

## Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

## USD M Accumulating Class (IE00BD9WHN91) Neuberger Berman US Real Estate Securities Fund (the "Fund") a sub-fund of Neuberger Berman Investment Funds plc ("NBIF")

Neuberger Berman Asset Management Ireland Limited ("NBAMIL") is the manufacturer of the Fund.

The Central Bank of Ireland (the "Central Bank") is responsible for supervising NBAMIL, which is part of the Neuberger Berman Group, in relation to this Key Information Document ("KID").

The Fund is authorised by the Central Bank pursuant to the European Communities (Undertakings for Collective Investment in Transferable Securities) Regulations 2011, as amended, and has been registered for sale in other EEA Member States. NBAMIL is authorised in Ireland and regulated by the Central Bank. For more information on this Fund, please refer to [www.nb.com](http://www.nb.com) or call +353 (0)1 264 2795.

This KID was produced on 11 November 2024.

## What is this product?

### Type:

This product is a UCITS fund.

### Objectives:

The Fund aims to increase the value of your shares through a combination of growth and income by investing in a concentrated portfolio principally in securities issued by Real Estate Investment Trusts ("REITs"). The Fund can invest in:

- Equity REITs which invest the majority of their Net Asset Value ("NAV") in property and derive their income from rents and capital gains from appreciation realised through property sales
- Mortgage REITs which invest the majority of their assets in real estate mortgages and derive their income mainly from interest payments
- Hybrid REITs which combine the characteristics of both equity and mortgage REITs
- Debt securities

The Fund may invest in companies of any market capitalisation but shall typically invest in REITs that have market capitalisation greater than USD \$300m at the time of purchase. 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. The Fund does not invest directly in real estate.

The Fund may invest up to 20% of the Portfolio's NAV in debt securities.

Illiquid securities are securities that cannot be expected to be sold within 7 days in the ordinary course of business for approximately the amount at which the Portfolio has valued the securities. These may include unlisted or other restricted securities, which at all times will be in accordance with the requirements of the Central Bank of Ireland.

The Fund promotes environmental and social characteristics pursuant to Article 8 of SFDR.

Income will be rolled up into the value of your investment.

### Term:

The Fund has no fixed maturity date, however it may be terminated in certain circumstances, as described in the Prospectus in the section "Termination of Portfolios or Share Classes".

The shares may be exchanged for shares in another sub-fund of NBIF in accordance with the terms of the Prospectus. Charges may apply.

Shares in the Fund can be bought or sold on any day defined as a Business Day in Prospectus.

NBIF is established as an umbrella fund with segregated liability between sub-funds under Irish law.

Brown Brothers Harriman Trustee Services (Ireland) Limited (the "Depositary") is appointed as the depositary of NBIF.

You can obtain copies of the Prospectus and the latest reports and accounts for NBIF free of charge in English, German, French, Italian and Spanish, along with the latest published prices of shares and other information on the Fund, free of charge from Brown Brothers Harriman Fund Administration Services (Ireland) Limited (the "Administrator"), 30 Herbert Street, Dublin 2, Ireland.

### Benchmark:

The Fund is actively managed and it is not constrained by the benchmark, the FTSE NAREIT All Equity REITs Index (Total Return, Net of Tax, USD) which is used for performance 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.

### Intended retail investor:

This Fund may be compatible with the needs of investors seeking a fund to deliver income and/or capital growth with an investment horizon of 4 years or more, as part of a diversified portfolio of investments. The Fund is a medium-high risk product and investors should consider this when deciding the mix of their portfolio of investments. Investors who are unsure that they have the knowledge and experience to make informed investment decisions about this Fund or to construct a diversified portfolio should seek professional investment advice. The Fund is unlikely to be compatible with the needs of those investors seeking a single investment, or to achieve a specified return by a particular date.

## What are the risks and what could I get in return?

### Risk Indicator



The risk indicator assumes you keep the product for 4 years.

The summary risk indicator is a guide to the level of risk of this Fund compared to other products. It shows how likely it is that the Fund will lose money because of movements in the markets or because we are not able to pay you.

We have classified this Fund as 5 out of 7, which is a medium-high risk class. This rates the potential losses from future performance at a medium-high level, and poor market conditions will likely impact the capacity of NBAMIL to pay you.

Beside the risks included in the risk indicator, other risks may affect the Fund's performance. Please refer to the Fund Prospectus and/or supplement at [www.nb.com/en/gb/legal-documents](http://www.nb.com/en/gb/legal-documents). The Fund does not include any protection from future market performance so you could lose some or all of your investment. If we are unable to pay you what is owed, you could lose your entire investment.

## Performance scenarios

The figures shown include all the costs of the Fund itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. What you will get from this Fund depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the Fund/representative portfolio over the last 10 years.

The stress scenario shows what you might get back in extreme market circumstances, however, markets could develop very differently in the future.

Recommended Holding Period: 4 years			
Example Investment: USD 10,000			
Scenarios Minimum: There is no minimum guaranteed return and it is possible to lose all invested capital.		If you exit after 1 year	If you exit after 4 years (recommended holding period)
<b>Stress</b>	<b>What you might get back after costs</b> Average return each year	<b>570 USD</b> -94.29%	<b>830 USD</b> -46.29%
<b>Unfavourable<sup>1</sup></b>	<b>What you might get back after costs</b> Average return each year	<b>6,930 USD</b> -30.69%	<b>7,670 USD</b> -6.41%
<b>Moderate<sup>2</sup></b>	<b>What you might get back after costs</b> Average return each year	<b>9,980 USD</b> -0.16%	<b>11,750 USD</b> 4.11%
<b>Favourable<sup>3</sup></b>	<b>What you might get back after costs</b> Average return each year	<b>13,680 USD</b> 36.77%	<b>15,340 USD</b> 11.29%

<sup>1</sup> This type of scenario occurred for an investment between December 2021 and July 2024.

<sup>2</sup> This type of scenario occurred for an investment between February 2017 and February 2021.

<sup>3</sup> This type of scenario occurred for an investment between December 2017 and December 2021.

## What happens if NBAMIL is unable to pay out?

Investors may face financial losses as a result of the default of the Fund, NBIF, NBAMIL or any of the service providers appointed to the Fund, including the Sub-Investment Managers (or their affiliates), the Administrator, the Depositary, or a trading counterparty. Any such losses are not covered by any investor compensation or guarantee scheme.

## What are the costs?

The person advising on or selling you this Fund may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

### Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the Fund and how well the Fund does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed, in the first year you would get back the amount that you invested (0% annual return). For the other holding period, we have assumed the Fund performs as shown in the moderate scenario and the investment is USD 10,000.

Investment: USD 10,000	If you exit after 1 year	If you exit after 4 years
<b>Total costs</b>	470 USD	1,427 USD
<b>Annual cost impact (*)</b>	4.7%	3.3%

(\*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 7.4% before costs and 4.1% after costs.

## Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
<b>Entry costs</b>	The impact of the costs you pay when making your investment. This is the most you will pay, but you could pay less. This includes the costs of distribution of the Fund.	195 USD
<b>Exit costs</b>	We do not charge an exit fee for this Fund, but the person selling you the Fund may do so.	0 USD
Ongoing costs taken each year		If you exit after 1 year
<b>Management fees and other administrative or operating costs</b>	The impact of the costs that we take each year for managing your investments.	272 USD
<b>Transaction costs</b>	The impact of the costs of us buying and selling underlying investments for the product.	3 USD
Incidental costs taken under specific conditions		If you exit after 1 year
<b>Performance fees</b>	This share class does not charge a performance fee.	0 USD

## How long should I hold it and can I take money out early?

### Recommended holding period: 4 years

The Fund is designed to be held over the medium term and we recommend that you hold this investment for at least 4 years. Shares in the Fund can be bought or sold on a daily basis (save on certain bank holidays or public holidays and subject to certain restrictions described in the Prospectus).

Further information on the Fund's disinvestment procedure is included in the "Subscriptions & Redemptions" section of the Prospectus.

## How can I complain?

Complaints about the Fund, or the conduct of NBAMIL or a person advising on, or selling the Fund should be sent to the Fund distributor or your adviser, with a copy to the Administrator. If you do not have a distributor or adviser, the complaint should be addressed in writing to the Administrator, using the following contact details:

Brown Brothers Harriman Fund Administration Services (Ireland) Limited,  
30 Herbert Street  
Dublin 2,  
Ireland

You may contact us by phone: +353 (0)1 264 2795

or by email: [clientservices@nb.com](mailto:clientservices@nb.com)

Further information is available on our website <https://www.nb.com/en/gb/legal-documents>

## Other relevant information

**Remuneration policy:** Details of the NBAMIL remuneration policy are available at [www.nb.com/remuneration](http://www.nb.com/remuneration) and a paper copy will also be available free of charge upon request.

**Past Performance & Performance scenarios:** Please refer to <https://www.nb.com/en/gb/legal-documents> to view the latest past performance and performance scenarios up to the last 10 years.

Capitalised terms used but not otherwise defined will take the meaning given to them in the NBIF Prospectus.

The paying agent and representative in Switzerland is BNP PARIBAS, Paris, Zurich branch, Selnaustrasse 16, CH-8002 Zurich, Switzerland. The Prospectus, PRIIPs KIDs, articles of association, and the annual and half-yearly reports are available free of charge from the representative in Switzerland.