

This is a marketing communication. Please refer to the fund prospectus and offering documents, including the Key Information Document ("KID") or Key Investor Information Document ("KIID") as applicable, before making any final investment decisions. Investors should note that by making an investment they will own shares in the fund, and not the underlying assets.

# Neuberger Berman US Real Estate Securities Fund

29 November 2024

## MORNINGSTAR RATING™

★★★★

## FUND OBJECTIVE

To increase the value of your shares through a combination of growth and income from investments in real estate securities.

The fund invests predominantly in securities issued by US Real Estate Investment Trusts (REITs) and does not invest directly in real estate. REITs are companies or trusts that invest mainly in income-producing real estate. They may invest broadly or specialise in a particular sector such as offices, industrial buildings or shopping centres.

## MANAGEMENT TEAM

### Steve Shigekawa

Senior Portfolio Manager

### Brian C. Jones

Portfolio Manager

### Archena Alagappan

Associate Portfolio Manager

## FUND FACTS

Inception Date (Fund)	01 February 2006
Base Currency (Fund)	USD
Fund AUM (USD million)	488.56
Domicile	Ireland
Vehicle	UCITS
Valuation	Daily
Settlement (Subscription)	T+3
Trading Deadline	15:00 (Dublin Time)
Regulator	Central Bank of Ireland
Benchmark	FTSE NAREIT All Equity REITs Index (Total Return, Net of tax, USD)

## CUMULATIVE PERFORMANCE

Past performance does not predict future returns.



This chart shows how an investment of USD 100 in the fund on its inception date would have performed and compares it against how a hypothetical investment of USD 100 in the Benchmark(s) would have performed.

PERFORMANCE (%) <sup>1</sup>	1m <sup>2</sup>	3m <sup>2</sup>	YTD <sup>2</sup>	1y <sup>2</sup>	3y <sup>3</sup>	5y <sup>3</sup>	10y <sup>3</sup>	SI <sup>3,4</sup>
USD A Accumulating Class	3.02	2.94	12.18	22.41	-1.23	3.42	5.08	5.41
Benchmark (USD)	3.53	2.67	12.90	22.63	0.31	4.02	5.64	5.64

## 12 MONTH PERIODS (%)<sup>1</sup>

	Nov14 Nov15	Nov15 Nov16	Nov16 Nov17	Nov17 Nov18	Nov18 Nov19	Nov19 Nov20	Nov20 Nov21	Nov21 Nov22	Nov22 Nov23	Nov23 Nov24
USD A Accumulating Class	0.37	0.55	13.63	0.37	20.57	-5.39	29.81	-17.36	-4.75	22.41
Benchmark (USD)	1.64	4.23	12.53	2.34	16.45	-7.81	30.90	-14.26	-4.00	22.63

## CALENDAR (%)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 <sup>5</sup>
USD A Accumulating Class	1.52	2.39	9.92	-6.90	29.82	-3.91	40.22	-28.55	9.72	12.18
Benchmark (USD)	1.67	7.45	7.41	-5.47	27.23	-6.12	40.08	-25.71	9.95	12.90

The fund is actively managed, which means that the investments are selected at the discretion of the investment manager. The fund is not constrained by its benchmark, which is used for comparison purposes only. The fund gives some consideration to the benchmark constituents in the selection of securities and may not hold all or many of the benchmark's components.

<sup>1</sup>Performance to latest month end. YTD - Year to Date, SI - Since Inception, m - month, y - year. 12 month period based on month end NAVs.

<sup>2</sup>Returns for these periods are cumulative.

<sup>3</sup>Returns are annualised for periods longer than one year.

<sup>4</sup>Returns from 01 February 2006 to latest month end.

<sup>5</sup>Performance for the current calendar year is the year to date.

Fund performance is representative of the USD A Accumulating Class and has been calculated to account for the deduction of fees. Investors who subscribe in a currency other than the base currency of the fund should note that returns may increase or decrease as a result of currency fluctuations. **Fund performance does not take account of any commission or costs incurred by investors when subscribing for or redeeming shares.**

## TOP 10 HOLDINGS % (MV)

	Fund	Bmrk
Prologis, Inc.	8.27	7.44
Equinix, Inc.	7.99	6.41
American Tower Corporation	6.94	6.73
AvalonBay Communities, Inc.	4.97	2.30
Simon Property Group, Inc.	4.80	4.09
Welltower Inc.	4.64	5.74
Ventas, Inc.	4.43	1.78
Public Storage	3.85	3.79
Iron Mountain, Inc.	3.74	2.48
Sun Communities, Inc.	3.69	1.07

## CONTACT

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Calls are recorded

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# Neuberger Berman US Real Estate Securities Fund

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## RISK CONSIDERATIONS

**Market Risk:** The risk of a change in the value of a position as a result of underlying market factors, including among other things, the overall performance of companies and the market perception of the global economy.

**Liquidity Risk:** The risk that the fund may be unable to sell an investment readily at its fair market value. In extreme market conditions this can affect the fund's ability to meet redemption requests upon demand.

**Real Estate Risk:** Real estate investments, including Real Estate Investment Trust Securities ("REITs") or similar structures, are subject to volatility and additional risks, and the share value may decline due to events affecting the real estate industry. The properties held by REITs could fall in value for a variety of reasons, such as declines in rental income, poor property management, environmental liabilities, uninsured damage, increased competition, or changes in real estate tax laws. There is also a risk that REIT stock prices overall will decline over short or even long periods because of rising interest rates.

**Counterparty Risk:** The risk that a counterparty will not fulfil its payment obligation for a trade, contract or other transaction, on the due date.

**Operational Risk:** The risk of direct or indirect loss resulting from inadequate or failed processes, people and systems including those relating to the safekeeping of assets or from external events.

**Derivatives Risk:** The fund is permitted to use certain types of financial derivative instruments (including certain complex instruments). This may increase the fund's leverage significantly which may cause large variations in the value of your share. Investors should note that the fund may achieve its investment objective by investing principally in Financial Derivative Instruments (FDI). There are certain investment risks that apply in relation to the use of FDI. The fund's use of FDI can involve significant risks of loss.

**Currency Risk:** Investors who subscribe in a currency other than the base currency of the fund are exposed to currency risk. Fluctuations in exchange rates may affect the return on investment. Where past performance is shown it is based on the share class to which this factsheet relates. **If the currency of this share class is different from your local currency, then you should be aware that due to exchange rate fluctuations the performance shown may increase or decrease if converted into your local currency.**

For full information on these and other risks, please refer to the fund prospectus and offering documents, including the KID or KIID, as applicable.

## SECTOR ALLOCATIONS % (MV)

	Fund	Bmrk
Health Care	11.96	12.62
Telecommunications	11.90	11.68
Data Centers	10.38	10.77
Industrial	9.60	11.18
Apartments	9.08	9.70
Regional Malls	6.52	4.46
Self Storage	6.19	7.23
Manufactured Homes	5.39	2.06
Free Standing	5.07	5.38
Shopping Centers	4.56	5.49
Single Family Homes	4.05	2.33
Office	3.91	3.64
Specialty	3.74	3.85
Equity Gaming Reits	2.54	3.27
Lodging / Resorts	2.00	2.53
Timberland	1.60	2.19
Diversified	0.00	1.61
Cash	1.51	0.00

## CHARACTERISTICS

	Fund	Bmrk
Number of Securities	35	139
Weighted Average Market Cap (USD Million)	48,961	45,608
Estimated 3-5 Year EPS Growth (%)	5.95	6.22
Dividend Yield (%)	3.18	3.56
Price / Sales	8.32	7.56
Price / Funds from Operation	18.93	17.97

## ASSET SUMMARY

	Fund
Cash Equivalents (%)	1.51
Assets in Top 10 Holdings (%)	53.33

## RISK MEASURES

	3 years
Alpha (%)	-1.53
Tracking Error (%)	1.75
Beta	1.00
Sharpe Ratio	-0.13
Information Ratio	-0.88
R-Squared (%)	99.35
Standard Deviation	21.71

# Neuberger Berman US Real Estate Securities Fund

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## A SHARE CLASS PERFORMANCE

Past performance does not predict future returns.

PERFORMANCE (%) <sup>6</sup>	Inception Date	1m <sup>7</sup>	3m <sup>7</sup>	YTD <sup>7</sup>	1y <sup>7</sup>	3y <sup>8</sup>	5y <sup>8</sup>	10y <sup>8</sup>	SI <sup>8</sup>
AUD A (Monthly) Distributing Class	08-08-2016	2.99	2.74	10.72	20.59	-3.33	1.15	-	3.03
CHF A Accumulating Class	11-10-2012	2.66	1.82	7.72	17.00	-5.22	0.04	2.12	3.43
EUR A Accumulating Class	01-02-2006	2.84	2.50	10.30	20.00	-3.77	1.07	2.94	-0.32
HKD A (Monthly) Distributing Class	28-07-2016	2.95	2.58	11.21	21.33	-2.01	2.91	-	3.87
SGD A Accumulating Class	28-05-2013	2.84	2.37	10.16	19.97	-2.67	2.12	4.25	4.52
USD A (Monthly) Distributing Class	18-11-2015	3.01	2.88	12.21	22.42	-1.22	3.41	-	5.74
USD A Accumulating Class	01-02-2006	3.02	2.94	12.18	22.41	-1.23	3.42	5.08	5.41
USD A Distributing Class	21-03-2012	3.03	2.93	12.23	22.44	-1.22	3.41	5.08	6.02
Benchmark (USD)	-	3.53	2.67	12.90	22.63	0.31	4.02	5.64	5.64 <sup>9</sup>

12 MONTH PERIODS (%) <sup>6</sup>	Inception Date	Nov 14 Nov 15	Nov 15 Nov 16	Nov 16 Nov 17	Nov 17 Nov 18	Nov 18 Nov 19	Nov 19 Nov 20	Nov 20 Nov 21	Nov 21 Nov 22	Nov 22 Nov 23	Nov 23 Nov 24
AUD A (Monthly) Distributing Class	08-08-2016	-	-	14.18	-0.07	19.24	-9.27	29.19	-19.32	-7.15	20.59
CHF A Accumulating Class	11-10-2012	-0.74	-1.24	11.02	-2.78	16.32	-8.24	28.26	-20.11	-8.91	17.00
EUR A Accumulating Class	01-02-2006	0.14	-0.57	11.54	-2.43	16.88	-8.06	28.75	-19.96	-7.21	20.00
HKD A (Monthly) Distributing Class	28-07-2016	-	-	12.90	-0.28	19.66	-5.31	29.57	-17.89	-5.56	21.33
SGD A Accumulating Class	28-05-2013	0.91	0.81	13.04	-0.63	19.55	-7.07	29.59	-18.09	-6.16	19.97
USD A (Monthly) Distributing Class	18-11-2015	-	0.51	13.76	0.32	20.63	-5.43	29.73	-17.34	-4.76	22.42
USD A Accumulating Class	01-02-2006	0.37	0.55	13.63	0.37	20.57	-5.39	29.81	-17.36	-4.75	22.41
USD A Distributing Class	21-03-2012	0.32	0.58	13.63	0.32	20.62	-5.48	29.80	-17.35	-4.75	22.44
Benchmark (USD)	-	1.64	4.23	12.53	2.34	16.45	-7.81	30.90	-14.26	-4.00	22.63

CALENDAR (%)	Inception Date	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 <sup>10</sup>
AUD A (Monthly) Distributing Class	08-08-2016	-	-7.96 <sup>11</sup>	10.32	-7.42	28.41	-7.73	39.36	-30.39	7.12	10.72
CHF A Accumulating Class	11-10-2012	0.33	0.41	7.29	-9.81	25.27	-6.68	38.51	-31.16	5.03	7.72
EUR A Accumulating Class	01-02-2006	1.41	0.98	7.87	-9.48	25.88	-6.63	39.11	-30.97	7.02	10.30
HKD A (Monthly) Distributing Class	28-07-2016	-	-8.66 <sup>11</sup>	9.17	-7.58	28.89	-3.85	40.05	-28.92	8.62	11.21
SGD A Accumulating Class	28-05-2013	2.18	2.44	9.37	-7.85	28.74	-5.65	40.03	-29.19	7.93	10.16
USD A (Monthly) Distributing Class	18-11-2015	2.84 <sup>11</sup>	2.38	9.86	-6.93	29.85	-3.99	40.21	-28.50	9.67	12.21
USD A Accumulating Class	01-02-2006	1.52	2.39	9.92	-6.90	29.82	-3.91	40.22	-28.55	9.72	12.18
USD A Distributing Class	21-03-2012	1.51	2.40	9.88	-6.93	29.78	-3.94	40.18	-28.53	9.70	12.23
Benchmark (USD)	-	1.67	7.45	7.41	-5.47	27.23	-6.12	40.08	-25.71	9.95	12.90

The fund is actively managed, which means that the investments are selected at the discretion of the investment manager. The fund is not constrained by its benchmark, which is used for comparison purposes only. The fund gives some consideration to the benchmark constituents in the selection of securities and may not hold all or many of the benchmark's components.

<sup>6</sup>Performance to latest month end. YTD - Year to Date, SI - Since Inception, m - month, y - year. 12 month period based on month end NAVs.

<sup>7</sup>Returns for these periods are cumulative.

<sup>8</sup>Returns are annualised for periods longer than one year.

<sup>9</sup>Data shown since inception of the USD A Accumulating Class.

<sup>10</sup>Performance for the current calendar year is the year to date.

<sup>11</sup>Data shown since the share class inception date.

Where a benchmark is shown, the benchmark shown is provided in the base currency of the fund and therefore may not be a fair representative comparison to the hedged currency share class shown. The difference in the currency exposure and currency fluctuations in an unhedged benchmark may cause an unintended differential in any performance or risk comparison.

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## A SHARE CLASS DATA

Share Class	NAV	Initial Sales Charge (Max)	Ongoing Charges	Management Fee	Minimum Investment
AUD A (Monthly) Dist	8.92	5.00%	1.71%*	1.50%	1,000
CHF A Acc	15.07	5.00%	1.71%*	1.50%	1,000
EUR A Acc	9.42	5.00%	1.70%*	1.50%	1,000
HKD A (Monthly) Dist	9.86	5.00%	1.70%*	1.50%	10,000
SGD A Acc	33.28	5.00%	1.71%*	1.50%	1,000
USD A (Monthly) Dist	11.56	5.00%	1.70%*	1.50%	1,000
USD A Acc	26.98	5.00%	1.70%*	1.50%	1,000
USD A Dist	19.05	5.00%	1.71%*	1.50%	1,000

Share Class	Inception Date	Morningstar Category™	ISIN	Bloomberg	VALOR
AUD A (Monthly) Dist	08-08-2016	Property - Indirect Other	IE00BD0PCG51	NBREADA ID	33354493
CHF A Acc	11-10-2012	Property - Indirect Other	IE00B68CYF25	NBIRCAA ID	19820835
EUR A Acc	01-02-2006	Property - Indirect Other	IE00B0TOGT17	NBIRINS ID	2441535
HKD A (Monthly) Dist	28-07-2016	Property - Indirect Other	IE00BD0PCF45	NBREADH ID	33354496
SGD A Acc	28-05-2013	Property - Indirect Other	IE00B45NX917	NBURSAA ID	20516432
USD A (Monthly) Dist	18-11-2015	Property - Indirect North America	IE00B95QR487	NBRUAMD ID	30086223
USD A Acc	01-02-2006	Property - Indirect North America	IE00B0T0GQ85	NBIUSRA ID	2441518
USD A Dist	21-03-2012	Property - Indirect North America	IE00B1G9WX41	NBURDAQ ID	2928101

\*The ongoing charge figure (which includes the management fee) is an annual charge based on expenses for the period ending 31 December 2023

Some share classes listed are subject to restrictions, please refer to the fund's prospectus for further details.

Investors who subscribe in a currency different from their local currency should note that the costs may increase or decrease as a result of currency and exchange rate fluctuations.

For a full glossary of terms, please refer to [www.nb.com/glossary](http://www.nb.com/glossary)

# Neuberger Berman US Real Estate Securities Fund

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## ESG DISCLOSURES

The fund complies with the Sustainable Finance Disclosure Regulation (the "SFDR") and is classified as an Article 8 SFDR fund. Neuberger Berman believes that Environmental, Social and Governance ("ESG") factors, like any other factor, should be incorporated in a manner appropriate for the specific asset class, investment objective and style of each investment strategy.

## IMPORTANT INFORMATION

Except for performance, the data shown is for the fund and is not specific to the share class, it has not been adjusted to reflect the different fees and expenses of the share class.

Performance of another share class may vary from the results shown based on differences in fees and expenses, and currency.

Source: Neuberger Berman, FactSet and Morningstar.

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The KID may be obtained free of charge in Danish, Dutch, English, Finnish, French, German, Greek, Icelandic, Italian, Norwegian, Portuguese, Spanish and Swedish (depending on where the relevant sub-fund has been registered for marketing), and the prospectus and prospectus supplements may be obtained free of charge in English, French, German, Italian and Spanish, from [www.nb.com/europe/literature](http://www.nb.com/europe/literature), from local paying agents (a list of which can be found in Annex III of the prospectus), or by writing to Neuberger Berman Investment Funds plc, c/o Brown Brothers Harriman Fund Administration Service (Ireland) Ltd, 30 Herbert Street, Dublin 2, Ireland. In the United Kingdom the key investor information document (KIID) may be obtained free of charge in English at the same address or from Neuberger Berman Europe Limited at their registered address.

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It should not be assumed that any investments in securities, companies, sectors or markets identified and described were or will be profitable. Investors may not get back the full amount invested.

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Indices are unmanaged and not available for direct investment.

An investment in the fund involves risks, with the potential for above average risk, and is only suitable for people who are in a position to take such risks. For more information please read the prospectus which can be found on our website at: [www.nb.com/europe/literature](http://www.nb.com/europe/literature).

**Past performance is not a reliable indicator of current or future results.** The value of investments may go down as well as up and investors may not get back any of the amount invested. The performance data does not take account of the commissions and costs incurred by investors when subscribing for or redeeming shares.

The value of investments designated in another currency may rise and fall due to exchange rate fluctuations in respect of the relevant currencies. Adverse movements in currency exchange rates can result in a decrease in return and a loss of capital.

Tax treatment depends on the individual circumstances of each investor and may be subject to change, investors are therefore recommended to seek independent tax advice.

Investment in the fund should not constitute a substantial proportion of an investor's portfolio and may not be appropriate for all investors. Diversification and asset class allocation do not guarantee profit or protect against loss.

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