

A wireframe cityscape with several skyscrapers of varying heights, rendered in a green and blue color scheme. The buildings are composed of a network of lines and dots, giving them a digital, skeletal appearance. The background is a dark blue gradient.

THE CASE FOR DIGITAL REAL ESTATE

A close-up, perspective view of a circuit board or microchip, rendered in a blue and white color scheme. The lines of the circuit are sharp and detailed, creating a complex, geometric pattern. The background is a dark blue gradient.

FIRST TRUST ALERIAN DISRUPTIVE TECHNOLOGY REAL ESTATE UCITS ETF ("DTRE")



The digital transformation is a shift that is also being felt within the real estate industry as the amount of data created, stored, and exchanged continues to grow. For digital adoption curves to continue and accelerate, the physical infrastructure which underpins it has become vital.

Digital technologies such as IoT, E-commerce, Streaming & Gaming and Cloud Computing are here to stay. From hyper-scale data centres and cell towers to cables and satellites these physical products are needed to maintain access to our increasingly digitized world.

Data centres and cellular towers combine elements of growth-oriented technology investing, with income-oriented real estate. As global interest rates sit at record lows and inflation levels elevated, DTRE could offer attractive growth and income characteristics for investor portfolios.

DTRE provides direct exposure to those companies which provide the physical infrastructure which is powering the digital revolution in a liquid, transparent format, with minimal overlap to the technology sector and wider indices.

THE POTENTIAL BENEFITS OF DIGITAL REAL ESTATE

- Compelling growth and income characteristics
- Digital infrastructure provide the backbone for a number of disruptive trends; from Cloud Computing to the IoT
- Data centres, cell towers and fulfilment warehouses have become an essential
- A defensive growth approach to the technology sector

FORECASTING DIGITAL REAL ESTATE

\$230bn Global data centre infrastructure market to grow to by 2025¹.

\$326bn Increase in infrastructure spending for 5G by 2025².

33 New Amazon fulfilment centres planned for 2022³.

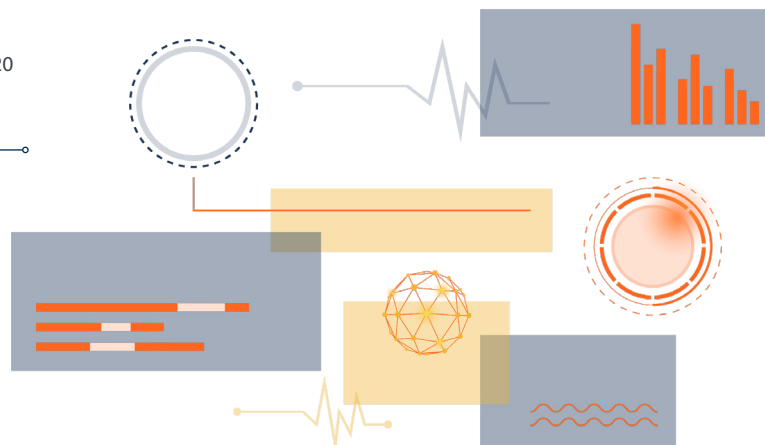
463 Exabytes of data created each day globally by 2025⁴.

¹ McKinsey, 2019

² Statista, 2021

³ Transparency Market Research, 2020

⁴ McKinsey Global Institute, 2018



KEY POINTS

- While the 20th century largely focused on building transportation infrastructure to enhance economic growth, this decade is giving rise to a different kind of infrastructure revolution. The age of rapid digitalisation, coupled with an increased emphasis on sustainability, the physical structures that facilitate the efficient transmission, storage and processing of data are playing an increasingly critical role in accelerating global growth.
- Digital infrastructure binds and connects physical and virtual technologies across computing, storage, network, applications, and cloud platforms, building the foundation for a company’s digital operations. As digitalization permeates the global economy, there is an increasing demand for this infrastructure.
- The rapid acceleration of e-commerce in recent years has led to an increase in occupational demand for warehousing and fulfilment centres. The structural shift from high street retail to e-commerce and demand for space is coming from an increasingly diversified occupier base, who compete for the same buildings.
- DTRE provides investors exposure to those companies which are enabling our economy’s transition to a digital economy.

SECURITY CLASSIFICATION

Segments include cell towers, fibre-optic cables, data centres, cloud computing networks, distribution warehouses, storage warehouses and logistics facilities.



Data Centres



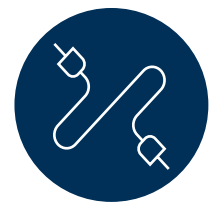
Warehouse & Fulfilment centres



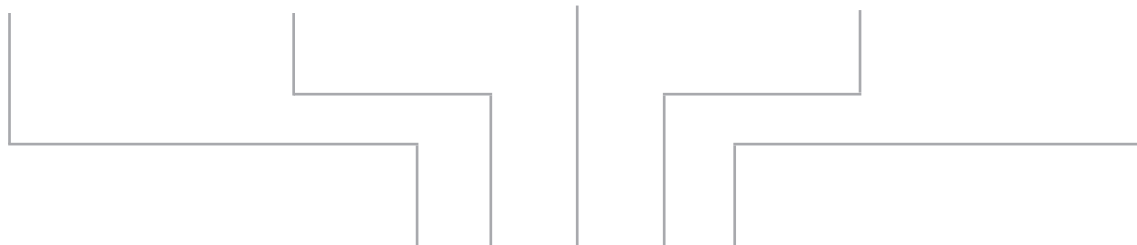
Cell Towers



Satellites



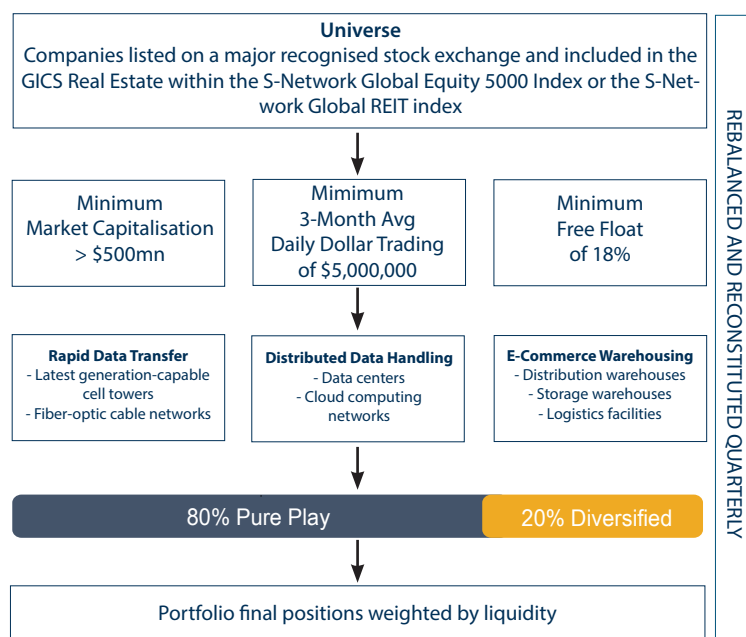
Fibre Optic Cables



DTRE

The Disruptive Technology Real Estate Theme

INDEX METHODOLOGY



FUND FACTS

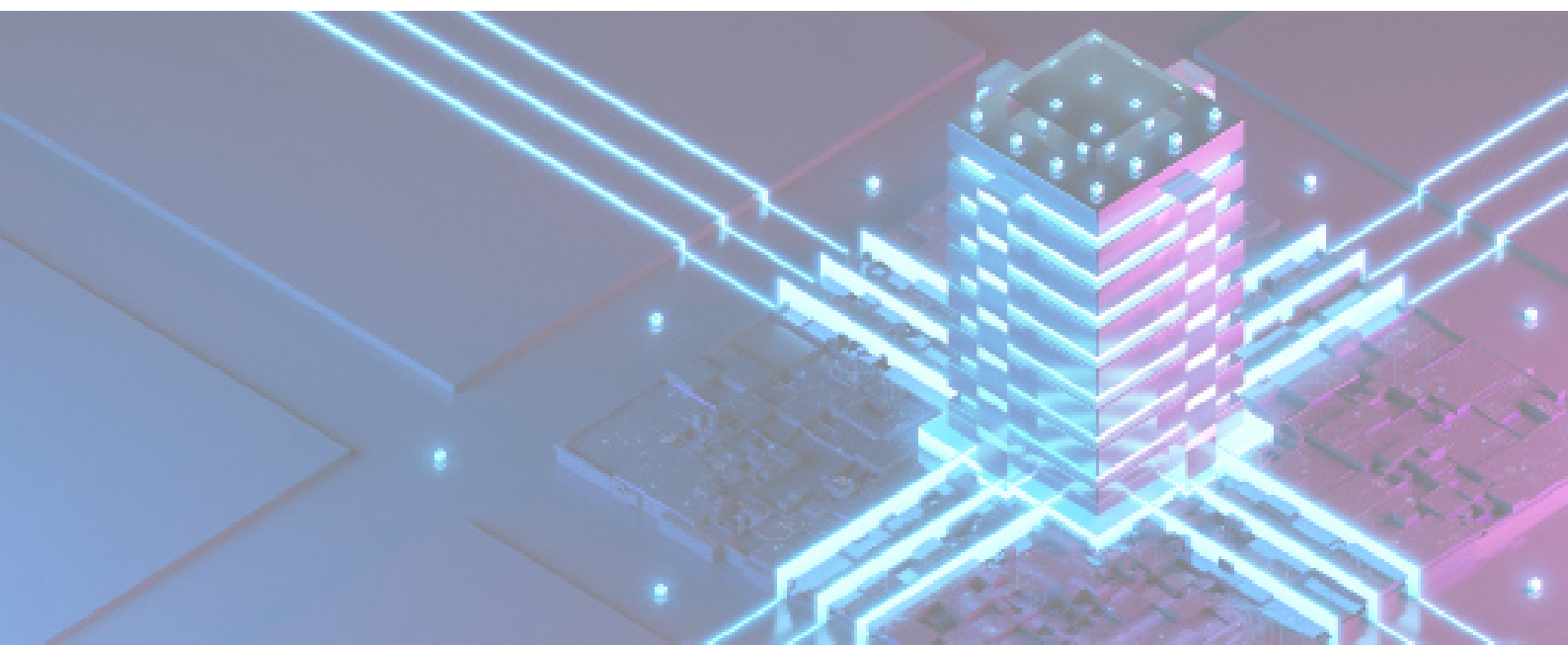
INCEPTION DATE	31 March 2022
TER	0.60%
ISIN	IE000RN036E0
REBALANCING	Quarterly
PRIMARY LISTING	London Stock Exchange
INDEX	Alerian Disruptive Technology Real Estate Index (LANDX)
INCOME TREATMENT	Accumulation
REPLICATION	Physical
BASE CURRENCY	USD

HOW WE CONSTRUCT OUR INDEX

The First Trust Alerian Disruptive Technology Real Estate UCITS ETF (the "Fund") is based on the Alerian Global IT Real Estate & Infrastructure Index (the "Index").

The index employs an average daily trading volume (ADTV) or liquidity weighting methodology. At each evaluation, the index securities are classified as either Pure Play or Diversified by the Index Committee. The Pure Play securities are given a collective weight of 80% and the Diversified securities are given 20% in the index.

Pure Play companies derive at least 50% of its revenues from business activities described for its segment. Companies are considered Diversified if they fulfil the following criteria: the applicable revenues represent more than 20% of the company's total revenues and such revenues are independently reported in the company's financial reports, applicable revenues are likely to have a material impact on the company's overall share price performance, research and development investments in the technology are at the forefront of the company's future initiatives, or the company's applicable business is likely to have a significant impact on the sector as a whole.



RISKS

- The Fund may not achieve its investment objective and the value of shares in the fund may fall.
- Neither First Trust Global Portfolios Management Limited ("FTGPM") nor any of its affiliates, guarantees the performance or the future returns of the Fund.
- There is no assurance that the Index will continue to be calculated and published on the basis described in the Prospectus. In addition, the fund's return may not match the return of the Index.
- The Fund invests significantly in smart grid companies, which can be negatively affected by factors such as high costs of research and development, high capital requirements for implementation, regulation by various governmental authorities, environmental damage due to a company's operations or an accident, changes in market sentiment towards infrastructure and terrorist acts.
- See also the description of the risks applicable to the Fund in "Risk Factors" in the Fund's Prospectus.

IMPORTANT INFORMATION

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The Fund has been registered with the Financial Supervisory Authority of Denmark (Finanstilsynet) in order to market its shares for sale to professional investors only in Denmark in accordance with the Danish Investment Associations Act and Executive Order on the Marketing of Foreign UCITS in Denmark, each as amended from time to time **For Investors in Finland:** This document is only for the attention of "Professional" investors as defined in Finnish law implementing Directive 2004/39/EC dated 21 April 2004 on Markets in Financial Instruments (MIFID), to investment services providers and any other professional of the financial industry. The products and services to which this communication relates are only available to such persons and persons of any other description should not rely on this communication. 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The present document does not constitute in any way an offer or recommendation to make investments in the Fund or to execute other transactions in relation to the latter. The investors shall consult with their investment consultants in order to analyse the legal, fiscal and accounting aspects of the investment or other transactions concerning the investment in the Fund and evaluate whether such investment or transaction is suitable to their own risk profile, financial status and investment objectives. The Fund has been registered with the Commissione Nazionale per le Società e la Borsa (CONSOB) for the offer in Italy towards professional investors only. Before taking any investment decisions, the prospective investors should read carefully the KIID (available in Italian) and the Prospectus on the following website www.ftglobalportfolios.com. **For Investors in Luxembourg:** The Fund is registered for public offer in Luxembourg. The Prospectus, Key Investor Information Document ("KIID") and other documents as well as the annual and semi-annual reports are available in English free of charge from CACEIS Bank Luxembourg, 5, allée Scheffer, L-2520 Luxembourg. **For Investors in Monaco:** The interests in the Fund may not be offered or sold, directly or indirectly, to the public in Monaco other than by a Monaco duly authorized intermediary capable of evaluating the risks and merits of an investment in the interests of the Fund. 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The offering of the First Trust UCITS ETFs in Portugal has been notified to the Portuguese Securities Market Commission (Comissão do Mercado dos Valores Mobiliários) for the purposes of Article 196 of the Portuguese General Framework on Collective Investment Schemes (Regime Geral dos Organismos de Investimento Coletivo). Prospective investors may obtain the KIID in Portuguese and the current Prospectus, the articles of incorporation, as well as the latest annual and semi-annual report, in English, free of charge from www.ftglobalportfolios.com. **For Investors in Spain:** This document is only for, or direct at persons who, are "professional clients" for the purposes of Article 205 of the Royal Legislative Decree 4/2015, of 23 October, which approves the recast text of the Securities Market Law. The products and services to which this communication relates are only available to such persons and persons of any other description should not rely on this communication. 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