

**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 risks of investing in this Fund. You are advised to read it so you can make an informed decision about whether to invest.

**iShares FTSE EPRA/NAREIT US  
Property Yield Fund**

A sub-fund of iShares II plc

**Exchange Traded Fund (ETF)**

ISIN: IE00B1FZSF77

DE000A0LGQK7 (Deutsche Börse)

Manager: BlackRock Asset Management Ireland Limited

**Objectives and Investment Policy**

- ▶ The Fund aims to achieve a return on your investment, through a combination of capital growth and income on the Fund's assets, which reflects the return of the FTSE EPRA/NAREIT United States Dividend + Index, the Fund's benchmark index.
- ▶ The Fund aims to invest so far as possible and practicable in the equity securities (e.g. shares of listed real estate companies and Real Estate Investment Trusts (REITs)) that make up the benchmark index. REITs are closed-ended investment vehicles that invest in, manage and own, real estate.
- ▶ The benchmark index measures the performance of equity securities of listed real estate companies and REITs in the United States which are constituents of the FTSE EPRA/NAREIT United States Index and pay an above average or a high level of income as a dividend. The benchmark index captures those equity securities which have a forecasted yield of equal to, or greater than, 2%.
- ▶ The Fund intends to replicate the benchmark index by holding the equity securities, which make up the benchmark index, in similar proportions to it.
- ▶ The Fund does not hold physical real estate property, but invests indirectly in property-related assets (i.e. the shares of listed real estate companies and REITs).
- ▶ The Fund may also engage in short-term secured lending of its investments to certain eligible third parties to generate additional income to off-set the costs of the Fund.
- ▶ The investment manager may use financial derivative instruments (FDIs) (i.e. investments the prices of which are based on one or more underlying assets) to help achieve the Fund's investment objective. The use of FDIs is expected to be limited.
- ▶ Recommendation: This Fund may not be appropriate for short-term investment.
- ▶ Your shares will be distributing shares (i.e. dividend income will be paid on the shares quarterly).
- ▶ The Fund's base currency is US Dollars.
- ▶ The Fund's shares are listed and traded on one or more stock exchanges. Only authorised participants (e.g. select financial institutions) may buy and sell shares directly with the Fund. Other investors can buy or sell shares daily through an intermediary on stock exchange(s) on which the shares are traded.

**Risk and Reward Profile**


- ▶ This indicator is based on historical data and may not be a reliable indication of the future risk profile of the Fund.
- ▶ The risk category shown is not guaranteed and may change over time.
- ▶ The lowest category does not mean risk free.
- ▶ The Fund is rated seven due to the nature of its investments which include the risks listed below. These factors may impact the value of the Fund's investments or expose the Fund to losses.
  - Investment risk is concentrated in specific sectors, countries, currencies or companies. This means the Fund is more sensitive to any localised economic, market, political or regulatory events.
- The value of equities and equity-related securities can be affected by daily stock market movements. Other influential factors include political, economic news, company earnings and significant corporate events.
- Investments in property securities can be affected by the general performance of stock markets and the property sector. In particular, changing interest rates can affect the value of properties in which a property company invests.
- ▶ Particular risks not adequately captured by the risk indicator include:
  - Counterparty Risk: 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.

For more information on risks, please see the Fund's prospectus, which is available at [www.ishares.com](http://www.ishares.com).

## Charges

The charges 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.

\* Not applicable to secondary market investors. Investors dealing on a stock exchange will pay fees charged by their stock brokers. Such charges are publicly available on exchanges on which the shares are listed and traded, or can be obtained from stock brokers.

\* Authorised participants dealing directly with the Fund will pay related transaction costs. Authorised participants switching between the Fund and other funds within the same umbrella investment company may be subject to a switching fee of up to 3%. However, the switching fee may not be charged and the usual entry and exit charges may apply instead.

The ongoing charges figure is based on expenses for the twelve month period ending 29 June 2012. This figure may vary from year to year. It excludes portfolio trade-related costs, except costs paid to the custodian and any entry/exit charge paid to an underlying collective investment scheme (if any).

\*\* To the extent the Fund undertakes securities lending to reduce costs, the Fund will receive 60% of the associated revenue generated and the

remaining 40% will be received by BlackRock as the securities lending agent. As securities lending revenue sharing does not increase the costs of running the Fund, this has been excluded from the ongoing charges.

For more information on charges, please see the Fund's prospectus, which is available at [www.ishares.com](http://www.ishares.com).

One-off charges taken before or after you invest	
Entry Charge	None*
Exit Charge	None*

This is the maximum that might be taken out of your money before it is invested or before proceeds of your investments are paid out.

Charges taken from the Fund over each year	
Ongoing Charges	0.40%**
Charges taken from the Fund under certain conditions	
Performance Fee	None

## Past Performance

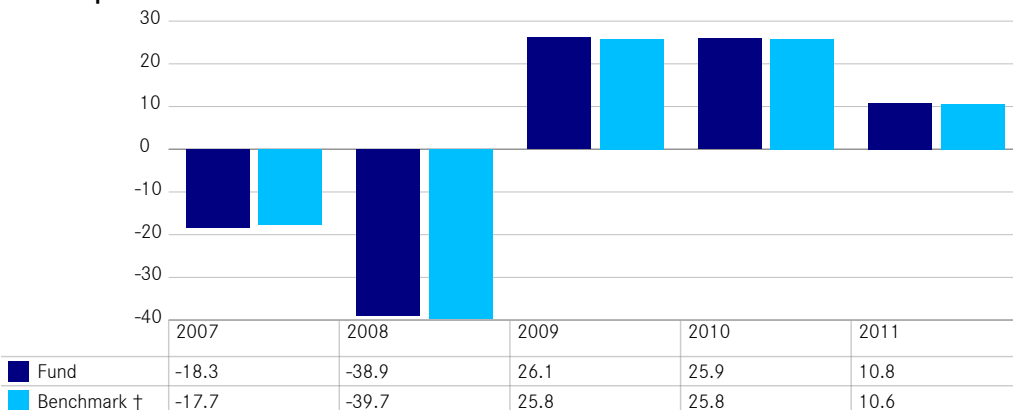
Past performance is not a guide to future performance.

The chart shows the Fund's annual performance in USD for each full calendar year over the period displayed in the chart. It is expressed as a percentage change of the Fund's net asset value at each year-end. The Fund was launched in 2006.

Performance is shown after deduction of ongoing charges. Any entry/exit charges are excluded from the calculation.

† Benchmark: FTSE EPRA/NAREIT United States Dividend+ Index (USD)

Historic performance to 31 December 2011



## Practical Information

- ▶ The custodian of the Fund is State Street Custodial Services (Ireland) Limited.
- ▶ Further information about the Fund can be obtained from the Fund's prospectus and the latest annual report and half-yearly reports of iShares II plc. These documents are available free of charge in English and certain other languages. These can be found, along with other information, such as share prices, on the iShares website at [www.ishares.com](http://www.ishares.com) or by calling +44 (0)845 357 7000 or from your broker or financial adviser.
- ▶ Investors should note that the tax legislation that applies to the Fund may have an impact on the personal tax position of your investment in the Fund.
- ▶ The Fund is a sub-fund of iShares II plc, an umbrella structure comprising different sub-funds. This document is specific to the Fund stated at the beginning of this document. However, the prospectus, annual and half-yearly reports are prepared for the umbrella.
- ▶ iShares II plc may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the Fund's prospectus.
- ▶ Under Irish law, iShares II plc has segregated liability between its sub-funds (i.e. the Fund's assets will not be used to discharge the liabilities of other sub-funds within iShares II plc). In addition, the Fund's assets are held separately from the assets of other sub-funds.
- ▶ Switching of shares between the Fund and other sub-funds within iShares II plc is not available to investors trading on exchange. Switching may be available to authorised participants trading directly with the Fund on the primary market subject to meeting certain conditions. For further information, please refer to the prospectus.

This Fund and its manager, BlackRock Asset Management Ireland Limited, are authorised in Ireland and regulated by the Central Bank of Ireland.

This Key Investor Information is accurate as at 19 July 2012

**BLACKROCK**