

IYR

iShares U.S. Real Estate ETF

Analyst Report

This ETF offers exposure to the real estate industry within the U.S. equity market, an asset class that has been recently overlooked by many investors following the unprecedented housing crisis. IYR follows the Dow Jones U.S. Real Estate Index, which has fewer than 100 holdings diversified primarily across large and mid-cap size companies. Real estate has historically been embraced because of its ability to deliver excess returns during bull markets and low correlation with traditional stock and bond investments. REITs might appeal to investors seeking current income, as these trusts must distribute at least 90% of their income to investors, and offer an efficient way for investors to gain indirect exposure to real estate prices (as opposed to direct exposure gained through ownership of a residential property). VNQ is a cheaper alternative with similar exposure, while FRL boasts the lowest expense fee in this category.

ESG Themes and Scores

6.32/10

ESG Rate

44.5%

Global Percentile

75.72%

Peer Percentile

Performance Data

	IYR	ETF Database Category Average	Factset Segment Average
1 Month	-2.49%	-3.52%	-2.43%
3 Month	-1.80%	-2.56%	-1.46%
YTD Return	-0.85%	-2.58%	-1.27%
1 Year Return	15.49%	10.49%	12.10%
3 Year Return	-2.75%	-3.18%	-2.46%
5 Year Return	7.20%	4.77%	4.36%

Top 5 Holdings

Symbol	Holding	% Assets
AMT	American Tower Corporation	8.08%
PLD	Prologis, Inc.	7.34%
WELL	Welltower Inc.	6.96%
EQIX	Equinix, Inc.	4.28%
O	Realty Income Corporation	4.06%

Vitals

Issuer	BlackRock, Inc.
Brand	iShares
Structure	ETF
Expense Ratio	0.39%
Inception	Jun 12, 2000
Index Tracked	Dow Jones U.S. Real Estate Index

ETF Database Themes

Category	Real Estate
Asset Class	Real Estate
Asset Class Size	Multi-Cap
Asset Class Style	Blend
Region (General)	North America
Region (Specific)	U.S.

FactSet Classifications

Segment	Equity: U.S. Real Estate
Category	Sector
Focus	Real Estate
Niche	Broad-based
Strategy	Vanilla
Weighting	Market Cap

