State Street® SPDR® Dow Jones Global Real Estate UCITS ETF (Dist)

Fact Sheet
Alternative

31 May 2026

★★★★
Morningstar Rating™
30 April 2026
Bronze™

Fund Objective

The objective of the Fund is to track the performance of the global listed real estate securities market.

Index Description

The Dow Jones Global Select Real Estate Securities Index is comprised of equity real estate investment trusts ("REITs") and real estate operating companies ("REOCs") traded globally. The Index measures the performance of publicly traded real estate securities, and intends to serve as a proxy for direct real estate investment. To be included in the Index, a company must be both an equity owner and operator of commercial and/or residential real estate.

Tax Status

As standard, State Street Investment Management aims to meet all applicable tax reporting requirements for all of the SPDR ETFs in the following countries. Applications are made throughout the year depending on the time scale required by each local tax authority: UK, Germany, Austria, Switzerland.

Countries of Registration

United Kingdom, Switzerland, Sweden, Spain, Norway, Netherlands, Luxembourg, Italy, Ireland, Germany, France, Finland, Denmark, Austria

Fund Information	
ISIN	IE00B8GF1M35
Index Name	Dow Jones Global Select Real Estate Securities Index
Index Ticker	DWGRSN
Index Type	Net Total Return
Number of Constituents	221

Key Facts	
Inception Date	23-Oct-2012
Share Class Currency	USD
Fund — Base Currency	USD
TER	0.40%
Income Treatment	Quarterly Distribution
Replication Method	Replicated
UCITS Compliant	Yes
Domicile	Ireland
Investment Manager	State Street Global Advisors Europe Limited
Sub-Investment Manager(s)	State Street Global Advisors Limited
Fund Umbrella	SSGA SPDR ETFs Europe I plc
Share Class Assets (millions)	US$355.60
Total Fund Assets (millions)	US$409.14
ISA Eligible	Yes
SIPP Eligible	Yes
PEA Eligible	No

Prior to 19th February 2026, the Fund was known as SPDR® Dow Jones Global Real Estate UCITS ETF (Dist).

Listings

Exchange	Exchange Ticker	Trading Currency	iNAV Ticker	Bloomberg Code	Reuters Code	SEDOL Code
Deutsche Börse*	SPYJ	EUR	INSPYJE	SPYJ GY	SPYJ.DE	B8H6P34
London Stock Exchange	GBRE	GBP	INSPYJP	GBRE LN	GBRE.L	B88DGW0
London Stock Exchange	GLRE	USD	INSPYJ	GLRE LN	GLRE.L	B8GF1M3
SIX Swiss Exchange	GBRE	CHF	INSPYJC	GBRE SE	GBRE.S	B8B0VY5

*Denotes Primary Listing

Performance					
	Index	Fund Gross	Difference	Fund Net	Difference
Annualised Returns (%)					
1 Year	13.74	13.88	0.14	13.42	-0.32
3 Year	10.41	10.57	0.16	10.13	-0.28
5 Year	2.26	2.42	0.16	2.01	-0.25
10 Year	3.32	3.47	0.15	3.06	-0.26
Since Inception	4.67	4.79	0.12	4.37	-0.30
Cumulative Performance (%)					
1 Month	-0.54	-0.52	0.02	-0.56	-0.01
3 Month	-0.95	-0.83	0.12	-0.93	0.02
1 Year	13.74	13.88	0.14	13.42	-0.32
2 Year	25.96	26.31	0.35	25.31	-0.66
3 Year	34.60	35.19	0.59	33.58	-1.02
5 Year	11.82	12.70	0.89	10.48	-1.34
10 Year	38.58	40.61	2.04	35.11	-3.47
Since Inception	85.94	88.90	2.96	78.92	-7.02
Calendar Performance (%)					
2026	9.09	9.22	0.13	9.04	-0.05
2025	8.79	8.96	0.17	8.53	-0.26
2024	1.18	1.29	0.11	0.89	-0.29
2023	10.68	10.79	0.11	10.35	-0.33
2022	-25.30	-25.18	0.12	-25.48	-0.18
2021	30.21	30.52	0.31	30.00	-0.21

	Fund (%)
Standard Deviation (3 Years)	15.86
Annualised Tracking Error (3 Years)	0.09

Past performance is not an indicator of future performance. The Gross of fees do not reflect and net of fees do reflect commissions and costs incurred on the issue and redemption, or purchases and sale, of units. If the performance is calculated on the basis of Gross/net asset values that are not denominated in the accounting currency of the collective investment scheme, its value may rise or fall as a result of currency fluctuations.
When the Fund is closed according to its official Net Asset Value (NAV) calendar but, nonetheless, a significant portion of the underlying security prices can be determined, a Technical NAV is calculated. Past Performance indicated herein has therefore been calculated using a Technical NAV when required, as well as the official NAV of the Fund as at each other business day for the relevant period.
Calendar year inception performance returns will be partial for the year where the inception date for either the Fund in question or the historic performance-linked Fund (whichever is the earliest) falls within that period.

Characteristics	
Number of Holdings	222
†Distribution Yield	2.55%
Price/Earnings Ratio FY1	25.14
Average Price/Book	1.67
Average Market Cap (M)	US$45,062.60
Index Dividend Yield	3.82%

† This measures the 12 month historical dividend pay-out per share divided by the NAV.

Source: State Street Investment Management Characteristics, holdings, country allocations and sectors shown are as of date indicated at the top of this factsheet and are subject to change. Any reference to a specific company or security does not constitute a recommendation to buy, sell, hold or invest directly in such company or securities.

Top 10 Holdings	Weight (%)
WELLTOWER INC	8.69
PROLOGIS INC	8.08
EQUINIX INC	6.36
SIMON PROPERTY GROUP INC	4.04
DIGITAL REALTY TRUST INC	3.72
REALTY INCOME CORP	3.42
PUBLIC STORAGE	2.91
VENTAS INC	2.43
EXTRA SPACE STORAGE INC	1.86
MITSUI FUDOSAN CO LTD	1.61

Sector Breakdown	Weight (%)
REIT	91.77
REOC	8.23

Country Weights	Weight (%)
United States	72.74
Japan	7.24
United Kingdom	3.64
Singapore	2.62
Australia	2.31
France	1.89
Hong Kong	1.39
Switzerland	1.34
Sweden	1.07
Israel	1.02
Mexico	0.80
Canada	0.79
Belgium	0.78
Spain	0.60
South Africa	0.55
Germany	0.45
Brazil	0.26
Chile	0.19
Thailand	0.17
Finland	0.10
Saudi Arabia	0.06

Capital Risk: Investing involves risk including the risk of loss of capital.
The performance data quoted represents past performance. Past performance does not guarantee future results.

Contact Us

Visit our website at ssga.com/etfs or contact your local SPDR ETF representative. Alternatively contact our SPDR ETF Sales and Support team at spdrseurope@ssga.com.

France & Luxembourg
spdretf_france@ssga.com
+33 1 44 45 40 00

Germany
spdrsgermany@ssga.com
+49 69 66774 5016

Italy
spdretf_italia@ssga.com
+39 0232066 140

Netherlands
spdr_nl@ssga.com
+31 (0)20-7181071

Nordics
spdrseurope@ssga.com
+31 (0)20-7181071

Switzerland
spdrsswitzerland@ssga.com
+ 41 (0)44 245 70 00

Spain
spdrseurope@ssga.com
+39 0232066 140

United Kingdom
spdrseurope@ssga.com
+44 (0) 203 395 6888

ssga.com/etfs

State Street Global Advisors (SSGA) is now State Street Investment Management. Please go to statestreet.com/investment-management for more information.

Glossary

Price/Earnings Ratio FY1 The average of the price of each underlying security divided by the mean EPS estimate of the security for the next unreported fiscal year, as of the report date.
Average Price/Book The average of the price of each underlying security divided by the Book value per share of the security, as of the report date.
Index Dividend Yield The average of the Annual dividends per share (DPS) of each underlying security in the index as of the report date divided by the price of the security as of the report date.
TER Total Expense Ratio is a fee charged to the fund, as a percentage of the Net Asset Value, to cover costs associated with operation and management of the portfolio of assets.

For Professional Clients / Qualified Investors Use Only. Not for public distribution.
ETFs trade like stocks, are subject to investment risk, fluctuate in market value and may trade at prices above or below the ETFs net asset value. Brokerage commissions and ETF expenses will reduce returns.

Marketing Communication
SPDR ETFs may not be available or suitable for you. The information provided does not constitute investment advice as such term is defined under the Markets in Financial Instruments Directive (2014/65/EU) and it should not be relied on as such. It should not be considered a solicitation to buy or an offer to sell any investment. It does not take into account any investor's or potential investor's particular investment objectives, strategies, tax status, risk appetite or investment horizon. If you require investment advice you should consult your tax and financial or other professional advisor.
Tax treatment depends on the individual circumstances of each client and may be subject to change in the future.
This document does not constitute an offer or request to purchase shares in SPDR ETFs Europe I plc and SPDR ETFs Europe II plc.
Please refer to the Fund's latest Key Information Document (KID)/Key Investor Information Document (KIID) and Prospectus before making any final investment decision. The latest English version of the prospectus and the KID/KIID can be found at www.statestreet.com/im. A summary of investor rights can be found here: https://www.ssga.com/library-content/products/fund-docs/summary-of-investor-rights/ssga-spdr-investors-rights-summary.pdf Note that the Management Company may decide to terminate the arrangements made for marketing and proceed with de-notification in compliance with Article 93a of Directive 2009/65/EC.
All fund related documents are available for free of charge from the offices of the Local Representative/Agent or by visiting the www.statestreet.com/im or by contacting State Street Custodial Services (Ireland) Limited, 78 Sir John Rogerson's Quay, Dublin 2, Ireland.
SPDR ETFs is the exchange traded funds ("ETF") platform of State Street Global Advisors and is comprised of funds that have been authorised by Central Bank of Ireland as open-ended UCITS investment companies.
The funds are not available to U.S. investors.
SSGA SPDR ETFs Europe I plc and SPDR ETFs Europe II plc issue ("the Company") issue SPDR ETFs, and is an open-ended investment company with variable capital having segregated liability between its sub-funds. The Company is organised as an Undertaking for Collective Investment in Transferable Securities (UCITS) under the laws of Ireland and authorised as a UCITS by the Central Bank of Ireland.
Additional Important Information:
For the UK, this document has been issued by State Street Global Advisors Limited ("SSGA"). Authorised and regulated by the Financial Conduct Authority, registered No. 2509928. VAT No. 5776591 81. Registered office: 20 Churchill Place, Canary Wharf, London, E14 5HJ Telephone: 020 3395 6000 Facsimile: 020 3395 6350 Web: www.statestreet.com/im.
For the EU, this document has been issued by State Street Global Advisors Europe Limited ("SSGA"), regulated by the Central Bank of Ireland. Registered office address 78 Sir John Rogerson's Quay, Dublin 2. Registered number 49934. T: +353 (0)1 776 3000. Fax: +353 (0)1 776 3300. Web: www.statestreet.com/im.
SPDR ETFs Local Representative/Paying Agents:
France: State Street Bank International GmbH Paris Branch, Cœur Défense -Tour A, 100, Esplanade du Général de Gaulle, 92931 Paris La Defense Cedex; **Switzerland:** State Street Bank GmbH Munich, Zurich Branch, Beethovenstrasse 19, 8027 Zurich and the main distributor in Switzerland, State Street Global Advisors AG, Beethovenstrasse 19, 8027 Zurich; **Germany:** State Street Global Advisors Europe Limited, Brienner Strasse 59, D-80333 Munich; **Spain:** Cecabank, S.A. Alcalá 27, 28014 Madrid (Spain); **Denmark:** Nordea Bank Denmark A/S, Issuer Services, Securities Services Hermes Hus, Helgeshøj Allé 33 Postbox 850 DK-0900 Copenhagen C; **Austria:** Erste Bank, Graben 21, 1010 Wien, Österreich; **Sweden:** SKANDINAVISKA ENSKILDA BANKEN AB, Global Transaction Services ST MH1, SE-106 40 Stockholm, Sweden.
Dow Jones Global Real Estate Securities is a trademark of Dow Jones Trademark Holdings LLC ("Dow Jones") and is licensed by S&P Dow Jones Indices LLC and its affiliates ("S&P Dow Jones Indices") and State Street Global Advisors. The SPDR Dow Jones Global Real Estate Securities is not sponsored, endorsed, sold or promoted by Dow Jones or S&P Dow Jones Indices.
The S&P 500® Index is a product of S&P Dow Jones Indices LLC or its affiliates ("S&P DJI") and have been licensed for use by State Street Global Advisors. S&P®, SPDR®, S&P 500®,US 500 and the 500 are trademarks of Standard & Poor's Financial Services LLC ("S&P"); Dow Jones® is a registered trademark of Dow Jones Trademark Holdings LLC ("Dow Jones") and has been licensed for use by S&P Dow Jones Indices; and these trademarks have been licensed for use by S&P DJI and sublicensed for certain purposes by State Street Global Advisors. The fund is not sponsored, endorsed, sold or promoted by S&P DJI, Dow Jones, S&P, their respective affiliates, and none of such parties make any representation regarding the advisability of investing in such product(s) nor do they have any liability for any errors, omissions, or interruptions of these indices.
The trademarks and service marks referenced herein are the property of their respective owners. Third party data providers make no warranties or representations of any kind relating to the accuracy, completeness or timeliness of the data and have no liability for damages of any kind relating to the use of such data.
© [2026] Morningstar, Inc. All rights reserved. The information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is not warranted to be accurate, complete, or timely. Neither Morningstar nor its content providers are responsible for any damages or losses arising from any use of this information. Past performance is no guarantee of future results.
The Morningstar Rating for funds, or "star rating", is calculated for managed products (including mutual funds, variable annuity and variable life subaccounts, exchange traded funds, closed-end funds, and separate accounts) with at least a three-year history. Exchange- traded funds and open-ended mutual funds are considered a single population for comparative purposes. It is calculated based on a Morningstar Risk-Adjusted Return measure that accounts for variation in a managed product's monthly excess performance, placing more emphasis on downward variations and rewarding consistent performance. The Morningstar Rating does not include any adjustment for sales loads. The top 10% of products in each product category receive 5 stars, the next 22.5% receive 4 stars, the next 35% receive 3 stars, the next 22.5% receive 2 stars, and the bottom 10% receive 1 star. The Overall Morningstar Rating for a managed product is derived from a weighted average of the performance figures associated with its three-, five-, and 10-year (if applicable) Morningstar Rating metrics. The weights are: 100% three-year rating for 36-59 months of total returns, 60% five-year rating/ 40% three-year rating for 60-119 months of total returns, and 50% 10- year rating/30% five-year rating/20% three-year rating for 120 or more months of total returns. While the 10-year overall star rating formula seems to give the most weight to the 10- year period, the most recent three-year period actually has the greatest impact because it is included in all three rating periods.
The Morningstar Medalist RatingTM is the summary expression of Morningstar's forward-looking analysis of investment strategies as offered via specific vehicles using a rating scale of Gold, Silver, Bronze, Neutral, and Negative. The Medalist Ratings indicate which investments Morningstar believes are likely to outperform a relevant index or peer group average on a risk-adjusted basis over time. Investment products are evaluated on three key pillars (People, Parent, and Process) which, when coupled with a fee assessment, forms the basis for Morningstar's conviction in those products' investment merits and determines the Medalist Rating they're assigned. Pillar ratings take the form of Low, Below Average, Average, Above Average, and High. Pillars may be evaluated via an analyst's qualitative assessment (either directly to a vehicle the analyst covers or indirectly when the pillar ratings of a covered vehicle are mapped to a related uncovered vehicle) or using algorithmic techniques. Vehicles are sorted by their expected performance into rating groups defined by their Morningstar Category and their active or passive status. When analysts directly cover a vehicle, they assign the three pillar ratings based on their qualitative assessment, subject to the oversight of the Analyst Rating Committee, and monitor and reevaluate them at least every 14 months. When the vehicles are covered either indirectly by analysts or by algorithm, the ratings are assigned monthly. For more detailed information about these ratings, including their methodology, please go to global.morningstar.com/managerdisclosures/.
The Morningstar Medalist Ratings are not statements of fact, nor are they credit or risk ratings. The Morningstar Medalist Rating (i) should not be used as the sole basis in evaluating an investment product, (ii) involves unknown risks and uncertainties which may cause expectations not to occur or to differ significantly from what was expected, (iii) are not guaranteed to be based on complete or accurate assumptions or models when determined algorithmically, (iv) involve the risk that the return target will not be met due to such things as unforeseen changes in management, technology, economic development, interest rate development, operating and/or material costs, competitive pressure, supervisory law, exchange rate, tax rates, exchange rate changes, 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. A change in the fundamental factors underlying the Morningstar Medalist Rating can mean that the rating is subsequently no longer accurate.
The whole or any part of this work may not be reproduced, copied or transmitted or any of its contents disclosed to third parties without SSGA's express written consent.

© 2026 State Street Corporation.
All Rights Reserved.
Expiration Date: 31/05/2027