

Q&A

for the WisdomTree New Economy Real Estate UCITS ETF



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# Index switch for the WisdomTree New Economy Real Estate UCITS ETF



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## What is happening?

Effective from 10 April 2025, the underlying index for the WisdomTree New Economy Real Estate ETF (**WTRE**) will change to provide investors with a more targeted exposure to 'new economy' real estate and related infrastructure assets. The ETF will start tracking the WisdomTree New Economy Real Estate UCITS Index (NTR).

### 1. What are the key dates for the index change?

The index change will happen on 10 April 2025. At this point WTRE will move from tracking the CenterSquare New Economy Real Estate UCITS Index (NTR) to the new WisdomTree New Economy Real Estate UCITS Index (NTR).

### 2. Why is WisdomTree making this change?

We have made the decision to design a new underlying index for WTRE to reflect our belief that the greatest growth potential of new economy real estate lies in its links to tech megatrends, such as the rise of artificial intelligence (AI), cloud computing, life sciences and blockchain technology.

The increased tech sector focus will help future-proof our strategy and offer investors an enhanced exposure to the 'new economy' real estate industry.

### 3. What are the key differences between the indices?

The new WisdomTree New Economy Real Estate UCITS Index remains aligned with the strategy of the old index, but 21 companies have been removed. The new index is focused on providing a targeted real estate and tech infrastructure exposure, and the removal of previous constituents reduces overlap with competitors. The new index will:

- + Concentrate on real estate that benefits directly from technology trends, removing exposure to more traditional segments, such as commercial offices and hotels.
- + Introduce a 10% strategic allocation to next-generation digital infrastructure such as blockchain-enabled real estate and high-performance computing to capture growth from these areas.
- + Leverage WisdomTree's thematic screening and forward-looking methodology so the index remains aligned with evolving market conditions.
- + Employ a modified market cap weighting across two buckets: 90% for digital and industrial real estate (data centres, telecom towers, logistics) and 10% for next-generation digital infrastructure. Companies in both buckets will be subject to capping rules.

## 4. What segments does the new index include?

Alongside the diversification benefits associated with real estate, the new index provides access to new segments in tech offering shareholders exposure to a diverse range of assets:

- + **Data centres** which are critical for cloud computing, AI, and large-scale data processing.
- + **Telecom infrastructure** including towers, satellites and fibre systems that enable global connectivity.
- + **Modern logistics centres** such as high-tech warehouses and fulfilment centres, featuring robotic automation, advanced management systems, cold storage and efficient last-mile networks.
- + **Life sciences hubs** including biotech labs and research facilities which drive medical innovation. These specialised properties adhere to strict technical and regulatory standards, creating stable, high-value assets that support next-generation health technologies.
- + **Next-generation digital infrastructure** spanning blockchain hosting sites, cryptocurrency mining and high-performance computing. By dedicating 10% of its allocation here, the strategy taps into early-stage growth potential that may shape the future of technology.

## 5. Why have you chosen to bring the index in-house?

This change leverages our deep in-house expertise in thematic investing. The new portfolio focuses more tightly on real estate assets directly benefiting from technological innovation, reflecting our belief that tech megatrends will be the main drivers of growth in this space going forward.

## 6. Will you be switching your other third-party thematic indices to proprietary indices?

At present, there are no other index changes anticipated. Our thematic ETF range consists of a mix between third-party indices and WisdomTree proprietary indices. The decision to use a third-party index is determined by the level of expertise available, whether an expert partner can develop an index that meets the ETFs' investment objective – this can include its ability to deliver a pure exposure to the theme or ensuring the index reflects the segments where future growth is expected.

We have a proven track record in developing proprietary indices. Within thematic we leverage data-driven methodologies to identify the rising stars of tomorrow. Our in-house index capabilities and stock selection expertise inform part of our award-winning thematic ETF range which has amassed \$1.5 billion in assets since its launch in 2018. Since that time, we've built a diverse range of [14 thematic ETFs](#) capturing a vast array of themes, from AI and blockchain to nuclear and European defence.

## 7. Why is the index performance history longer on the WisdomTree website than it is on Bloomberg?

Bloomberg typically displays performance data from a new index's official inception date. Our website may show a combined performance history (old and new index periods) for reference, but investors should be aware that the earlier performance reflects a different methodology.

## 8. Why was there no shareholder vote for the index change?

The change does not significantly alter the asset type, credit quality, borrowing or leverage limits or risk profile of WTRE. The current investment objective of WTRE will remain unchanged and the index change does not result in a material change to the investment policy of WTRE.

Therefore, a shareholder vote was not required and shareholder notification is sufficient. The Central Bank of Ireland has accepted this approach.

## 9. Will this change affect the total expense ratio (TER) of WTRE?

No. This change will not affect the TER of WTRE.

## 10. Will this index switch affect the product's SFDR categorisation or ESG approach?

No. WTRE will continue to be classified as an Article 8 fund under the Sustainable Finance Disclosure Regulation (SFDR). Its existing ESG characteristics and screening processes remain unchanged. The new index applies the same set of ESG screening criteria.

## 11. Will this index change impact the price of my holdings?

No. There will be no impact on the prices of WTRE at the time of the index switch.

## 12. Will this change impact the tax status of my investments or my future tax reporting?

No. The change in the underlying index is not expected to be a chargeable event for tax purposes, however shareholders are advised to liaise with their tax advisers in relation to the tax implications in individual circumstances.

## 13. If I am invested in the impacted product, what should I do?

No action on the investor part is necessary. The index change will happen automatically on the 10 April 2025. The product will continue to operate and trade as usual, with no changes to its overall operations.

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