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

Neuberger Berman US Real Estate Securities Fund

29 February 2024

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

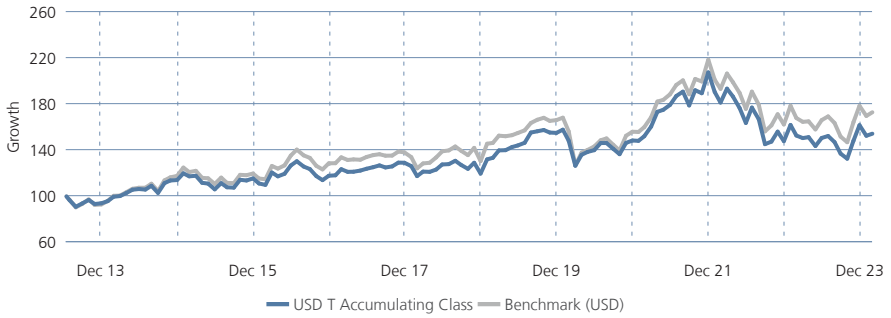
Archena Alagappan
Associate Portfolio Manager

FUND FACTS

Inception Date (Fund)	01 February 2006
Base Currency (Fund)	USD
Fund AUM (USD million)	485.72
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[3,4]
USD T Accumulating Class	1.18	4.11	-4.57	1.05	0.48	2.95	4.47	4.17
Benchmark (USD)	1.88	5.25	-3.10	2.97	2.63	3.40	5.59	5.29

12 MONTH PERIODS (%)	Feb14 Feb15	Feb15 Feb16	Feb16 Feb17	Feb17 Feb18	Feb18 Feb19	Feb19 Feb20	Feb20 Feb21	Feb21 Feb22	Feb22 Feb23	Feb23 Feb24
USD T Accumulating Class	17.75	-6.30	12.36	-4.85	13.52	11.09	2.63	19.19	-15.77	1.05
Benchmark (USD)	20.58	-5.12	16.54	-7.22	17.82	6.80	2.38	20.77	-13.09	2.97

CALENDAR (%)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024[5]
USD T Accumulating Class	1.23	1.99	9.58	-7.28	29.47	-4.26	39.80	-28.76	9.40	-4.57
Benchmark (USD)	1.67	7.45	7.41	-5.47	27.23	-6.12	40.08	-25.71	9.95	-3.10

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.

[1]Performance to latest month end. YTD - Year to Date, SI - Since Inception, m – month, y - year.

[2]Returns for these periods are cumulative.

[3]Returns are annualised for periods longer than one year.

[4]Returns from 16 July 2013 to latest month end.

[5]Performance for the current calendar year is the year to date.

Fund performance is representative of the USD T 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.**

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.

CONTACT

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Calls are recorded

NEUBERGER BERMAN

Neuberger Berman US Real Estate Securities Fund

29 February 2024

SECTOR ALLOCATIONS % (MV)

	Fund	Bmrk
Telecommunications	14.99	13.13
Industrial	10.47	13.93
Data Centers	10.19	10.19
Self Storage	10.14	6.93
Apartments	9.94	8.90
Health Care	9.62	8.42
Shopping Centers	5.81	5.01
Manufactured Homes	4.79	2.35
Regional Malls	4.75	4.18
Equity Gaming Reits	3.67	3.41
Free Standing	3.54	5.20
Office	3.26	4.88
Specialty	3.05	3.16
Timberland	2.70	2.70
Single Family Homes	2.07	2.65
Diversified	0.00	1.81
Lodging / Resorts	0.00	3.15
Cash	1.00	0.00

ASSET SUMMARY

	Fund
Cash Equivalents (%)	1.00
Assets in Top 10 Holdings (%)	55.72

CHARACTERISTICS

	Fund	Bmrk
Number of Securities	32	138
Weighted Average Market Cap (USD Million)	45,726	42,889
Estimated 3-5 Year EPS Growth (%)	5.54	5.24
Dividend Yield (%)	4.01	4.03
Price / Sales	7.51	6.63
Price / Funds from Operation	15.85	15.41

RISK MEASURES

	3 years
Alpha (%)	-2.10
Tracking Error (%)	1.63
Beta	1.00
Sharpe Ratio	0.01
Information Ratio	-1.31
R-Squared (%)	99.44
Standard Deviation	21.69

TOP 10 HOLDINGS % (MV)

	Fund	Bmrk
American Tower Corporation	8.61	7.41
Prologis, Inc.	8.53	9.85
Equinix, Inc.	8.10	6.64
Public Storage	6.57	3.56
Simon Property Group, Inc.	4.75	3.85
AvalonBay Communities, Inc.	4.32	2.01
Welltower Inc.	3.96	3.96
Crown Castle Inc.	3.76	3.81
Extra Space Storage Inc.	3.57	2.36
Realty Income Corporation	3.54	3.47

NEUBERGER BERMAN

Neuberger Berman US Real Estate Securities Fund

29 February 2024

T 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 T (Monthly) Distributing Class	13-10-2015	1.06	3.59	-4.81	-1.19	-1.42	0.74	-	2.65
AUD T Accumulating Class	16-07-2013	1.04	3.55	-4.83	-1.22	-1.44	0.73	3.74	3.62
USD T (Monthly) Distributing Class	31-12-2015	1.18	4.14	-4.53	1.01	0.47	2.95	-	3.64
USD T Accumulating Class	16-07-2013	1.18	4.11	-4.57	1.05	0.48	2.95	4.47	4.17
ZAR T (Monthly) Distributing Class	11-06-2013	1.41	4.65	-4.06	3.60	3.43	5.67	8.70	8.76
ZAR T Accumulating Class	26-07-2013	1.39	4.62	-4.10	3.60	3.42	5.69	8.81	8.57
Benchmark (USD)	-	1.88	5.25	-3.10	2.97	2.63	3.40	5.59	5.29[9]

12 MONTH PERIODS (%)	Inception Date	Feb 14 Feb 15	Feb 15 Feb 16	Feb 16 Feb 17	Feb 17 Feb 18	Feb 18 Feb 19	Feb 19 Feb 20	Feb 20 Feb 21	Feb 21 Feb 22	Feb 22 Feb 23	Feb 23 Feb 24
AUD T (Monthly) Distributing Class	13-10-2015	-	-	12.95	-4.49	12.78	9.62	-1.17	18.36	-18.09	-1.19
AUD T Accumulating Class	16-07-2013	20.67	-5.16	12.96	-4.59	12.83	9.52	-1.10	18.37	-18.13	-1.22
USD T (Monthly) Distributing Class	31-12-2015	-	-	12.43	-4.71	13.51	10.98	2.74	19.15	-15.74	1.01
USD T Accumulating Class	16-07-2013	17.75	-6.30	12.36	-4.85	13.52	11.09	2.63	19.19	-15.77	1.05
ZAR T (Monthly) Distributing Class	11-06-2013	24.71	-1.19	19.20	0.59	18.32	15.49	3.08	24.33	-14.10	3.60
ZAR T Accumulating Class	26-07-2013	25.81	-1.18	19.22	0.50	18.40	15.56	3.17	24.35	-14.14	3.60
Benchmark (USD)	-	20.58	-5.12	16.54	-7.22	17.82	6.80	2.38	20.77	-13.09	2.97

CALENDAR (%)	Inception Date	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024[10]
AUD T (Monthly) Distributing Class	13-10-2015	3.40[11]	2.73	10.02	-7.67	27.98	-8.02	38.93	-30.59	6.79	-4.81
AUD T Accumulating Class	16-07-2013	2.62	2.72	9.95	-7.66	27.98	-7.97	38.93	-30.58	6.68	-4.83
USD T (Monthly) Distributing Class	31-12-2015	-	2.19	9.58	-7.24	29.42	-4.27	39.80	-28.73	9.38	-4.53
USD T Accumulating Class	16-07-2013	1.23	1.99	9.58	-7.28	29.47	-4.26	39.80	-28.76	9.40	-4.57
ZAR T (Monthly) Distributing Class	11-06-2013	6.72	8.13	15.98	-3.11	35.03	-4.06	45.60	-26.91	11.63	-4.06
ZAR T Accumulating Class	26-07-2013	6.72	8.12	15.97	-3.10	35.12	-3.96	45.63	-26.94	11.67	-4.10
Benchmark (USD)	-	1.67	7.45	7.41	-5.47	27.23	-6.12	40.08	-25.71	9.95	-3.10

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.

[6]Performance to latest month end. YTD - Year to Date, SI - Since Inception, m – month, y - year.

[7]Returns for these periods are cumulative.

[8]Returns are annualised for periods longer than one year.

[9]Data shown since inception of the USD T Accumulating Class.

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

[11]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.

NEUBERGER BERMAN

Neuberger Berman US Real Estate Securities Fund

29 February 2024

T SHARE CLASS DATA

Share Class	NAV	Initial Sales Charge (Max)	Ongoing Charges	Management Fee	Minimum Investment
AUD T (Monthly) Dist	8.47	5.00%	2.01%*	1.80%	1,000
AUD T Acc	14.59	5.00%	2.01%*	1.80%	1,000
USD T (Monthly) Dist	9.68	5.00%	2.01%*	1.80%	1,000
USD T Acc	15.44	5.00%	2.01%*	1.80%	1,000
ZAR T (Monthly) Dist	117.82	5.00%	2.01%*	1.80%	10,000
ZAR T Acc	239.23	5.00%	2.00%*	1.80%	10,000

Share Class	Inception Date	Morningstar Category™	ISIN	Bloomberg	VALOR
AUD T (Monthly) Dist	13-10-2015	Property - Indirect Other	IE00B961PR15	NBUATMD ID	21275498
AUD T Acc	16-07-2013	Property - Indirect Other	IE00B8HXGG57	NBUREAT ID	21589444
USD T (Monthly) Dist	31-12-2015	Property - Indirect North America	IE00BDD1NC38	NBUUTMD ID	21275515
USD T Acc	16-07-2013	Property - Indirect North America	IE00B8HXHL75	NBUREUT ID	21589451
ZAR T (Monthly) Dist	11-06-2013	Property - Indirect Other	IE00BBGB0Y75	NBURETZ ID	21655984
ZAR T Acc	26-07-2013	Property - Indirect Other	IE00BCDYZG37	NBZARTA ID	22014850

*The ongoing charge figure (incl. management fee) is based on the annual 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.

Neuberger Berman US Real Estate Securities Fund

29 February 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.

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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.
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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.
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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NEUBERGER BERMAN

Neuberger Berman Glossary of Terms

ABS (Asset-Backed Security): A security that is backed by a loan, lease or receivables against assets other than real estate and mortgage-backed securities.
Accumulating Class: Any share class which accumulates all net investment income and net realised capital gains and does not declare dividends.
Alpha: The risk-adjusted excess return on an investment in the Fund compared to the benchmark.
Annualised Performance: The returns from a period of time longer than one year, expressed as a yearly geometric average return.
AUM: Assets Under Management.
Average Credit Quality: A weighted average of the credit ratings of all of the bonds in the portfolio.
Base Currency: The currency in which the net asset value of each portfolio is evaluated.
Basis point (Bps): Basis point (Bps) refers to a unit of measure for interest rates and other percentages in finance. One basis point is equal to 1/100th of 1%, or 0.01% (0.0001).
Beta: A measure of the systematic risk of a portfolio relative to the benchmark based on historical returns. The beta of the benchmark will always be 1. For example, a portfolio with a beta above the benchmark (as in, more than 1) indicates that the portfolio has greater volatility than the benchmark and would be expected to outperform in up markets and expected to underperform in down markets.
Bmrk/Benchmark: An index that is used to compare the performance of a fund, or that is used with the purpose of tracking the return of such index, or that is used to define the asset allocation of a portfolio or to calculate performance fees.
Cash Equivalent: A short-term money-market instrument, such as a Treasury bill or repurchase agreement, of such high liquidity and safety that it is easily converted into cash.
Core Strategy: The Core strategy is the portion of the portfolio invested mainly in short- to medium-term investment grade bonds with maturity on average less than 3 years.
Cumulative Performance: The returns generated by an investment over an entire specified period, as opposed to the performance of an investment over each discrete period of, for example, one month, one quarter or one year.
Distributing Class: Any share class which declares dividends.
Dividend Yield: The annual percentage return earned by a fund from company dividends, calculated by dividing the amount of the annual dividends per share by the current net asset value or public offering price.
Domicile: The geographical location where a fund is incorporated.
Duration: This measurement is used as an indication of the sensitivity to interest rate movements of the price of a bond. Longer duration indicates greater sensitivity.
EPS Growth: EPS growth (earnings per share growth) illustrates the growth of earnings per share over time. EPS growth rates help investors identify stocks that are increasing or decreasing in profitability. Estimated 3-5 Year EPS Growth is an estimate of how earnings per share are expected to grow in the next 3 to 5 years. There is no guarantee that the estimated EPS growth will be achieved.
ESG: ESG represents Environmental issues, (such as the impact on natural resources), Social issues (such as human rights) and Governance, (being the way in which the company is run).
Forward Price/Earnings (P/E) ratio: This is the price of a share at a given time divided by its forecasted earnings per share for the next fiscal year. The forecasted earnings are based on consensus estimates, not Neuberger Berman's own projections, and forecasts may or may not be realized. In addition, any revision to a forecast could affect the market price of a share. If the forward P/E ratio is higher than the current P/E ratio, it indicates decreased expected earnings.)
Gross Exposure: The notional value exposure to market movements in an investment portfolio, expressed as a total of both its "long" positions (where securities are owned directly or via the usage of derivatives) and its synthetic "short" positions (where securities are borrowed and sold to be repurchased later). For example, a strategy that has 50% of portfolio assets in "longs" and 50% in "shorts" would have 0% net market exposure but 100% gross market exposure.
High Yield: A security or asset, usually a bond or loan, that has received a rating below BBB-/Baa3, or not even received a rating from a nationally recognised statistical rating organisation (NRSO). Sometimes referred to as "speculative-grade", "non-investment grade" or "junk" bonds or loans.
Information Ratio (IR): The expected active return, relative to its benchmark of reference, of an investment strategy (Alpha) divided by its tracking error. This is a measure of the efficiency with which an investment strategy takes risk against its benchmark.
Initial Sales Charge (Max): The maximum amount that an investor in an investment fund may be required to pay when investing in the fund, expressed as a percentage of the value of the investment.
Investment Grade: A security or asset, usually a bond or loan, that has received a rating from a leading credit ratings agency of BBB/Baa or above.
KIID (Key Investor Information Document): A short document that fund management companies are required to provide for investors, giving the key facts and figures about an investment fund.
Listing: The stock exchange on which a security or investment fund has been floated and is traded.
Long Exposure: Indicates the proportion of the Fund's NAV invested in long positions. A long position means the Fund owns a security (such as an equity, a bond or an option) and will profit if its price goes up.
Management Fee: The fixed annualised fee that an investor pays in order to have assets managed in an investment fund or by an investment manager.
Maturity: The date upon which an asset, for example a bond or derivative, must be redeemed by its issuer. In the case of a bond, this is the date upon which the final coupon is paid and the principal is returned to investors. In the case of a derivative, this is the date upon which the contract expires.
MV: An abbreviation of 'Market Value'.
NAV (Net Asset Value): The net asset value of a portfolio.
Net Exposure: The notional value exposure to market movements in an investment portfolio, expressed as its "long" positions (where securities are owned) minus its "short" positions (where securities are borrowed and sold to be repurchased later).
Non-Investment Grade: A security or asset, usually a bond or loan, that has received a rating below BBB/Baa, or has not received a rating from a nationally recognised statistical rating organisation (NRSO). Sometimes referred to as "speculative-grade", "high yield" or "junk" bonds or loans.
NRSO: Nationally Recognised Statistical Rating Organisation.
NV (Notional Value): The total underlying asset value of an exposure implemented, or part implemented, using derivative instruments, given the current spot price of the underlying assets. A large total asset value exposure to markets can be created with a relatively small allocation of cash collateral against a derivative contract. The true size of the exposure is therefore better represented by this leveraged notional value than by the value of the cash allocation.
OAS (bps): The "Option-Adjusted-Spread" ("OAS") is the difference, in basis points ("bps"), between the yield of an asset and the yield of a benchmark rate such as the risk free rate cash index, adjusted to take account of the value of options embedded in that asset. Some bonds and loans, for example, give the issuer the option to "call" the security earlier than the maturity date (in other words, to redeem and repay the principal value to the investor early).
Ongoing Charge Figure (OCF): The ongoing charge figure represents the annual costs of a fund, and it includes the ongoing costs of running the fund, such as operating costs, management costs, administration costs, distribution costs and transaction costs incurred as a result of buying or selling investments. The ongoing charge figure does not include one-off costs such as entry or exit charges and performance fees. The ongoing charge figure replaced the Total Expense Ratio (TER).
Price / Sales: A company's share price divided by its sales revenue per share. An alternative method to price/earnings ratio for valuing a stock
R-Squared: A statistical measure representing the percentage of an investment portfolio's movements that can be explained by movements in the benchmark. A high R-squared (between 85 and 100) indicates the portfolio's performance patterns have been historically in line with the benchmark.
Return on Equity: Return on equity is the level of net income returned as a percentage of the shareholder's equity.
Settlement (Subscription): The process by which securities or units in an investment fund are delivered in exchange for cash.
Sharpe Ratio: Characterises how well the return of the Fund compensates the investor for the risk taken relative to a risk free cash investment. When comparing two funds versus a common benchmark, the one with a higher Sharpe Ratio provides better return for the same risk (or, equivalently, the same return for lower risk).
Short Exposure: Indicates the proportion of the Fund's NAV invested in short positions. A short position means the Fund benefits from a fall in the price of a security. Funds implement short exposures via synthetic investments using derivatives, which will generate leverage in the portfolio.
Standard Deviation: Measures the historical volatility of the Fund's return. Standard deviation is a statistical measure of the dispersion of a set of data relative to its mean value. The higher the standard deviation, the wider the variability of the returns is and the higher the portfolio risk. In investment the term is usually applied to a series of historical returns, and is often referred to as "volatility".
Tactical Strategy: The tactical strategy is the portion of the portfolio invested mainly in Eurozone government bonds (rated A or below) with maturity above 3 years and non-investment grade bonds.
Tracking Error: A measure of the volatility of the difference between the return to an investment strategy and the return to its benchmark. It is a measure of how closely the strategy's performance may differ from that of the benchmark. A higher tracking error implies that a portfolio is actively managed versus its benchmark.
Trading Deadline: The last point on each day at which a request to subscribe or redeem units in an investment fund can be submitted to the fund management company. Requests to trade submitted after this deadline will be executed the next day.
Vehicle: Any structure established to accept cash from investors with which to make investments in assets and securities. Examples include closed- or open-ended collective investment funds, limited partnerships, and exchange traded funds.
Volatility: Also referred to as the standard deviation of the stream of returns to an asset, portfolio, market or benchmark.
Yield to Maturity: The total annualised return anticipated on a bond if it is held until the end of its lifetime. Yield to maturity is considered a long-term bond yield, but is expressed as an annual rate.
Yield to Worst: The lowest potential annualised total return that can be received on a bond without the issuer defaulting. This can be different from the yield to maturity because it assumes that the issuer will exercise any option it has to "call" the security at the earliest opportunity (to redeem and repay the principal value to an investor early).
WAL (Weighted Average Life): The weighted average life for a bond or another interest-bearing investment means the average number of years that the unpaid principal amount takes to be repaid. Bonds with higher weighted average life values may be riskier. Bonds that pay back more money sooner will have shorter weighted average life.