



FACT SHEET As of 12/31/21

# 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 Dow Jones U.S. Real Estate Index<sup>SM</sup>.

## Fund details

Inception Date	1/30/07
Trading Symbol	URE
Intraday Symbol	URE.IV
Bloomberg Index Symbol	DJUSRE
CUSIP	74347X625
Exchange	NYSE Arca
Net Assets	\$157.54 million
Gross Expense Ratio	1.07%
Net Expense Ratio <sup>1</sup>	0.95%

## Uses for magnified exposure

Common uses for magnified exposure include:

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

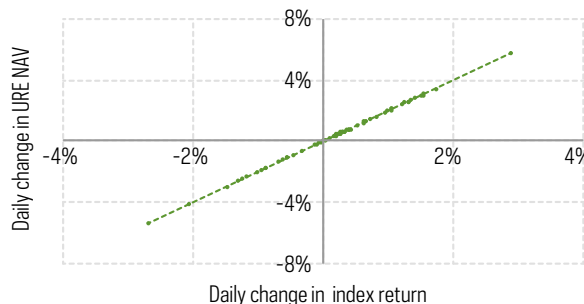
## Fund performance and index history<sup>2</sup>

ProShares Ultra Real Estate seeks a return that is 2x the return of its index (target) **for a single day**, as measured from one NAV calculation to the next. Due to the compounding of daily returns, holding periods of greater than one day can result in returns that are significantly different than the target return and ProShares' returns over periods other than one day will likely differ in amount and possibly direction from the target return for the same period. These effects may be more pronounced in funds with larger or inverse multiples and in funds with volatile benchmarks. Investors should monitor their holdings as frequently as daily. Investors should consult the prospectus for further details on the calculation of the returns and the risks associated with investing in this product.

	4Q 2021	Year to Date	1-Year	5-Year	10-Year	Fund Inception
ProShares Ultra Real Estate NAV Total Return	29.88%	87.49%	87.49%	16.47%	17.60%	-1.19%
ProShares Ultra Real Estate Market Price Total Return	30.14%	88.23%	88.23%	16.51%	17.62%	-1.18%
Dow Jones U.S. Real Estate Index	14.58%	38.99%	38.99%	12.33%	11.70%	6.13%

Periods greater than one year are annualized.

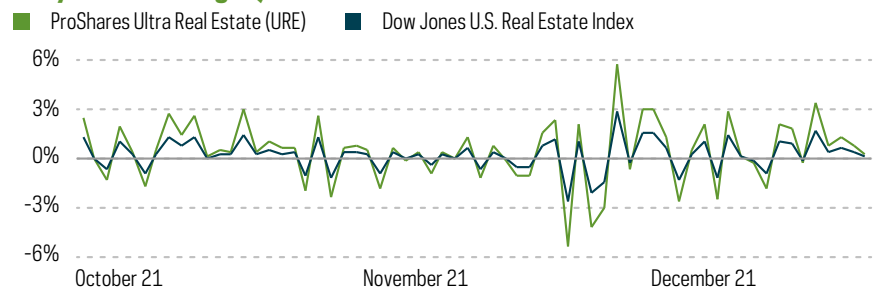
## Daily performance of URE vs. index during 4Q 2021



Correlation<sup>3</sup>= 0.99  
Beta<sup>4</sup>= 2.00

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

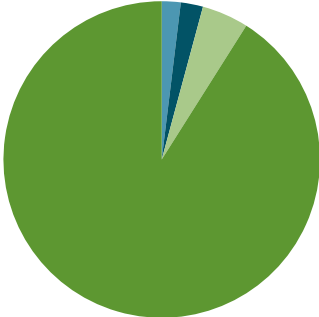
## Daily return during 4Q 2021



*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.**

<sup>1</sup>Expenses with Contractual Waiver through September 30, 2022. 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. ©2021 PSA 2020-2440

Index description																																		
<p>The Dow Jones U.S. Real Estate Index measures the performance of certain companies in the real estate sector of the U.S. equity market. Component companies include, among others, real estate holding and development and real estate services companies; and real estate investment trusts ("REITs"). REITs are passive investment vehicles that invest primarily in income-producing real estate or real estate-related loans or interests.</p>	<h3 data-bbox="597 100 873 130">Top 10 index companies</h3> <table border="1" data-bbox="597 109 1511 516"> <thead> <tr> <th></th> <th data-bbox="1430 109 1511 130">Weights</th> </tr> </thead> <tbody> <tr><td>American Tower Corp.-Class A</td><td>8.23%</td></tr> <tr><td>Prologis Inc.</td><td>7.69%</td></tr> <tr><td>Crown Castle International Corp.</td><td>5.57%</td></tr> <tr><td>Equinix Inc.</td><td>4.70%</td></tr> <tr><td>Public Storage</td><td>3.53%</td></tr> <tr><td>Simon Property Group-Class A</td><td>3.24%</td></tr> <tr><td>Digital Realty Trust</td><td>3.10%</td></tr> <tr><td>SBA Communications Corp.</td><td>2.61%</td></tr> <tr><td>Realty Income Corp.</td><td>2.50%</td></tr> <tr><td>Welltower Inc.</td><td>2.31%</td></tr> </tbody> </table> <h3 data-bbox="597 548 753 577">Index sectors</h3> <table border="1" data-bbox="597 548 1133 730"> <thead> <tr> <th></th> <th data-bbox="1045 548 1133 577">Weights<sup>6</sup></th> </tr> </thead> <tbody> <tr><td>Equity Real Estate Investment Trusts</td><td>91.03%</td></tr> <tr><td>Real Estate Management &amp; Development</td><td>4.77%</td></tr> <tr><td>Mortgage Real Estate Investment Trusts</td><td>2.27%</td></tr> <tr><td>Professional Services</td><td>1.93%</td></tr> </tbody> </table> 			Weights	American Tower Corp.-Class A	8.23%	Prologis Inc.	7.69%	Crown Castle International Corp.	5.57%	Equinix Inc.	4.70%	Public Storage	3.53%	Simon Property Group-Class A	3.24%	Digital Realty Trust	3.10%	SBA Communications Corp.	2.61%	Realty Income Corp.	2.50%	Welltower Inc.	2.31%		Weights <sup>6</sup>	Equity Real Estate Investment Trusts	91.03%	Real Estate Management & Development	4.77%	Mortgage Real Estate Investment Trusts	2.27%	Professional Services	1.93%
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<sup>5</sup>"Volatility" 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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