

## 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.



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

A sub-fund of Invesco Markets plc  
Acc (the "Share Class")

Exchange Traded Fund (ETF)  
ISIN: IE00BYM8JD58  
Manager: Invesco Investment Management Limited

### Objective and Investment Policy

The Invesco Real Estate S&P US Select Sector UCITS ETF aims to provide the performance of the S&P Select Sector Capped 20% Real Estate Index<sup>1</sup> (the "**Reference Index**"). The Reference Index represents the real estate sector of the S&P 500 Index.

The Fund does this through the use of 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 the Fund has already invested in a basket of equities and equity related securities (namely shares). The performance of the Reference Index is swapped from the counterparty to the Fund in exchange for the performance of equities and equity related securities.

The use of Swaps may multiply the gains or losses made by the Fund.

The Fund shares are listed on one or more Stock Exchange(s). Only Authorised Participants may subscribe or redeem shares directly with the Fund. Other 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, other investors will be permitted to redeem their shares directly from the Company in accordance with the redemption procedures set

out in the Prospectus, subject to applicable laws and any relevant charges.

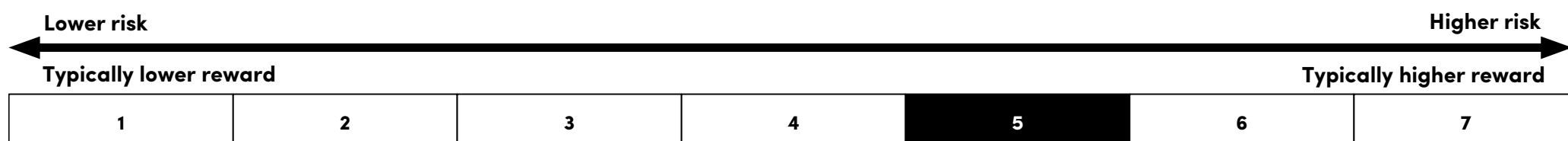
The Fund's base currency is USD.

**Dividend Policy:** This 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 Reference Index:** The Reference Index represents the real estate sector of the S&P 500 Index. The constituents are classified according to the Global Industry Classification Standard (GICS) and maintain the same classification as the parent S&P 500. The Reference 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 Reference Index as of each quarterly rebalancing.

### Risk and reward profile



**This Fund is rated 5. This rating is not a measure of the risk of capital loss, but a measure of the Fund's price movement over time. This rating:**

- is based on historical data, which may be comparative, and may not be representative of future rating.
- as a result, this risk estimation may not be a reliable indicator of future risk and may be subject to change over time.
- is classified in the category indicated above due to its past behaviour, which may be comparative. The lowest category does not mean risk free investment.
- is designed to help investors understand the uncertainties both for loss and for growth that may affect their investment.
- does not provide its investors with any guarantee on performance, nor on the performance of monies invested in it.

Main risks not covered by the above indicator which could negatively affect the net asset value of the Fund:

- **Counterparty risk:** Other financial institutions provide services such as safekeeping of assets or as a counterparty to financial

contracts such as derivatives. The Fund is exposed to the risk of bankruptcy, or any other type of default of the counterparty related to any trading transaction entered into by the Fund.

- **Risk of using derivatives:** in order to reach its investment objective, the Fund enters into swap agreements which provide the performance of the Reference Index, and may imply a range of risks which could lead to an adjustment or even the early termination of the swap agreement.
- **Liquidity on secondary market risk:** Lower liquidity means there are insufficient buyers or sellers to allow the Fund to sell or buy investments readily. On-exchange liquidity may be limited due to Reference Index suspension, a decision by one of the relevant stock exchanges, or a breach by the market maker of respective stock exchange requirements and guidelines.

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 Library/Supplement)

<sup>1</sup> Investors should note that the Reference 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 Fund over each year:

Ongoing charge: 0.14%

### Charges taken from the Fund under certain specific conditions:

Performance fee: None.

\* Authorised Participants dealing directly with the Fund may pay an entry charge up to a maximum of 5% and an exit charge up to a maximum of 3%. Although not charged directly to investors who are not Authorised Participants, these charges may have an

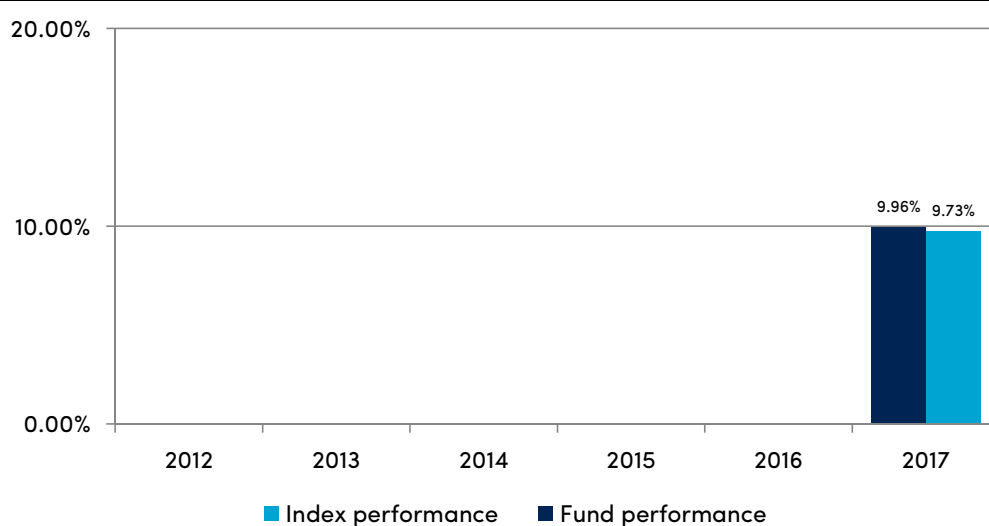
impact on brokerage fees, transaction fees and / or the bid-ask spread. Currently, the Fund is not exercising its entitlement to apply entry and exit charges.

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 Library/Supplement)

## Past performance

- Performance in the past is not a reliable indicator of future results.
- These figures show by how much the Fund increased or decreased in value during each year.
- The past performance is shown after deduction of all charges and costs.
- The Fund was launched on 18 February 2016.



## 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 Library), by emailing [Invest@Invesco.com](mailto:Invest@Invesco.com) or by calling +44 (0)20 3370 1100. 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.

The exchange of shares between sub-funds is not available to investors trading on exchange. Switching may be available to authorised participants trading directly with the Fund. Further information detailing the process is set out in the prospectus.

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 Information Document is accurate and up to date as of 21 June 2018.