

The Real Estate Select Sector SPDR® Fund

XLRE

Fact Sheet

Equity

As of 06/30/2021

Key Features

- The Real Estate Select Sector SPDR® Fund seeks to provide investment results that, before expenses, correspond generally to the price and yield performance of the Real Estate Select Sector Index (the "Index")
- The Index seeks to provide an effective representation of the real estate sector of the S&P 500 Index
- Seeks to provide precise exposure to companies from real estate management and development and REITs, excluding mortgage REITs
- Allows investors to take strategic or tactical positions at a more targeted level than traditional style based investing

About This Benchmark

The companies included in each Select Sector Index are selected on the basis of general industry classification from a universe of companies defined by the Standard & Poor's 500 Composite Stock® Index ("S&P 500®"). The eleven Select Sector Indexes (each a "Select Sector Index") upon which the Select Sector SPDR Funds are based together comprise all of the companies in the S&P 500.

The Real Estate Select Sector Index includes companies from the following industries: real estate management and development and REITs, excluding mortgage REITs.

Fund Information

Inception Date	10/07/2015
CUSIP	81369Y860

Total Return (As of 06/30/2021)

	NAV (%)	Market Value (%)	Index (%)
Cumulative			
QTD	13.04	12.98	13.09
YTD	23.18	23.19	23.30
Annualized			
1 Year	31.80	31.89	31.99
3 Year	14.59	14.57	14.74
5 Year	9.45	9.45	9.58
Since Fund Inception	10.91	10.91	11.08

Gross Expense Ratio (%)

0.12

30 Day SEC Yield (%)

2.30

Performance quoted represents past performance, which is no guarantee of future results. Investment return and principal value will fluctuate, so you may have a gain or loss when shares are sold. Current performance may be higher or lower than that quoted. Visit ssga.com for most recent month-end performance. Performance of an index is not illustrative of any particular investment. It is not possible to invest directly in an index.

Characteristics

Est. 3-5 Year EPS Growth	8.23%
Index Distribution Yield	2.48%
Price/Earnings Ratio FY1	49.40
Number of Holdings	29
Price/Book Ratio	4.09
Average Market Cap (M)	US\$56,081.54

Top 10 Holdings*	Weight (%)
American Tower Corporation	13.12
Prologis Inc.	9.45
Crown Castle International Corp	9.01
Equinix Inc.	7.68
Public Storage	4.89
Simon Property Group Inc.	4.58
Digital Realty Trust Inc.	4.53
SBA Communications Corp. Class A	3.72
Welltower Inc.	3.71
AvalonBay Communities Inc.	3.11

*Subject to Change.
Totals may not equal 100 due to rounding.

Top Sectors	Weight (%)
Equity Real Estate Investment Trusts (REITs)	96.92
Real Estate Management & Development	3.08

ssga.com/etfs

Information Classification: General

State Street Global Advisors
One Iron Street, Boston MA 02210
T: +1 866 787 2257

Glossary

NAV The market value of a mutual fund's or ETFs total assets, minus liabilities, divided by the number of shares outstanding.

Market Value Determined by the midpoint between the bid/offer prices as of the closing time of the New York Stock Exchange (typically 4:00PM EST) on business days.

Gross Expense Ratio The fund's total annual operating expense ratio. It is gross of any fee waivers or expense reimbursements. It can be found in the fund's most recent prospectus.

30 Day SEC Yield (Also known as Standardized Yield) An annualized yield that is calculated by dividing the net investment income earned by the fund over the most recent 30-day period by the current maximum offering price.

Est. 3-5 Year EPS Growth Based on the underlying holdings of the fund. The actual earnings estimates for the underlying holdings are provided by FactSet, First Call, I/B/E/S Consensus, and Reuters and are used to calculate a mean 3-5 year EPS growth rate estimate.

Index Dividend Yield The weighted average of the underlyings' indicated annual dividend divided by price, expressed as a percentage.

Price/Earnings Ratio FY1 The weighted harmonic average of current share price divided by the forecasted one year earnings per share for each security in the fund. Negative and positive outliers are included in the calculation.

Price/Book Ratio The weighted harmonic average of closing market price divided by the most recent reported book value for each security in the fund's portfolio as calculated for the last twelve months.

Important Risk Information

All ETFs are subject to risk, including possible loss of principal. **Sector ETF products** are also subject to sector risk and non-diversification risk, which generally result in greater price fluctuations than the overall market.

Select Sector SPDR Funds bear a higher level of risk than more broadly diversified funds.

Equity securities may fluctuate in value in response to the activities of individual companies and general market and economic conditions.

Index-based ETFs are passively managed and seek to track an index of securities. Expenses may cause the ETF's returns to deviate from the returns of the index.

Non-diversified funds that focus on a relatively small number of securities tend to be more volatile than diversified funds and the

market as a whole.

While the shares of ETFs are tradable on secondary markets, they may not readily trade in all market conditions and may trade at significant discounts in periods of **market stress**.

ETFs trade like stocks, are subject to investment risk, fluctuate in market value and may trade at prices above or below the ETFs net asset value. Brokerage commissions and ETF expenses will reduce returns.

Intellectual Property Information Standard & Poor's®, S&P® and SPDR® are registered trademarks of Standard & Poor's Financial Services LLC (S&P); Dow Jones is a registered trademark of Dow Jones Trademark Holdings LLC (Dow Jones); and these trademarks have been licensed for use by S&P Dow Jones Indices LLC (SPDJI) and sublicensed for certain purposes by State Street Corporation. State Street Corporation's financial products are not sponsored, endorsed, sold or promoted by SPDJI, Dow Jones, S&P, their respective affiliates and third party licensors and none of such parties make any representation regarding the advisability of investing in such product(s) nor do they have any liability in relation thereto, including for any errors, omissions, or interruptions of any index.

The S&P 500 Index is an unmanaged index of 500 common stocks that is generally considered representative of the U.S. stock market. The index is heavily weighted towards stocks with large market capitalizations and represents approximately two-thirds of the total market value of all domestic common stocks. The S&P 500 Index figures do not

reflect any fees, expenses or taxes.

Distributor State Street Global Advisors Funds Distributors, LLC, member FINRA, SIPC, an indirect wholly owned subsidiary of State Street Corporation. References to State Street may include State Street Corporation and its affiliates. Certain State Street affiliates provide services and receive fees from the SPDR ETFs. ALPS Distributors, Inc., member FINRA, is the distributor for DIA, MDY and SPY, all unit investment trusts. ALPS Portfolio Solutions Distributor, Inc., member FINRA, is the distributor for Select Sector SPDRs. ALPS Distributors, Inc. and ALPS Portfolio Solutions Distributor, Inc. are not affiliated with State Street Global Advisors Funds Distributors, LLC.

ALPS Portfolio Solutions Distributor, Inc., a registered broker-dealer, is the distributor for the Select Sector SPDR Trust.

Before investing, consider the funds' investment objectives, risks, charges and expenses. To obtain a prospectus or summary prospectus which contains this and other information, call 1-866-787-2257 or visit ssga.com. Read it carefully.

**Not FDIC Insured
No Bank Guarantee
May Lose Value**

Control # SSL001227
Tracking Number: 3392961.1.3.AM.RTL
Expiration Date: 10/31/2021
ETF-XLRE 20210708/20:04