



WisdomTree New Economy Real Estate UCITS ETF



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Megatrends have been a key focus for investors in recent years, offering growth opportunities through the structural changes that are shaping our world. To support the proliferation and continued functioning of a range of megatrends, specific types of infrastructure are essential. Investing in real estate infrastructure with a focus on powering the growth of many different megatrends, or the ‘New Economy’, represents an exciting investment opportunity at the verge of thematic investing and real estate.

‘New Economy’ real estate offers exposure to related megatrends and the diversification benefits associated with the asset class. The ETF provides exposure to:



Data centres

Critical for cloud computing, AI and large-scale data processing, data centres demand specialised design for power, cooling, and security. They underpin the expanding digital ecosystem, creating opportunities for owners and operators as demand for advanced computing infrastructure continues to grow.



Telecom infrastructure

Modern telecommunications relies on physical assets: telecom towers, satellites and fibre systems that enable global connectivity. They support older networks and next-generation protocols, driving steady growth in data demand. Owning these facilities capitalises on the rising need for high-speed, reliable communication.



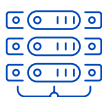
Modern logistics centres

E-commerce and online retail depend on high-tech warehouses and fulfilment centres, featuring robotic automation, advanced management systems, cold storage and efficient last-mile networks. These facilities enhance operational efficiency and cater to the rising needs of the digital economy.



Life science hubs

Healthcare and life sciences real estate, including biotech labs and research facilities, drives 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, this category sits at the forefront of digital innovation. By dedicating 10% of its allocation here, the strategy taps into early-stage growth potential that may shape the future of technology.

Index methodology summary

The WisdomTree New Economy Real Estate UCITS Index is designed to measure the performance of companies in global developed markets and have exposure to new economy real estate such as technology, science and/or e-commerce-related business activities.

Security selection

To be eligible for inclusion in the Index, companies from global developed markets need to engage in new economy real estate activities as described above.

Companies are evaluated based on four pillars below:

- + **Thematic relevance:** WTRE includes companies that derive at least 50% of their revenues from, or invest at least 50% of their assets in, products or services related to digital and industrial economy infrastructure (e.g. data centres, telecom towers, modern logistics) or next-generation digital infrastructure (e.g. blockchain-enabled real estate, HPC facilities). This ensures exposure to real estate supporting emerging technology trends.
- + **Market positioning:** Companies are assessed on their strategic importance and the integration of advanced technologies, ensuring they are well-positioned to benefit from evolving tech-driven real estate dynamics.

- + **Scalability and potential:** Size, liquidity and growth potential are key criteria, guiding the Index toward companies with scalable operations in digital and next-generation infrastructure, meeting the increasing needs of cloud computing, e-commerce and high-performance computing (HPC).
- + **Innovation:** WTRE captures innovation in infrastructure, from automation in logistics to specialised facilities in life sciences and extends this to next-generation areas such as HPC and blockchain hosting.

Additional Eligibility Criteria

All companies must meet general index eligibility requirements, including:

- + Incorporation, domicile and equity listing within eligible developed market countries
- + Minimum market capitalisation of \$500 million
- + Median daily dollar volume greater than \$1,000,000 for each of the three months preceding screening

Companies are then categorised as:

- + **Digital and Industrial Economy Infrastructure:** Covering sectors including, but not limited to, telecommunication towers, data centres, modern logistics and e-commerce facilities, life sciences labs, and other industrial and specialised infrastructures.
- + **Next-Generation Digital Infrastructure:** Encompassing companies including but not limited to those that are blockchain-enabled, or that provide high-performance computing (HPC) facilities and other advanced digital infrastructure.

These companies are then subjected to the ESG (Environmental, Social, Governance) screening criteria defined within the WisdomTree ESG framework. For information on the WisdomTree approach to ESG, visit our [responsible investing page](#)

Weighting

The Index includes a minimum of 50 stocks that meet the exposure and selection criteria. It targets a 90% allocation to Digital and Industrial Economy Infrastructure and 10% to Next-Generation Digital Infrastructure. Within each category, companies are weighted by free-float market capitalisation, subject to:

- + A maximum individual stock weight of 7.5%
- + Volume factor adjustments and additional rules as outlined in the methodology

The Index is rebalanced on a semi-annual basis in March and September.

The full methodology document that includes all relevant index details is available on WisdomTree's [website](#).

Why the WisdomTree New Economy Real Estate UCITS ETF?

- + **A focused thematic approach to tech-driven real estate:** Real estate assets play a critical role in enabling emerging technologies. By investing in the infrastructure that supports the new economy, this strategy offers targeted exposure to the technology enablers reshaping industries and driving growth.
- + **Balanced exposure across dynamic segments:** The Index allocates 90% to digital and industrial infrastructure and 10% to next-generation digital platforms, striking a balance between the stability of established sectors and the growth potential of innovative, tech-led assets.
- + **A strategy designed to capture new economy opportunities:** Built using key metrics such as revenue relevance, market positioning, and innovation, this approach is tightly aligned with the new economy theme. It offers investors access to scalable, technology-powered infrastructure and expanding market opportunities.
- + **An innovative alternative to traditional REIT funds:** Unlike conventional REIT strategies that typically focus on residential and retail properties, this ETF targets assets at the heart of emerging technologies and structural megatrends, positioning investors to benefit from the evolution of tech-driven infrastructure.

ETF information: WisdomTree New Economy Real Estate UCITS ETF

Ticker	Exchange	ISIN	Bloomberg Code	Listing Currency	Base currency	TER
WTRE	LSE	IE000MO2MB07	WTRE LN	USD	USD	0.45%
WTNR	LSE	IE000MO2MB07	WTNR LN	GBX	USD	0.45%
WTRE	Borsa Italiana	IE000MO2MB07	WTRE IM	EUR	USD	0.45%
WTRE	XETRA	IE000MO2MB07	WTRE GY	EUR	USD	0.45%

TER: Total expense ratio

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