

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

30 September 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) | 518.34 |
| 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 (%) ¹ | 1m ² | 3m ² | YTD ² | 1y ² | 3y ³ | 5y ³ | 10y ³ | SI ⁴ |
|------------------------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|------------------|-----------------|
| USD A Accumulating Class | 3.32 | 17.64 | 12.60 | 32.94 | 0.83 | 3.36 | 6.18 | 5.48 |
| Benchmark (USD) | 2.99 | 16.48 | 13.25 | 33.16 | 2.36 | 3.97 | 6.82 | 5.71 |

| 12 MONTH PERIODS (%) ¹ | Sep14 Sep15 | Sep15 Sep16 | Sep16 Sep17 | Sep17 Sep18 | Sep18 Sep19 | Sep19 Sep20 | Sep20 Sep21 | Sep21 Sep22 | Sep22 Sep23 | Sep23 Sep24 |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| USD A Accumulating Class | 4.85 | 15.34 | 1.45 | 2.14 | 23.25 | -9.41 | 27.08 | -18.58 | -5.30 | 32.94 |
| Benchmark (USD) | 6.65 | 19.61 | 1.39 | 3.16 | 19.30 | -13.10 | 30.36 | -17.04 | -2.92 | 33.16 |

| CALENDAR (%) | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 ⁵ |
|--------------------------|------|------|------|-------|-------|-------|-------|--------|------|-------------------|
| USD A Accumulating Class | 1.52 | 2.39 | 9.92 | -6.90 | 29.82 | -3.91 | 40.22 | -28.55 | 9.72 | 12.60 |
| Benchmark (USD) | 1.67 | 7.45 | 7.41 | -5.47 | 27.23 | -6.12 | 40.08 | -25.71 | 9.95 | 13.25 |

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.

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

²Returns for these periods are cumulative.

³Returns are annualised for periods longer than one year.

⁴Returns from 01 February 2006 to latest month end.

⁵Performance 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. | 8.90 | 8.01 |
| American Tower Corporation | 8.20 | 7.45 |
| Equinix, Inc. | 7.17 | 5.78 |
| AvalonBay Communities, Inc. | 4.76 | 2.19 |
| Welltower Inc. | 4.68 | 5.30 |
| Public Storage | 4.64 | 3.95 |
| Iron Mountain, Inc. | 4.61 | 2.37 |
| Ventas, Inc. | 4.41 | 1.77 |
| Simon Property Group, Inc. | 4.40 | 3.75 |
| Sun Communities, Inc. | 3.95 | 1.14 |

CONTACT

Client Services: +44 (0)20 3214 9096

Client Services: +353 1 241 7116

Email: Clientservices@nb.com

Website: www.nb.com

Calls are recorded

Page 1 of 6

For Professional Client Use Only

Neuberger Berman US Real Estate Securities Fund

30 September 2024

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 |
|---------------------|-------|-------|
| Telecommunications | 14.59 | 12.86 |
| Health Care | 12.46 | 12.34 |
| Industrial | 10.49 | 12.22 |
| Data Centers | 9.13 | 9.36 |
| Apartments | 8.81 | 9.34 |
| Self Storage | 7.09 | 7.59 |
| Regional Malls | 5.86 | 4.06 |
| Manufactured Homes | 5.65 | 2.13 |
| Free Standing | 5.27 | 5.73 |
| Specialty | 4.61 | 3.76 |
| Shopping Centers | 4.24 | 5.13 |
| Office | 4.05 | 3.44 |
| Equity Gaming Reits | 2.55 | 3.30 |
| Timberland | 2.10 | 2.26 |
| Single Family Homes | 1.62 | 2.37 |
| Diversified | 0.00 | 1.73 |
| Lodging / Resorts | 0.00 | 2.37 |
| Cash | 1.50 | 0.00 |

CHARACTERISTICS

| | Fund | Bmrk |
|---|--------|--------|
| Number of Securities | 33 | 138 |
| Weighted Average Market Cap (USD Million) | 49,683 | 46,096 |
| Estimated 3-5 Year EPS Growth (%) | 7.51 | 7.15 |
| Dividend Yield (%) | 3.19 | 3.54 |
| Price / Sales | 8.50 | 7.83 |
| Price / Funds from Operation | 19.00 | 18.04 |

ASSET SUMMARY

| | Fund |
|-------------------------------|-------|
| Cash Equivalents (%) | 1.50 |
| Assets in Top 10 Holdings (%) | 55.72 |

RISK MEASURES

| | 3 years |
|--------------------|---------|
| Alpha (%) | -1.48 |
| Tracking Error (%) | 1.73 |
| Beta | 1.00 |
| Sharpe Ratio | -0.02 |
| Information Ratio | -0.88 |
| R-Squared (%) | 99.38 |
| Standard Deviation | 21.98 |

Neuberger Berman US Real Estate Securities Fund

30 September 2024

A SHARE CLASS PERFORMANCE

Past performance does not predict future returns.

| PERFORMANCE (%) ⁶ | Inception Date | 1m ⁷ | 3m ⁷ | YTD ⁷ | 1y ⁷ | 3y ⁸ | 5y ⁸ | 10y ⁸ | SI ⁸ |
|------------------------------------|----------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|------------------|-------------------|
| AUD A (Monthly) Distributing Class | 08-08-2016 | 3.31 | 17.40 | 11.33 | 30.44 | -1.26 | 1.09 | - | 3.16 |
| CHF A Accumulating Class | 11-10-2012 | 2.97 | 16.34 | 8.93 | 27.00 | -3.02 | 0.03 | 3.27 | 3.58 |
| EUR A Accumulating Class | 01-02-2006 | 3.26 | 17.16 | 11.12 | 30.36 | -1.63 | 0.98 | 4.07 | -0.28 |
| HKD A (Monthly) Distributing Class | 28-07-2016 | 3.13 | 17.36 | 11.81 | 31.88 | 0.07 | 2.87 | - | 4.02 |
| SGD A Accumulating Class | 28-05-2013 | 3.14 | 17.11 | 10.99 | 30.26 | -0.50 | 2.11 | 5.38 | 4.66 |
| USD A (Monthly) Distributing Class | 18-11-2015 | 3.26 | 17.63 | 12.62 | 32.92 | 0.83 | 3.35 | - | 5.89 |
| USD A Accumulating Class | 01-02-2006 | 3.32 | 17.64 | 12.60 | 32.94 | 0.83 | 3.36 | 6.18 | 5.48 |
| USD A Distributing Class | 21-03-2012 | 3.29 | 17.64 | 12.62 | 32.92 | 0.83 | 3.35 | 6.18 | 6.13 |
| Benchmark (USD) | - | 2.99 | 16.48 | 13.25 | 33.16 | 2.36 | 3.97 | 6.82 | 5.71 ⁹ |

| 12 MONTH PERIODS (%) ⁶ | Inception Date | Sep 14 Sep 15 | Sep 15 Sep 16 | Sep 16 Sep 17 | Sep 17 Sep 18 | Sep 18 Sep 19 | Sep 19 Sep 20 | Sep 20 Sep 21 | Sep 21 Sep 22 | Sep 22 Sep 23 | Sep 23 Sep 24 |
|------------------------------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| AUD A (Monthly) Distributing Class | 08-08-2016 | - | - | 1.82 | 1.85 | 22.03 | -13.11 | 26.21 | -19.99 | -7.76 | 30.44 |
| CHF A Accumulating Class | 11-10-2012 | 3.89 | 13.50 | -0.92 | -0.77 | 18.81 | -12.48 | 25.45 | -20.53 | -9.64 | 27.00 |
| EUR A Accumulating Class | 01-02-2006 | 4.87 | 14.22 | -0.39 | -0.53 | 19.58 | -12.39 | 25.88 | -20.46 | -8.20 | 30.36 |
| HKD A (Monthly) Distributing Class | 28-07-2016 | - | - | 0.95 | 1.29 | 22.31 | -9.46 | 26.97 | -18.97 | -6.23 | 31.88 |
| SGD A Accumulating Class | 28-05-2013 | 5.24 | 15.99 | 0.87 | 1.19 | 22.12 | -11.06 | 26.73 | -18.98 | -6.67 | 30.26 |
| USD A (Monthly) Distributing Class | 18-11-2015 | - | - | 1.49 | 2.20 | 23.19 | -9.48 | 27.06 | -18.57 | -5.29 | 32.92 |
| USD A Accumulating Class | 01-02-2006 | 4.85 | 15.34 | 1.45 | 2.14 | 23.25 | -9.41 | 27.08 | -18.58 | -5.30 | 32.94 |
| USD A Distributing Class | 21-03-2012 | 4.91 | 15.27 | 1.51 | 2.12 | 23.25 | -9.47 | 27.05 | -18.55 | -5.31 | 32.92 |
| Benchmark (USD) | - | 6.65 | 19.61 | 1.39 | 3.16 | 19.30 | -13.10 | 30.36 | -17.04 | -2.92 | 33.16 |

| CALENDAR (%) | Inception Date | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 ¹⁰ |
|------------------------------------|----------------|--------------------|---------------------|-------|-------|-------|-------|-------|--------|------|--------------------|
| AUD A (Monthly) Distributing Class | 08-08-2016 | - | -7.96 ¹¹ | 10.32 | -7.42 | 28.41 | -7.73 | 39.36 | -30.39 | 7.12 | 11.33 |
| 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 | 8.93 |
| 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 | 11.12 |
| HKD A (Monthly) Distributing Class | 28-07-2016 | - | -8.66 ¹¹ | 9.17 | -7.58 | 28.89 | -3.85 | 40.05 | -28.92 | 8.62 | 11.81 |
| 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 | 10.99 |
| USD A (Monthly) Distributing Class | 18-11-2015 | 2.84 ¹¹ | 2.38 | 9.86 | -6.93 | 29.85 | -3.99 | 40.21 | -28.50 | 9.67 | 12.62 |
| 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 | 12.60 |
| 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 | 12.62 |
| Benchmark (USD) | - | 1.67 | 7.45 | 7.41 | -5.47 | 27.23 | -6.12 | 40.08 | -25.71 | 9.95 | 13.25 |

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.

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

⁷Returns for these periods are cumulative.

⁸Returns are annualised for periods longer than one year.

⁹Data shown since inception of the USD A Accumulating Class.

¹⁰Performance for the current calendar year is the year to date.

¹¹Data 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.

Neuberger Berman US Real Estate Securities Fund

30 September 2024

A SHARE CLASS DATA

| Share Class | NAV | Initial Sales Charge (Max) | Ongoing Charges | Management Fee | Minimum Investment |
|----------------------|-------|----------------------------|-----------------|----------------|--------------------|
| AUD A (Monthly) Dist | 9.03 | 5.00% | 1.71%* | 1.50% | 1,000 |
| CHF A Acc | 15.24 | 5.00% | 1.71%* | 1.50% | 1,000 |
| EUR A Acc | 9.49 | 5.00% | 1.70%* | 1.50% | 1,000 |
| HKD A (Monthly) Dist | 9.98 | 5.00% | 1.70%* | 1.50% | 10,000 |
| SGD A Acc | 33.53 | 5.00% | 1.71%* | 1.50% | 1,000 |
| USD A (Monthly) Dist | 11.68 | 5.00% | 1.70%* | 1.50% | 1,000 |
| USD A Acc | 27.08 | 5.00% | 1.70%* | 1.50% | 1,000 |
| USD A Dist | 19.14 | 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

Neuberger Berman US Real Estate Securities Fund

30 September 2024

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.

This document is addressed to professional clients/qualified investors only.

European Economic Area (EEA): This is a marketing document and is issued by Neuberger Berman Asset Management Ireland Limited, which is regulated by the Central Bank Ireland and is registered in Ireland, at 2 Central Plaza, Dame Street, Dublin, D02 T0X4.

United Kingdom and outside the EEA: This document is a financial promotion and is issued by Neuberger Berman Europe Limited, which is authorised and regulated by the Financial Conduct Authority and is registered in England and Wales, at The Zig Zag Building, 70 Victoria Street, London, SW1E 6SQ.

Neuberger Berman Europe Limited is also a registered investment adviser with the Securities and Exchange Commission in the US, and the Dubai branch is regulated by the Dubai Financial Services Authority in the Dubai International Financial Centre.

This fund is a sub-fund of Neuberger Berman Investment Funds PLC, authorised by the Central Bank of Ireland pursuant to the European Communities (Undertaking for Collective Investment in Transferable Securities) Regulations 2011, as amended. The information in this document does not constitute investment advice or an investment recommendation and is only a brief summary of certain key aspects of the fund. **Investors should read the prospectus along with the relevant prospectus supplements and the key information document (KID) or key investor information document (KIID), as applicable** which are available on our website: www.nb.com/europe/literature. Further risk information, investment objectives, fees and expenses and other important information about the fund can be found in the prospectus and prospectus supplements. The fees and charges paid by the Fund will reduce the return on your investment. Certain costs paid by the Fund will be charged in USD, EUR, GBP, CHF, CNY, HKD, DKK, SGD or other currencies and exchange rate fluctuations may cause these costs to increase or decrease when converted into your local currency.

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, 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.

Neuberger Berman Asset Management Ireland Limited may decide to terminate the arrangements made for the marketing of its funds in all or a particular country.

A summary of the investors' rights is available in English on: www.nb.com/europe/literature

For information on sustainability-related aspects pursuant to Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 on sustainability-related disclosures in the financial services sector please visit www.nb.com/europe/literature. When making the decision to invest in the fund, investors should take into account all the characteristics or objectives of the fund as described in the legal documents.

This document is presented solely for information purposes and nothing herein constitutes investment, legal, accounting or tax advice, or a recommendation to buy, sell or hold a security.

We do not represent that this information, including any third-party information, is complete and it should not be relied upon as such.

No recommendation or advice is being given as to whether any investment or strategy is suitable for a particular investor. Each recipient of this document should make such investigations as it deems necessary to arrive at an independent evaluation of any investment, and should consult its own legal counsel and financial, actuarial, accounting, regulatory and tax advisers to evaluate any such investment.

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.

Any views or opinions expressed may not reflect those of the firm as a whole.

All information is current as of the date of this material and is subject to change without notice.

The fund described in this document may only be offered for sale or sold in jurisdictions in which or to persons to which such an offer or sale is permitted. The fund can only be promoted if such promotion is made in compliance with the applicable jurisdictional rules and regulations. This document and the information contained therein may not be distributed in the US.

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.

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.

Notice to investors in Switzerland: This is an advertising document. Neuberger Berman Investment Funds plc is established in Ireland as an investment company with variable capital incorporated with limited liability under Irish law, and the sub-funds are also authorised by the Swiss Financial Market Supervisory Authority (FINMA) for offering and/or advertising to non-qualified investors in and from Switzerland. The Swiss representative and paying agent is BNP Paribas, Paris, Zurich Branch, Selnaustrasse 16, CH-8002 Zürich, Switzerland. The prospectus, the key investor information documents, the memorandum and articles of association and the annual and semi-annual reports are all available free of charge from the representative in Switzerland.

Notice to investors in Spain: The Fund Neuberger Berman Investment Fund plc is registered with the Comisión Nacional del Mercado de Valores ("CNMV") under registration number 295 in Spain.

Notice to investors in Israel: This document has not been approved by the Israeli Securities Authority and will only be distributed to Israeli residents in a manner that will not constitute "an offer to the public" under sections 15 and 15a of the Securities Law, 1968 ("the Securities Law") or section 25 of the Joint Investment Trusts Law, 1994 ("the Joint Investment Trusts Law"), as applicable. The Shares are being offered to a limited number of investors (35 investors or fewer during any given 12 month period) and/or those categories of investors listed in the first schedule ("the Schedule") to the Securities Law ("Sophisticated Investors"), as amended from time to time, who also qualify as Qualified Clients (as defined in the Regulation of Investment Advice, Investment Marketing and Investment Portfolio Management, 1995 ("the Investment Advice Law")); in all cases under circumstances that will fall within the private placement exemption or other exemptions of the Securities Law, the Joint Investment Trusts Law and any applicable guidelines, pronouncements or rulings issued from time to time by the Israel Securities Authority. An offeree identifying itself as a Sophisticated Investor will be required to confirm in writing that it falls within one of the criteria for being deemed as such (and, in certain cases, additionally to provide third party confirmation of the same) and that it is aware of the consequences of being classified as a Sophisticated Investor. This document may not be reproduced or used for any other purpose, nor be furnished to any other person other than those to whom copies have been sent. As a prerequisite to the receipt of a copy of this document a recipient may be required by the issuer to provide confirmation that it is a Sophisticated Investor purchasing Shares for its own account or, where applicable, for other Sophisticated Investors. If any recipient in Israel of a copy of this document is not a Sophisticated Investor or has not been notified by Neuberger Berman Europe Limited that it falls within the limited number of investors referred to above, such recipient should promptly return this document to Neuberger Berman Europe Limited. Any offeree who purchases Shares is purchasing such Shares for his or its own benefit and account and not with the aim or intention of distributing or offering such Shares to other parties (other than, in the case of an offeree which is a Sophisticated Investor by virtue of it being a banking corporation, portfolio manager or member of the Tel Aviv Stock Exchange, as defined in the Schedule, where such offeree is purchasing Shares for another party which is a Sophisticated Investor). Nothing in this document should be considered as investment advice or investment marketing, as defined in the Investment Advice Law. Neuberger Berman Europe Limited is not licensed under the Investment Advice Law, nor does it carry the insurance as required of a licensee thereunder. Investors are encouraged to seek competent investment advice from a locally licensed investment adviser prior to making the investment, as well as legal, business and tax advice from competent local advisers. This document does not constitute an offer to sell or solicitation of an offer to buy any securities or fund units other than the Shares offered hereby, nor does it constitute an offer to sell to or solicitation of an offer to buy from any person or persons in any state or other jurisdiction in which such offer or solicitation would be unlawful, or in which the person making such offer or solicitation is not qualified to do so, or to a person or persons to whom it is unlawful to make such offer or solicitation.

Notice to investors in Bahrain: The document has not been reviewed or approved by the Central Bank of Bahrain which takes no responsibility for its contents. No offer to the public to purchase the fund will be made in the Kingdom of Bahrain and this document is intended to be read by the addressee only and must not be passed to, issued to, or shown to the public generally. The Central Bank of Bahrain and the Bahrain stock exchange assume no responsibility for the accuracy and completeness of the statements and information contained in this document and expressly disclaim any liability whatsoever for any loss howsoever arising from reliance upon the whole or any part of the contents of this document.

Notice to investors in the Dubai International Finance Center: This document is issued by Neuberger Berman Europe Limited ("NBEL") which is authorised and regulated by the UK Financial Conduct Authority ("FCA") and is registered in England and Wales, at The Zig Zag Building, 70 Victoria Street, London, SW1E 6SQ and is also a Registered Investment Adviser with the Securities and Exchange Commission ("SEC") in the U.S. and regulated by the Dubai Financial Services Authority. This document relates to a fund which is not subject to any form of regulation or approval by the Dubai Financial Services Authority ("DFSA"). The DFSA has no responsibility for reviewing or verifying any prospectus or other documents in connection with this fund. Accordingly, the DFSA has not approved the prospectus or any other associated documents nor taken any steps to verify the information set out in this document, and has no responsibility for it. The units to which this document relates may be illiquid and/or subject to restrictions on their resale. Prospective purchasers should conduct their own due diligence on the units. If you do not understand the contents of this document you should consult an authorised financial adviser. This offer is not directed to retail clients.

Notice to investors in Kuwait: This document is not for circulation to private investors nor to the public in Kuwait. The fund has not been licensed for offering in Kuwait by the Kuwait Capital Markets Authority or any other relevant Kuwaiti government agency. The offering of the fund in Kuwait on the basis of a private placement or public offering is, therefore, restricted in accordance with Law No. 7 of 2010 and the bylaws thereto (as amended). No private or public offering of the fund is being made in Kuwait, and no agreement relating to the sale of the fund will be concluded in Kuwait. No marketing or solicitation or inducement activities are being used to offer or market the fund in Kuwait.

For Residents of the Sultanate of Oman: The information contained in this document neither constitutes a public offer of securities in the Sultanate of Oman as contemplated by the Law of Commercial Companies (Royal Decree 18/2019) or the Securities Law (Royal Decree 46/2022), nor does it constitute an offer to sell, or the solicitation of any offer to buy Non-

Neuberger Berman US Real Estate Securities Fund

30 September 2024

Omani securities in the Sultanate of Oman as contemplated by Article 139 of the Executive Regulations to the Capital Market Law (issued by Decision No.1/2009). Additionally, this private placement memorandum is not intended to lead to the conclusion of any contract of whatsoever nature within the territory of the Sultanate of Oman.

Note to investors in Qatar: The fund is only being offered to a limited number of investors who are willing and able to conduct an independent investigation of the risks involved in an investment in such fund. The promotional documentation does not constitute an offer to the public and is for the use only of the named addressee and should not be given or shown to any other person (other than employees, agents or consultants in connection with the addressee's consideration thereof). The fund has not been and will not be registered with the Qatar Central Bank or under any laws of the State of Qatar. No transaction will be concluded in your jurisdiction and any inquiries regarding the fund should be made to Neuberger Berman Europe Limited.

Notice to Investors in Saudi Arabia: This document may not be distributed in the Kingdom except to such persons as are permitted under the Investment Funds Regulations issued by the Capital Market Authority. The Capital Market Authority does not make any representation as to the accuracy or completeness of this document, and expressly disclaims any liability whatsoever for any loss arising from, or incurred in reliance upon, any part of this document. Prospective subscribers of the securities offered hereby should conduct their own due diligence on the accuracy of the information relating to the securities to be offered. If you do not understand the contents of this document, you should consult an authorised financial adviser.

FOR UNITED ARAB EMIRATES (EXCLUDING DUBAI INTERNATIONAL FINANCIAL CENTRE (DIFC) AND ABU DHABI GLOBAL MARKET (ADGM)) RESIDENTS ONLY: This document, and the information contained herein, does not constitute, and is not intended to constitute, a public offer of securities in the United Arab Emirates ("UAE") and accordingly should not be construed as such. The Fund is only being offered to a limited number of investors in the UAE who (a) are willing and able to conduct an independent investigation of the risks involved in an investment in such Fund, and (b) upon their specific request. The Fund has not been approved by or licensed or registered with the UAE Central Bank, the Securities and Commodities Authority, or any other relevant licensing authorities or governmental agencies in the UAE. The document is for the use of the named addressee only, who has specifically requested it without a promotion effected by Neuberger Berman Europe Limited, its promoters or the distributors of its units, and should not be given or shown to any other person (other than employees, agents or consultants in connection with the addressee's consideration thereof). No transaction will be concluded in the UAE and any enquiries regarding the Fund should be made to Neuberger Berman Europe Limited.

© 2024 Morningstar. All Rights Reserved. The information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is not warranted to be accurate, complete or timely. Neither Morningstar nor its content providers are responsible for any damages or losses arising from any use of this information. Past performance is no guarantee of future results. For more detailed information about Morningstar's Rating, including its category rating methodology, please go to <https://shareholders.morningstar.com/investor-relations/governance/Compliance--Disclosure/default.aspx>

No part of this document may be reproduced in any manner without prior written permission of Neuberger Berman. The "Neuberger Berman" name and logo are registered service marks of Neuberger Berman Group LLC.

© 2024 Neuberger Berman Group LLC. All rights reserved.