

WTRE WisdomTree New Economy Real Estate UCITS ETF - USD Acc

Investment Objective

The WisdomTree New Economy Real Estate UCITS ETF (the "Fund") seeks to track the price and yield performance, before fees and expenses, of the CenterSquare New Economy Real Estate UCITS Index (the "Index").

Index Description

The Index is designed to measure the performance of global real estate companies that have exposure to technology, science and/or e-commerce related business activities. To be eligible for inclusion in the Index, a security needs to be issued by either a publicly listed real estate company or a real estate investment trust (REIT) which is primarily exposed, directly or indirectly to the technology and science sectors including but not limited to the following sub-sectors: information technology, data centres, new media, life sciences and e-commerce. Selected companies must also meet WisdomTree's ESG (environmental, social and governance) criteria and other criteria such as minimum market capitalisation and liquidity. The Index utilises a technology score, which captures the perceived degree of a company's overall exposure to technology and science sectors ("Technology Score"). The weight of each security in the Index is calculated based on the free float market capitalisation, adjusted by a formula that reweights securities based on the Technology Score, growth and value metrics respectively. The Index is rebalanced on a semi-annual basis in March and September.

Average Return Each Year (USD)

Name	QTR	YTD	1-Year	3-Year	Inception Date
WTRE NAV	-5.27%	3.25%	3.40%	-3.68%	-4.19%
CenterSquare New Economy Real Estate UCITS Index	-5.16%	3.35%	3.89%	-3.23%	-3.75%

Source: WisdomTree UK, Bloomberg, as of 28/02/2025. Performance for the fund and the index is shown in the listing currency. The fund performance is given net of fees. Investors should be aware that fees have a detrimental impact on the performance of an ETF. Please note this data refers to past performance and is not an indicator for future results and should not be the sole factor of consideration when selecting a product. Performance of less than one year is cumulative.

Product Information

Asset Class	Equities
Benchmark	CenterSquare New Economy Real Estate UCITS Index
Replication Method	Physical, Fully Replicated
Total Expense Ratio	0.45%
Base Currency	USD
Use of Income	Accumulating
Distribution Frequency	N/A
Inception Date	08/02/2022
Financial Year End	31 December
UCITS Compliant	Yes
ISA Eligible	Yes
SIPP Eligible	Yes
EU Savings Directive	Out of Scope
Registration	AT, DE, DK, ES, FI, FR, GB, IE, IT, LU, NL, SE
Manager	WisdomTree Management Ltd.
Investment Manager	Irish Life Investment Managers
Administrator	State Street Fund Services (Ireland) Limited
Custodian	State Street Custodial Services (Ireland) Limited

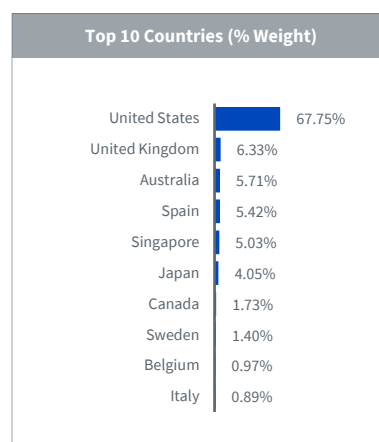
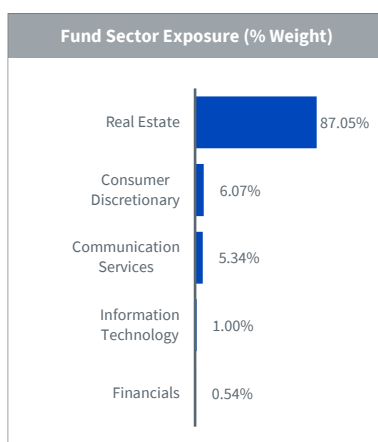
Index Information

Index	CenterSquare New Economy Real Estate UCITS Index
Index Provider	Centersquare
Index Currency	USD
Index Bloomberg Code	CSNEREUN

ESG Characteristics

SFDR Disclosure	SFDR Article 8
MSCI ESG Fund Rating	A

Top 10 Holdings (% Weight)	
Airbnb Inc-Class A	6.07%
SBA Communications Corp	5.86%
Ventas Inc	5.67%
Equinix Inc	5.49%
Digital Realty Trust Inc	5.28%
Prologis Inc	4.86%
American Tower Corp	4.46%
Cellnex Telecom Sau	4.45%
Alexandria Real Estate Equities	4.43%
Crown Castle Corp	4.15%



NB: Sources for all tables/charts on these pages: WisdomTree UK, Bloomberg. All data as of 28/02/2025

Listing Information

Exchange	Trading Currency	Exchange Ticker	Bloomberg Code	RIC	SEDOL	ISIN	WKN	Listing Date
LSE	USD	WTRE	WTRE LN	WTRE.L	BMF0LZ0	IE000MO2MB07	A3C5TX	10/02/2022
Borsa Italiana	EUR	WTRE	WTRE IM	WTRE.MI	BMF0M24	IE000MO2MB07	A3C5TX	10/02/2022
LSE	GBx	WTNR	WTNR LN	WTNR.L	BMF0M02	IE000MO2MB07	A3C5TX	10/02/2022
Xetra	EUR	WTRE	WTRE GY	WTRE.DE	BMF0M35	IE000MO2MB07	A3C5TX	10/02/2022

Potential Benefits

Real Estate is integral to the evolution of technologies which are being used to underpin many megatrends.

The Fund offers access to infrastructure powering the new economy allows investors to take an alternative approach to megatrend investing and represents an exciting opportunity at the verge of thematic investing and real estate.

Focused exposure to global real estate companies that have exposure to technology, science and/or e-commerce related business activities and which meet WisdomTree's ESG (environmental, social and governance) criteria.

The research for the selection of companies in the Index and, subsequently, the Fund, is conducted by experts in the real estate space, ensuring the portfolio remains focused and relevant.

The ETF is physically backed and UCITS compliant.

Potential Risks

Although the Index was created to select companies with a relatively higher exposure to real estate companies, there is no guarantee this objective will be achieved.

An investment in equities may experience high volatility and should be considered as a longer-term investment.

Higher growth companies such as those that play a part in megatrends tend to trade at higher valuations. The investor should consider the risk that comes with higher valuations as part of any investment decision.

Investment risk may be concentrated in specific sectors, countries, companies or currencies.

This list does not cover all risks-further risks are disclosed in the KID/KIID and Prospectus.

Glossary

Dividend Weighted Index: an index that determines the weight of its constituents using the dividends paid by the security rather than another variable (the most common is Market Cap weighted indices).

Fully Replicated: assets are invested in securities that match the constituents of the relevant index, in the same proportion.

Fundamentally Weighted Index: an index that weights securities on the basis of factors such as dividends or earnings.

Large Cap, Mid Cap and Small Cap: refers to market capitalisation and is calculated by multiplying the price of a stock by the number of shares outstanding.

Listing currency: the trading currency on the exchange.

Physical (Optimised): assets are predominantly invested in securities that are constituents of the index, but may also hold securities whose characteristics closely resemble the characteristics of the index.

Physically Backed: securities held by the fund are the actual securities not a derivative.

Rebalance: An index is created by applying a certain set of selection and weighting rules of countries, sectors and stocks at a certain frequency. A Rebalance is when WisdomTree re-applies its rules based selection and weighting process.

Rebalance Frequency: The frequency by which the constituents of the index are screened and their weights changed.

Replication Method: the method by which the fund gets exposure to the benchmark index.

Share class currency or the "NAV currency": The currency that the fund's NAV is issued in.

Total Expense Ratio (TER): A measure of the total costs associated with managing and operating a fund. The TER consists primarily of management fees plus other expenses such as trustee, custody and operating expenses. It does not cover the swap fee. The TER is expressed as a percentage of the fund's total net asset value.

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The Fund is described in a Key Information Document (KID) or Key Investor Information Document (KIID) for UK investors, and the prospectus of WT Issuer (“WT Prospectus”). A copy of the WT Prospectus and the KID / KIID is available, for EEA/UK only, in English at www.wisdomtree.eu. Where required under national rules, the KID will also be available in the local language of the relevant EEA Member State. Investors should read the WT Prospectus before investing and should refer to the section of the WT Prospectus entitled ‘Risk Factors’ for further details of risks associated with an investment in the Shares.

The summary of investor rights (<https://www.wisdomtree.eu/-/media/eu-media-files/other-documents/regulatory/summary-of-investor-rights--wisdomtree-issuer-icav.pdf>) associated with an investment in the fund is available in English on WisdomTree Europe’s website. WisdomTree Management Limited may decide to terminate the arrangements made for the marketing of its collective investment undertakings. In such circumstances, shareholders in the affected EEA Member State will be notified of this decision and will be provided with the opportunity to redeem their shareholding in the fund free of any charges or deductions for at least 30 working days from the date of such notification.

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