CHF A Accumulating Class 31 January 2023

### **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

### **FUND FACTS**

Inception Date (Fund) 01 February 2006 Inception Date (Share Class) 11 October 2012 Base Currency (Fund) USD Currency (Share Class) CHE Fund AUM (USD million) 693.70 NAV (Share Class Currency) 14.54 Domicile Ireland Vehicle UCITS Valuation Daily Settlement (Subscription) T+3 15:00 (Dublin Time) Trading Deadline Regulator Central Bank of Ireland Management Fee 1.50% Ongoing Charge\* 1.75% Initial Sales Charge (Max) 5.00% Bloomberg **NBIRCAA ID** IE00B68CYF25 ISIN Morningstar Category™ Property - Indirect Other FTSE NAREIT All Equity Benchmark REITs Index (Total Return,

Net of tax, USD)





This chart shows how an investment of CHF 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> | 1m²   | 3m²   | YTD <sup>2</sup> | 1y²    | 3y³   | 5y³  | 10y³ | SI <sup>3,4</sup> |
|------------------------------|-------|-------|------------------|--------|-------|------|------|-------------------|
| Fund                         | 9.16  | 8.18  | 9.16             | -18.08 | -1.49 | 2.34 | 3.35 | 3.70              |
| Benchmark                    | 10.04 | 10.55 | 10.04            | -11.19 | 2.03  | 5.91 | 6.55 | 7.00              |

| 12 MONTH PERIODS (%) | Jan13<br>Jan14 |       |       |       |       |       |       |       | Jan21<br>Jan22 |        |
|----------------------|----------------|-------|-------|-------|-------|-------|-------|-------|----------------|--------|
| Fund                 | -1.63          | 25.36 | -8.29 | 4.48  | 4.77  | 1.39  | 15.84 | -8.35 | 27.33          | -18.08 |
| Benchmark            | 1.42           | 30.14 | -7.61 | 11.56 | 4.08  | 8.67  | 15.47 | -7.35 | 29.07          | -11.19 |
| CALENDAR (%)         | 2014           | 2015  | 2016  | 2017  | 2018  | 2019  | 2020  | 2021  | 2022           | 20235  |
| Fund                 | 21.63          | 0.33  | 0.41  | 7.29  | -9.81 | 25.27 | -6.68 | 38.51 | -31.16         | 9.16   |
| Benchmark            | 26.63          | 1.67  | 7.45  | 7.41  | -5.47 | 27.23 | -6.12 | 40.08 | -25.71         | 10.04  |

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.

2Returns for these periods are cumulative.

3Returns are annualised for periods longer than one year.

 $\mbox{\bf 4} \mbox{Returns}$  from 11 October 2012 to latest month end.

**5**Performance for the current calendar year is the year to date.

Fund performance is representative of the CHF 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. 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.

# **TOP 10 HOLDINGS % (MV)**

|                            | Fund | Bmrk |
|----------------------------|------|------|
| American Tower Corporation | 8.48 | 7.92 |
| Prologis, Inc.             | 8.42 | 9.10 |
| Public Storage             | 6.26 | 3.64 |
| Crown Castle Inc.          | 6.08 | 4.89 |
| Welltower Inc              | 4.27 | 2.71 |
| Realty Income Corporation  | 4.07 | 3.25 |
| Digital Realty Trust, Inc. | 3.63 | 2.51 |
| Simon Property Group, Inc. | 3.01 | 3.20 |
| Iron Mountain, Inc.        | 2.99 | 1.20 |
| Kimco Realty Corporation   | 2.93 | 1.04 |
|                            |      |      |

# CONTACT

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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 the risks please refer to the fund prospectus and offering documents, including the KID or KIID, as applicable.

# **SECTOR ALLOCATIONS % (MV)**

|                     | Fund  | Bmrk  |
|---------------------|-------|-------|
| Infrastructure      | 17.26 | 15.35 |
| Industrial          | 11.83 | 13.09 |
| Health Care         | 11.04 | 8.32  |
| Self Storage        | 9.73  | 6.97  |
| Apartments          | 9.72  | 9.58  |
| Data Centers        | 6.47  | 7.72  |
| Specialty           | 5.70  | 6.05  |
| Free Standing       | 5.25  | 6.25  |
| Manufactured Homes  | 4.98  | 2.50  |
| Shopping Centers    | 4.97  | 4.97  |
| Single Family Homes | 3.70  | 2.32  |
| Regional Malls      | 3.01  | 3.48  |
| Timber              | 1.99  | 2.64  |
| Office              | 1.39  | 5.54  |
| Diversified         | 0.00  | 2.32  |
| Lodging / Resorts   | 0.00  | 2.90  |
| Cash                | 2.96  | 0.00  |
|                     |       |       |

# **CHARACTERISTICS**

|   | Fund   | Bmrk   |
|---|--------|--------|
| Number of Securities                      | 33     | 147    |
| Weighted Average Market Cap (USD Million) | 41,580 | 38,612 |
| Estimated 3-5 Year EPS Growth (%)         | 15.36  | 15.55  |
| Dividend Yield (%)                        | 3.44   | 3.51   |
| Price / Sales                             | 8.68   | 7.98   |
| Price / Funds from Operation              | 18.14  | 16.97  |

### **ASSET SUMMARY**

|                               | Fund  |
|-------------------------------|-------|
| Cash Equivalents (%)          | 2.96  |
| Assets in Top 10 Holdings (%) | 50.15 |

# **RISK MEASURES**

|                    | 3 years |
|--------------------|---------|
| Alpha (%)          | -3.58   |
| Tracking Error (%) | 3.11    |
| Beta               | 0.93    |
| Sharpe Ratio       | 0.00    |
| Information Ratio  | -1.13   |
| R-Squared (%)      | 98.48   |
| Standard Deviation | 21.89   |

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| A SHARE CLASS DATA                 |          |                                 |              |            |          |                       |
|------------------------------------|----------|---------------------------------|--------------|------------|----------|-----------------------|
| Share Class                        | Currency | Inception Date<br>(Share Class) | ISIN         | Bloomberg  | VALOR    | Minimum<br>Investment |
| AUD A (Monthly) Distributing Class | AUD      | 08-08-2016                      | IE00BD0PCG51 | NBREADA ID | 33354493 | 1,000                 |
| CHF A Accumulating Class           | CHF      | 11-10-2012                      | IE00B68CYF25 | NBIRCAA ID | 19820835 | 1,000                 |
| EUR A Accumulating Class           | EUR      | 01-02-2006                      | IE00B0T0GT17 | NBIRINS ID | 2441535  | 1,000                 |
| HKD A (Monthly) Distributing Class | HKD      | 28-07-2016                      | IE00BD0PCF45 | NBREADH ID | 33354496 | 10,000                |
| SGD A Accumulating Class           | SGD      | 28-05-2013                      | IE00B45NX917 | NBURSAA ID | 20516432 | 1,000                 |
| USD A (Monthly) Distributing Class | USD      | 18-11-2015                      | IE00B95QR487 | NBRUAMD ID | 30086223 | 1,000                 |
| USD A Accumulating Class           | USD      | 01-02-2006                      | IE00B0T0GQ85 | NBIUSRA ID | 2441518  | 1,000                 |
| USD A Distributing Class           | USD      | 21-03-2012                      | IE00B1G9WX41 | NBURDAQ ID | 2928101  | 1,000                 |

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

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

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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

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 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.

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