



FACT SHEET As of 3/31/24

# PROSHARES ULTRA REAL ESTATE

## Fund objective

ProShares Ultra Real Estate seeks daily investment results, before fees and expenses, that correspond to two times (2x) the daily performance of the S&P Real Estate Select Sector<sup>SM</sup> Index.

## Fund details

Inception Date	1/30/07
Trading Symbol	URE
Intraday Symbol	URE.IV
Bloomberg Index	IXRE
Symbol	
CUSIP	74347X625
Exchange	NYSE Arca
Net Assets	\$64.93 million
Gross Expense Ratio	1.09%
Net Expense Ratio <sup>1</sup>	0.95%

## Uses for magnified exposure

Some uses for magnified exposure:

- Seeking magnified gains (will also magnify losses)
- Getting a target level of exposure for less cash
- Overweighting a market segment without additional cash

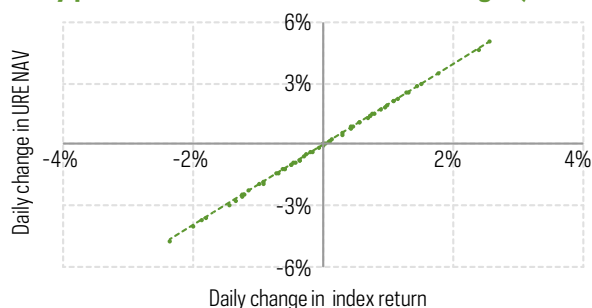
## Fund performance and index history<sup>2</sup>

This ProShares ETF seeks daily investment results that correspond, before fees and expenses, to 2x the daily performance of its underlying benchmark (the "Daily Target"). While the Fund has a daily investment objective, you may hold Fund shares for longer than one day if you believe it is consistent with your goals and risk tolerance. For any holding period other than a day, your return may be higher or lower than the Daily Target. These differences may be significant. Smaller index gains/losses and higher index volatility contribute to returns worse than the Daily Target. Larger index gains/losses and lower index volatility contribute to returns better than the Daily Target. The more extreme these factors are, the more they occur together, and the longer your holding period while these factors apply, the more your return will tend to deviate. Investors should consider periodically monitoring their geared fund investments in light of their goals and risk tolerance.

	1Q 2024	Year to Date	1-Year	5-Year	10-Year	Fund Inception
ProShares Ultra Real Estate NAV Total Return	-3.38%	-3.38%	8.00%	-3.09%	5.59%	-4.49%
ProShares Ultra Real Estate Market Price Total Return	-3.71%	-3.71%	8.09%	-3.15%	5.58%	-4.50%
S&P Real Estate Select Sector Index	-0.55%	-0.55%	9.61%	5.33%	8.00%	—
Dow Jones U.S. Real Estate Index	-1.17%	-1.17%	9.22%	3.77%	6.67%	4.17%

Periods greater than one year are annualized. On 3/17/23 the fund changed its index from Dow Jones U.S. Real Estate to S&P Real Estate Select Sector Index.

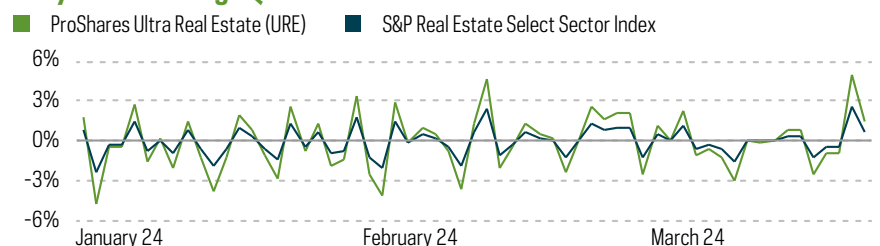
## Daily performance of URE vs. index during 1Q 2024



Correlation<sup>3</sup> = 0.99  
Beta<sup>4</sup> = 1.99

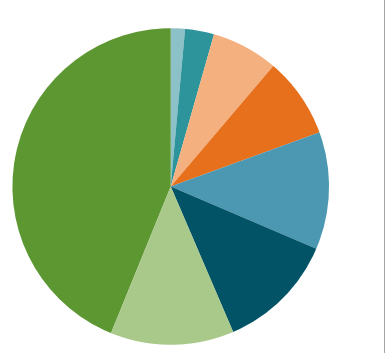
The scatter graph charts the daily NAV-to-NAV results of the fund against its underlying index return on a daily basis.

## Daily return during 1Q 2024



The performance quoted represents past performance and does not guarantee future results. Investment return and principal value of an investment will fluctuate so that an investor's shares, when sold or redeemed, may be worth more or less than the original cost. Current performance may be lower or higher than the performance quoted. Performance data current to the most recent month-end may be obtained by calling 866.776.5125 or visiting ProShares.com. Index performance does not reflect any management fees, transaction costs or expenses. Indexes are unmanaged and one cannot invest directly in any index.

Carefully consider the investment objectives, risks, charges and expenses of ProShares before investing. This and other information can be found in their summary and full prospectuses. Read them carefully before investing. Obtain them from your financial professional or visit ProShares.com. ProShares are not suitable for all investors.

Index description	<b>Top 10 index companies</b>		Weights																		
<p>The Index represents the real estate sector of the S&amp;P 500 Index ("S&amp;P 500"). The Index is one of eleven S&amp;P Select Sector Indices, each designed to measure the performance of a sector of the S&amp;P 500. The Index includes equity securities of companies from the following Global Industry Classification Standard (GICS®) industries: diversified REITs; industrial REITs; hotel &amp; resort REITs; office REITs; health care REITs; residential REITs; retail REITs; specialized REITs; and real estate management &amp; development.</p>	<p>ProLogis Inc</p> <p>American Tower Corp A</p> <p>Equinix Inc</p> <p>Welltower Inc</p> <p>Simon Property Group A</p> <p>Public Storage</p> <p>Crown Castle Inc.</p> <p>Realty Income Corp</p> <p>Digital Realty Trust</p> <p>Costar Group Inc</p>	<p>11.99%</p> <p>9.18%</p> <p>7.72%</p> <p>5.15%</p> <p>5.08%</p> <p>4.57%</p> <p>4.57%</p> <p>4.48%</p> <p>4.35%</p> <p>3.93%</p>																			
<b>Index characteristics</b>	<table border="1"> <thead> <tr> <th data-bbox="570 527 1036 583">Index sectors</th> <th data-bbox="1036 527 1166 583">Weights<sup>6</sup></th> </tr> </thead> <tbody> <tr> <td data-bbox="570 583 1036 615">■ Specialized REITs</td> <td data-bbox="1036 583 1166 615">43.84%</td> </tr> <tr> <td data-bbox="570 615 1036 646">■ Retail REITs</td> <td data-bbox="1036 615 1166 646">12.61%</td> </tr> <tr> <td data-bbox="570 646 1036 678">■ Residential REITs</td> <td data-bbox="1036 646 1166 678">12.11%</td> </tr> <tr> <td data-bbox="570 678 1036 709">■ Industrial REITs</td> <td data-bbox="1036 678 1166 709">11.99%</td> </tr> <tr> <td data-bbox="570 709 1036 741">■ Health Care REITs</td> <td data-bbox="1036 709 1166 741">8.22%</td> </tr> <tr> <td data-bbox="570 741 1036 772">■ Real Estate Management &amp; Development</td> <td data-bbox="1036 741 1166 772">6.81%</td> </tr> <tr> <td data-bbox="570 772 1036 804">■ Office REITs</td> <td data-bbox="1036 772 1166 804">2.96%</td> </tr> <tr> <td data-bbox="570 804 1036 877">■ Hotel &amp; Resort REITs</td> <td data-bbox="1036 804 1166 877">1.45%</td> </tr> </tbody> </table>		Index sectors	Weights <sup>6</sup>	■ Specialized REITs	43.84%	■ Retail REITs	12.61%	■ Residential REITs	12.11%	■ Industrial REITs	11.99%	■ Health Care REITs	8.22%	■ Real Estate Management & Development	6.81%	■ Office REITs	2.96%	■ Hotel & Resort REITs	1.45%	
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<sup>1</sup>Expenses with Contractual Waiver through September 30, 2024. Without the fee waiver performance would likely be lower. <sup>2</sup>Returns are based on the composite closing price and do not represent the returns you would receive if you traded shares at other times. The first trading date is typically several days after the fund inception date. Therefore, NAV is used to calculate market returns prior to the first trade date.

<sup>3</sup>Correlation<sup>3</sup> is a measure of the strength and direction of a linear relationship between two variables. <sup>4</sup>Beta<sup>4</sup> is a measure of the slope, which is the steepness of the line drawn through the fund return vs. the benchmark return on a daily basis.

<sup>5</sup>Volatility<sup>5</sup> refers to annualized standard deviation, a statistical measure that captures the variations from the mean of an index's returns and that is often used to quantify the risk of the index over a specific time period. The higher the volatility, the more an index's returns fluctuate over time. <sup>6</sup>Sum of weightings may not equal 100% due to rounding.

**Investing involves risk, including the possible loss of principal.** ProShares are generally non-diversified and entail certain risks, including risk associated with the use of derivatives (swap agreements, futures contracts and similar instruments), imperfect benchmark correlation, leverage and market price variance. These risks may pose risks different from, or greater than, those associated with a direct investment in the securities underlying the funds' benchmarks, can increase volatility, and may dramatically decrease performance. Narrowly focused investments typically exhibit higher volatility. Real estate investments are subject to risk due to adverse changes in the real estate industry, such as reduced demand for property, reduced property values, and availability of mortgage funds. Please see the summary and full prospectuses for a more complete description of risks. **There is no guarantee any ProShares ETF will achieve its investment objective.**

ProShares may invest in equity securities and/or financial instruments (including derivatives) that, in combination, should have similar daily price return characteristics to the fund's benchmark. Derivative contracts are priced to include the underlying index yield and will not generate dividend income. Because ProShares invest in derivatives and other financial instruments, their dividend distributions may not reflect those of their applicable indexes.

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