Classification	Equity Sector Real Est US	MSCI Weighted Average	88.83
Funds in Peer Group	175	Carbon Intensity (Tons CO2E/\$M SALES)	

All data is from MSCI ESG Fund Ratings as of **07-Apr-2022**, based on holdings as of **28-Feb-2022**. As such, the fund's sustainable characteristics may differ from MSCI ESG Fund Ratings from time to time.

To be included in MSCI ESG Fund Ratings, 65% of the fund's gross weight must come from securities covered by MSCI ESG Research (certain cash positions and other asset types deemed not relevant for ESG analysis by MSCI are removed prior to calculating a fund's gross weight; the absolute values of short positions are included but treated as uncovered), the fund's holdings date must be less than one year old, and the fund must have at least ten securities. For newly launched funds, sustainability characteristics are typically available 6 months after launch.

## ESG GLOSSARY:

**MSCI ESG Fund Rating (AAA-CCC):** The MSCI ESG Rating is calculated as a direct mapping of ESG Quality Scores to letter rating categories (e.g. AAA = 8.6-10). The ESG Ratings range from leader (AAA, AA), average (A, BBB, BB) to laggard (B, CCC).

**MSCI ESG Quality Score - Peer Percentile:** The fund's ESG Percentile compared to its Lipper peer group.

**Fund Lipper Global Classification:** The fund peer group as defined by the Lipper Global Classification.

**Funds in Peer Group:** The number of funds from the relevant Lipper Global Classification peer group that are also in ESG coverage.

**MSCI ESG Quality Score (0-10):** The MSCI ESG Quality Score (0 - 10) for funds is calculated using the weighted average of the ESG scores of fund holdings. The Score also considers ESG Rating trend of holdings and the fund exposure to holdings in the laggard category. MSCI rates underlying holdings according to their exposure to industry specific ESG risks and their ability to manage those risks relative to peers.

**MSCI ESG % Coverage:** Percentage of a fund's holdings that have MSCI ESG ratings data.

**MSCI Weighted Average Carbon Intensity (Tons CO2E/\$M SALES):** Measures a fund's exposure to carbon intensive companies. This figure represents the estimated greenhouse gas emissions per \$1 million in sales across the fund's holdings. This allows for comparisons between funds of different sizes.

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