



# Key Information Document

**Purpose:** This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Invesco Real Estate S&P US Select Sector UCITS ETF (the "**Fund**"), a sub-fund of Invesco Markets plc (the "**Company**"), Acc (ISIN: IE00BYM8JD58) (the "**Share Class**")

PRIIP Manufacturer: Invesco Investment Management Limited, part of the Invesco Group.

The Central Bank of Ireland is responsible for supervising Invesco Investment Management Limited in relation to this Key Information Document.

This PRIIP is authorised in Ireland.

Invesco Investment Management Limited is authorised in Ireland and regulated by the Central Bank of Ireland.

Invesco Investment Management Limited as manager of the Company will exercise its rights pursuant to Article 16 of Directive 2009/65/EC.

**Contact Details:**

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This document was produced on 1 January 2023.

## What is this product?

**Type:**

The Fund is an Exchange-Traded Fund ("ETF") and is a sub-fund of the Company, a company incorporated in Ireland with limited liability as an umbrella type open-ended UCITS investment company with variable capital and segregated liability between its sub-funds under the laws of Ireland with registered number 463397 and authorised by the Central Bank of Ireland.

**Term:**

The Fund has no maturity date. The Fund may be terminated unilaterally by the directors of the Company and there are circumstances in which the Fund can be terminated automatically, as further described in the prospectus.

**Objectives:**

**Investment Objective:**

The objective of the Fund is to aim to track the Net Total Return performance of the S&P Select Sector Capped 20% Real Estate Index (the "**Index**"), less fees, expenses and transaction costs. The Fund's base currency is USD.

**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. 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.

**Investment Approach:**

The Fund is a passively managed Exchange-Traded Fund. 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.

**Dividend Policy:**

This Share Class does not pay you income, but instead reinvests it to grow your capital, in line with its stated objectives.

**Redemption and Dealing of Shares:**

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.

**Intended Retail Investor:**

The Fund is intended for investors aiming for long term capital growth, who may not have specific financial expertise but are able to make an informed investment decision based on this document, the supplement, and the prospectus, have a risk appetite consistent with the risk indicator displayed below and understand that there is no capital guarantee or protection (100% of capital is at risk).

**Practical information**

**Fund Depository:** Northern Trust Fiduciary Services (Ireland) Limited, Georges Court 54-62, Townsend Street, Dublin, Ireland.

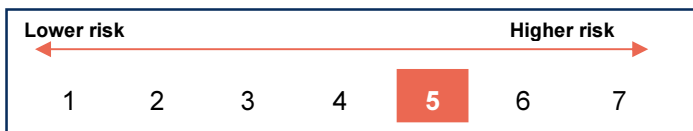
**Find out more:** Further information about the Fund can be obtained from the prospectus, latest annual report and any subsequent interim reports. This document is specific to the Fund. However, the prospectus, annual report and the interim reports are prepared for the Company of which the Fund is a sub-fund. These documents are available free of charge. They can be obtained along with other practical information, such as share prices, at [etf.invesco.com](http://etf.invesco.com) (select your country and navigate to Library), by emailing [Invest@Invesco.com](mailto:Invest@Invesco.com) or by calling +44 (0)20 3370 1100. These documents are available in English, and in some instances, the language of the relevant country in which the Fund is being marketed.

The assets of the Fund are segregated as a matter of Irish law and as such, in Ireland, the assets of one sub-fund will not be available to satisfy the liabilities of another sub-fund. This position may be considered differently by the courts in jurisdictions outside of Ireland.

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.

## What are the risks and what could I get in return?

**Risk Indicator**



The risk indicator assumes you keep the product for 5 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

We have classified this product as 5 out of 7, which is a medium-high risk class. This rates the potential losses from future performance at a medium-high level, and poor market conditions will likely impact the ability for you to receive a positive return on your investment.

**Be aware of currency risk. In some circumstances, you may receive payments in a different currency, so the final return you will get may depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.**

This product does not include any protection from future market performance so you could lose some or all of your investment.

For other risks materially relevant to this product which are not taken into account in the summary risk indicator, please refer to the prospectus and/or the Fund's supplement.

## Performance scenarios

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the Fund over the last 5 years. The stress scenario shows what you might get back in extreme market circumstances.

**Recommended Holding Period: 5 years**

**Investment: USD 10,000**

Scenarios Minimum: There is no minimum guaranteed return. You could lose some or all of your investment.		If you exit after 1 year	If you exit after 5 years (recommended holding period)
<b>Stress</b>	<b>What you might get back after costs</b> Average return each year	<b>500 USD</b> -95.03%	<b>570 USD</b> -43.52%
<b>Unfavourable<sup>1</sup></b>	<b>What you might get back after costs</b> Average return each year	<b>8,320 USD</b> -16.84%	<b>7,790 USD</b> -4.87%
<b>Moderate<sup>2</sup></b>	<b>What you might get back after costs</b> Average return each year	<b>11,140 USD</b> 11.41%	<b>15,490 USD</b> 9.14%
<b>Favourable<sup>3</sup></b>	<b>What you might get back after costs</b> Average return each year	<b>14,540 USD</b> 45.43%	<b>19,350 USD</b> 14.11%

<sup>1</sup> This type of scenario occurred for an investment between August 2021 and September 2022.

<sup>2</sup> This type of scenario occurred for an investment between June 2014 and June 2019.

<sup>3</sup> This type of scenario occurred for an investment between December 2016 and December 2021.

## What happens if Invesco Investment Management Limited is unable to pay out?

The assets of the Fund are segregated from those of Invesco Investment Management Limited. In addition, Northern Trust Fiduciary Services (Ireland) Limited (the “**Depository**”), as the depository of the Company, is responsible for the safekeeping of the assets of the Fund. To that effect, if Invesco Investment Management Limited defaults, there will be no direct financial impact on the Fund. In addition, the assets of the Fund shall be segregated from the Depository’s assets, which may limit the risk for the Fund suffering some loss in case of default by the Depository. As a shareholder in the Fund, there is no compensation or guarantee scheme in place.

## What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

### Costs over time

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

<b>Investment: USD 10,000</b>	If you exit after 1 year	If you exit after 5 years
<b>Total costs</b>	14 USD	104 USD
<b>Annual cost impact (*)</b>	0.1%	0.1%

(\*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 9.3% before costs and 9.1% after costs.

## Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	We do not charge an entry fee for this product, but the person selling you the product may do so.	0 USD
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	0 USD
Ongoing costs taken each year		If you exit after 1 year
Management fees and other administrative or operating costs	0.1% of the value of your investment per year. This is an estimate based on actual costs over the last year.	14 USD
Transaction costs	0.0% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	0 USD
Incidental costs taken under specific conditions		If you exit after 1 year
Performance fees	There is no performance fee for this product.	0 USD

## How long should I hold it and can I take money out early?

### Recommended holding period: 5 years

This Share Class has no required minimum holding period however we have selected 5 years as the recommended holding period as the Share Class invests for the long term therefore you should be prepared to stay invested for at least 5 years.

You can sell your shares in the Share Class during this period, subject to satisfying certain criteria as set out in the prospectus, or hold the investment longer. If you sell some or all of your investment before 5 years the Share Class will be less likely to achieve its objectives, however, you will not incur any additional costs by doing so.

## How can I complain?

If you have any complaints about the Fund or the conduct of Invesco Investment Management Limited or the person advising on, or selling the Fund, you may lodge your complaint as follows:

- (1) You may log your complaint via email to [investorqueries@invesco.com](mailto:investorqueries@invesco.com); and/or
- (2) You may send your complaint in writing to the ETF Legal Department, Invesco, Ground Floor, 2 Cumberland Place, Fenian Street, Dublin 2, Ireland, D02 H0V5.

In the event that you are not satisfied with our response to your complaint you can refer the matter to the Irish Financial Services and Pensions Ombudsman by filling out an online complaint form on their website: <https://www.fspo.ie/>. For more information, please refer to the Shareholder Complaint Handling Procedure at <https://www.invescomanagementcompany.ie/dub-manco>.

## Other relevant information

**Additional Information:** We are required to provide you with further information, such as the prospectus, the latest annual report and any subsequent interim reports. These documents and other practical information are available free of charge at [etf.invesco.com](http://etf.invesco.com) (select your country and navigate to Library).

**Past Performance:** You can view the past performance of the Share Class, which covers the period since the launch of the Share Class up to a maximum of 10 years, on our website at <https://www.invesco.com/emea/en/priips.html>.

**Previous Performance Scenarios:** You can view the previous performance scenarios of the Share Class over the last 12 months on our website at <https://www.invesco.com/emea/en/priips.html>.