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

Fact Sheet
Alternative

28 February 2026

★★★★
Morningstar Rating™
31 January 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	IE00BH4GR342
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	16-Oct-2019
Share Class Currency	USD
Fund — Base Currency	USD
TER	0.40%
Income Treatment	Accumulation
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$51.78
Total Fund Assets (millions)	US$388.11
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 (Acc).

Listings

Exchange	Exchange Ticker	Trading Currency	iNAV Ticker	Bloomberg Code	Reuters Code	SEDOL Code
Deutsche Börse*	SPY2	EUR	INSPY2E	SPY2 GY	SPY2.DE	BKF2SZ1
London Stock Exchange	GLRA	USD	INSPY2	GLRA LN	GLRA.L	BH4GR34
SIX Swiss Exchange	GLRA	CHF	INSPY2C	GLRA SE	GLRA.S	BKF2T03

*Denotes Primary Listing

Performance	Index	Fund Gross	Difference	Fund Net	Difference
Annualised Returns (%)					
1 Year	14.31	14.48	0.17	14.02	-0.29
3 Year	8.74	8.89	0.15	8.46	-0.28
5 Year	4.85	5.03	0.18	4.62	-0.24
10 Year	-	-	-	-	-
Since Inception	2.39	2.57	0.18	2.16	-0.23
Cumulative Performance (%)					
1 Month	6.72	6.73	0.00	6.69	-0.03
3 Month	8.33	8.33	0.00	8.23	-0.11
1 Year	14.31	14.48	0.17	14.02	-0.29
2 Year	26.62	27.02	0.39	26.01	-0.61
3 Year	28.60	29.13	0.53	27.59	-1.01
5 Year	26.73	27.84	1.11	25.31	-1.42
10 Year	-	-	-	-	-
Since Inception	16.24	17.55	1.31	14.60	-1.64
Calendar Performance (%)					
2026	10.13	10.13	0.00	10.06	-0.07
2025	8.79	8.98	0.19	8.55	-0.25
2024	1.18	1.31	0.13	0.91	-0.27
2023	10.68	10.78	0.10	10.34	-0.34
2022	-25.30	-25.20	0.11	-25.50	-0.19
2021	30.21	30.52	0.32	30.01	-0.20

	Fund (%)
Standard Deviation (3 Years)	14.83
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	-
Price/Earnings Ratio FY1	26.13
Average Price/Book	1.70
Average Market Cap (M)	US$43,497.34
Index Dividend Yield	3.75%

† 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	8.51
PROLOGIS INC	7.93
EQUINIX INC	5.72
SIMON PROPERTY GROUP INC	3.98
REALTY INCOME CORP	3.68
DIGITAL REALTY TRUST INC	3.43
PUBLIC STORAGE	2.91
VENTAS INC	2.42
MITSUI FUDOSAN CO LTD	2.25
EXTRA SPACE STORAGE INC	1.92

Sector Breakdown	Weight (%)
REIT	90.97
REOC	9.03

Top Country Weights	Weight (%)
United States	70.64
Japan	8.53
United Kingdom	3.99
Singapore	2.62
Australia	2.59
France	1.98
Switzerland	1.50
Hong Kong	1.46
Sweden	1.19
Belgium	0.87
Mexico	0.80
Canada	0.76
South Africa	0.59
Spain	0.56
Germany	0.52
Israel	0.50
Brazil	0.30
Chile	0.20
Thailand	0.19
Finland	0.13
Saudi Arabia	0.06
Turkey	0.02

Capital Risk: Investing involves risk including the risk of loss of capital.
Past performance is not a reliable indicator of future performance.

Contact Us

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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

Spain
spdrseurope@ssga.com
+39 0232066 140

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

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.

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