



**Invesco**

## **Invesco Real Estate S&P US Select Sector UCITS ETF (the "Fund")**

**A sub-fund of Invesco Markets plc (the "Umbrella Fund")**

**Acc (ISIN: IE00BYM8JD58) (the "Share Class")**

The Fund is managed by Invesco Investment Management Limited, part of the Invesco Group.

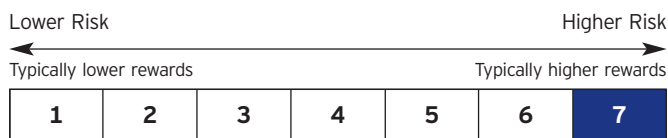
### **Key Investor Information**

This document provides you with key investor information about this Fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this Fund. You are advised to read it so you can make an informed decision about whether to invest.

### **Objectives and Investment Policy**

- The Fund is a passively managed Exchange-Traded Fund (ETF), which aims to achieve the net total return performance of the S&P Select Sector Capped 20% Real Estate Index (the "**Index**")<sup>1</sup>, less fees, expenses and transaction costs.
- To achieve the objective the Fund will use unfunded swaps ("**Swaps**"). These Swaps are an agreement between the Fund and an approved counterparty to exchange one stream of cash flows against another stream but do not require the Fund to provide collateral, on the basis that the Fund has already invested in a basket of equities and equity related securities (namely shares). Please note that the Fund will purchase securities that are not contained in the Index. The performance of the Index is swapped from the counterparty to the Fund in exchange for the performance of equities and equity related securities held by the Fund.
- The Fund's shares are listed on one or more Stock Exchange(s). Investors can buy or sell shares daily through an intermediary directly or on Stock Exchange(s) on which the shares are traded. In exceptional circumstances investors will be permitted to redeem their shares directly from Invesco Markets plc in accordance with the redemption procedures set out in the prospectus, subject to any applicable laws and relevant charges.
- The Fund's base currency is USD
- **Dividend Policy:** This Share Class does not pay you income, but instead reinvests it to grow your capital, in line with its stated objectives.
- **Net Asset Value:** This is calculated daily and the Fund is open for redemptions on each day on which the United States Federal Reserve System is open. Please refer to the prospectus for further information.
- **The Index:** The index represents the real estate sector of S&P 500 excluding mortgage REITs. The constituents are classified according to the Global Industry Classification Standard (GICS) and maintain the same classification as the parent S&P 500. The Index follows a modified market capitalisation weight methodology. The weight of each constituent security is based on its float adjusted market cap but is modified such that no constituent security has a weight exceeding 19% of the Index as of each quarterly rebalancing.

### **Risk and Reward Profile**



- The Share Class is in risk category 7 due to the rises and falls of its price or simulated data in the past.
- As the Share Class' risk category has been calculated using historical data, it may not be a reliable indication of the Share Class' future risk profile.
- The risk category may change in the future and is not guaranteed.
- The lowest category does not mean a risk free investment.

### **Other Risks**

- **General Investment Risk:** The value of investments, and income from them, can go down as well as up and you may not get back the full amount you invested.
- **Concentration risk:** The Fund might be concentrated in a specific region or sector or be exposed to a limited number of positions, which might result in greater fluctuations in the value of the Fund than for a fund that is more diversified.
- **Equity Risk:** The value of equities and equity-related securities can be affected by a number of factors including the activities and results of the issuer and general and regional economic and market conditions. This may result in fluctuations in the value of the Fund.
- **Risk of using Derivatives:** The Fund's ability to track the benchmark's performance is reliant on the counterparties to continuously deliver the performance of the benchmark in line with the swap agreements and would also be affected by any spread between the pricing of the swaps and the pricing of the benchmark. The insolvency of any institutions providing services such as safekeeping of assets or acting as counterparty to derivatives or other instruments, may expose the Fund to financial loss.
- **Synthetic ETF Risk:** The fund might purchase securities that are not contained in the index and will enter into swap agreements to exchange the performance of those securities for the performance of the index.
- For more information on risks, please see the Fund prospectus under "Risk Factors", which is available at [etf.invesco.com](http://etf.invesco.com) (select your country and navigate to the Prospectus on the Documents section on the product page).

<sup>1</sup>Investors should note that the Index is the intellectual property of the index provider.

The Fund is not sponsored or endorsed by the index provider and a full disclaimer can be found in the Fund's prospectus.

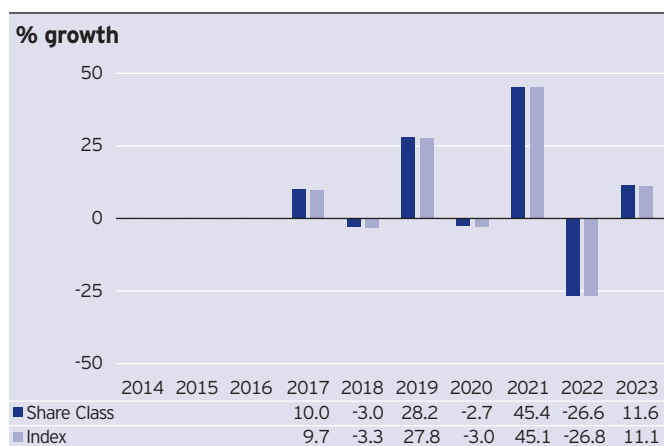
## Charges

The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest	
Entry charge	None*
Exit charge	None*
Charges taken from the Share Class over a year	
Ongoing charge	0.14%
Charges taken from the Share Class under certain specific conditions	
Performance fee	None

- \*Currently, the Fund is not exercising its entitlement to apply entry and exit charges.
- The **ongoing charge** is based on the fee paid to the Manager. The Manager is responsible for discharging from its fee, costs attributable to the Investment Manager, Administrator, Depositary as well as the Operational Expenses incurred by the Fund. It excludes portfolio transaction costs except in the case of an entry or exit charge paid by the Fund when buying or selling shares/units in another fund.
- Because the Fund is an ETF, investors will typically only be able to buy or sell shares in the secondary market. Accordingly, investors may incur brokerage and / or transaction fees in connection with their dealings. Investors may also bear the costs of "bid-ask" spreads; meaning the difference between the prices at which shares can be bought and sold. You should discuss these fees and costs with your broker before you invest, as they may reduce the amount of your initial investment and the amount you receive on disposal.
- For more information on charges, please see the relevant charges section in the Fund supplement under "General Information Relating to the Fund", which is available at [etf.invesco.com](http://etf.invesco.com) (select your country and navigate to the Documents section on the product page.)

## Past Performance



- Fund launch date: 17 February 2016.
- Share Class launch date: 17 February 2016.
- The base currency of the Fund is USD.
- Past performance of the Share Class is calculated in USD.
- Performance is calculated based on the net asset value of the Fund after deduction of ongoing charges and is inclusive of gross income reinvested. Any entry/exit charges shown are excluded from the calculation.
- Past performance is not a guide to future performance.

## Practical Information

- **Fund Depository:** Northern Trust Fiduciary Services (Ireland) Limited, Georges Court 54-62, Townsend Street, Dublin, Ireland.
- **Tax:** This Fund is subject to the tax laws and regulations of Ireland. Depending on your home country of residence, this might have an impact on your investment. For further details, please speak to an adviser. Local taxes may have an impact on the personal tax of your investment in the Fund.
- **Additional Information:** The share prices are published in USD, on each business day. The prices are available from the administrator during normal business hours and on the following website [etf.invesco.com](http://etf.invesco.com).
- **Find out more:** Further information about the Fund can be obtained from the prospectus and latest annual report. This document is specific to the Invesco Real Estate S&P US Select Sector UCITS ETF. However, the prospectus and annual report are prepared for the umbrella fund, Invesco Markets plc, of which Invesco Real Estate S&P US Select Sector UCITS ETF is a sub-fund. These documents are available free of charge. They can be obtained along with other information, such as share prices, at [etf.invesco.com](http://etf.invesco.com) (select your country and navigate to the Documents section on the product page), by emailing [investorqueries@invesco.com](mailto:investorqueries@invesco.com) or by calling +353 1 439 8000. Details of the Manager's remuneration policy are available at [etf.invesco.com](http://etf.invesco.com) and a paper copy is available to investors free of charge upon request.
- Pursuant to Irish law, the assets of this Fund are segregated from other sub-funds in the umbrella fund (i.e. the Fund's assets may not be used to discharge the liabilities of other sub-funds of Invesco Markets plc). In addition the assets of this Fund are held separately from the assets of other sub-funds.
- Subject to satisfying certain criteria as set out in the prospectus, investors may be able to exchange their investment in the Fund for shares in another sub-fund of the Company which is being offered at that time.
- Invesco Markets plc may be held liable solely on the basis on any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the Fund's prospectus.

This Fund is authorised in Ireland and regulated by the Central Bank of Ireland.

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This key investor information is accurate as at 16 February 2024.