

# MFS® VIT III Global Real Estate Portfolio

Available in Thrivent Retirement Choice Variable Annuity

**Benchmark**  
FTSE EPRA Nareit Developed NR  
USD

**Morningstar Category**  
Global Real Estate

## Investment Information

The investment seeks total return. The fund normally invests at least 80% of the fund's net assets in U.S. and foreign real estate-related investments. It normally invests the fund's assets primarily in equity securities. MFS generally focuses the fund's investments in equity real estate investment trusts ("REITs") as well as similar entities formed under the laws of non-U.S. countries, but may also invest in mortgage REITs, hybrid REITs and other U.S. and foreign real estate-related investments, including emerging market real estate-related investments.

### Annual Net Operating Expenses as of 04-28-23

Mortality and Expense(M&E)	1.25%
12b-1 Fee	0.25%
Prospectus Gross Expense Ratio	1.26%
Prospectus Net Expense Ratio	1.17%

Waiver Data	Type	Exp. Date	%
Expense Ratio	Contractual	04-30-24	0.090

### Portfolio Manager(s)

Richard Gable, CFA. Since 2001.  
Mark Syn, CFA. Since 2022.

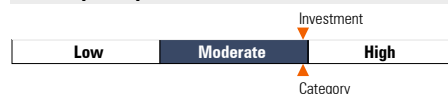
### Operations and Management

Fund Inception Date	07-01-20
Initial Class Inception Date	12-07-98
Advisor	Massachusetts Financial Services Company
Subadvisor	—

## Risk Evaluation

3-Yr Risk Measures as of 06-30-23	Port Avg	Bmark	Cat Avg
Standard Deviation	18.78	19.08	18.77
Sharpe Ratio	0.16	0.18	0.12
Information Ratio	-0.12	—	-0.71
R-Squared	95.86	—	99.27
Beta	0.96	—	0.98
Alpha	-0.36	—	-1.12

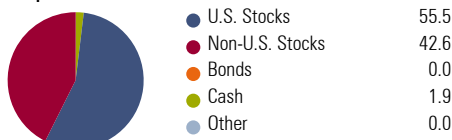
## Volatility Analysis



In the past, this investment has shown a relatively moderate range of price fluctuations relative to other investments. This investment may experience larger or smaller price declines or price increases depending on market conditions. Some of this risk may be offset by owning other investments with different portfolio makeups or investment strategies.

## Portfolio Analysis

### Composition as of 05-31-23



### Top 10 Holdings as of 05-31-23

Top 10 Holdings as of 05-31-23	% Assets
Prologis Inc	9.63
Equinix Inc	6.10
Simon Property Group Inc	4.12
Extra Space Storage Inc	3.20
Goodman Group	3.07
Equity Lifestyle Properties Inc	2.89
AvalonBay Communities Inc	2.55
Essex Property Trust Inc	2.51
Sun Communities Inc	2.50
CapitaLand Investment Ltd	2.48
Total Number of Stock Holdings	56
Total Number of Bond Holdings	0
Annual Turnover Ratio %	32
Total Fund Assets (\$mil)	161.59

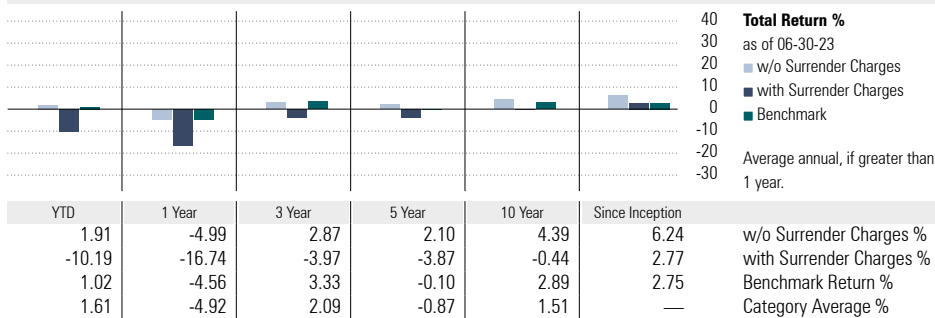
### Morningstar Equity Style Box™ as of 05-31-23

Morningstar Equity Style Box™ as of 05-31-23	% Mkt Cap
Giant	0.90
Large	27.99
Medium	52.93
Small	16.14
Micro	2.04

### Morningstar World Regions as of 05-31-23

Morningstar World Regions as of 05-31-23	% Fund
Americas	63.91
North America	61.08
Latin America	2.83
Greater Europe	15.92
United Kingdom	10.98
Europe Developed	4.94
Europe Emerging	0.00
Africa/Middle East	0.00
Greater Asia	20.18
Japan	6.03
Australasia	6.43
Asia Developed	5.98
Asia Emerging	1.74

## Performance



Annualized total returns are based on the change in unit values at the portfolio level for the time period mentioned.

**All data represents past performance and does not guarantee future results. The past performance shown is based on the change in unit values of the Portfolios, and effects of compounding. The performance returns are based solely on the increase or decrease in the value of these units. Both the investment return and the principal value of an investment fluctuate so that units, when redeemed, may be worth more or less than the original investment. Investing involves risk, including the possible loss of principal. The prospectus and summary prospectuses of the variable annuity contract and underlying investment options contain more information on the investment objectives, risks, charges and expenses, which investors should read carefully and consider before investing. For performance results current to the most recent month-end, please contact your financial professional or visit [thrivent.com](http://thrivent.com).**

Declines in real estate values, changes in interest rates or economic downturns can have a significant negative effect on companies in the real estate industry. The Portfolio's value is influenced by a number of factors, including the performance of the broader market, and risks specific to the Portfolio's asset classes, investment styles, and issuers. The Investment Manager's assessment of investments may prove incorrect, resulting in losses or poor performance. Investing in international securities involves special additional risks. These risks include, but are not limited to, currency risk, political risk, and risk associated with varying accounting standards. Investing in emerging markets may accentuate these risks. These and other risks are described in the prospectus.

# Glossary of Terms

(Not all terms appropriate for this specific portfolio.)

**Alpha** is a measure of the difference between a portfolio's actual returns and its expected performance, given its level of risk as measured by beta.

**Annual Net Operating Expenses** includes the fees and expenses associated with the underlying portfolio.

**Beta** is a measure of a portfolio's sensitivity to market movements.

**Credit Analysis** For corporate-bond and municipal bond funds, the credit analysis depicts the quality of the U.S. and non-U.S. issuers of the underlying bonds in the fund's portfolio. Credit quality can influence the returns of portfolios that invest heavily in bonds. The Credit Analysis graph shows the percentage of fund assets that are invested in each of the major credit ratings, as determined by Standard & Poor's or Moody's. At the top of the ratings are AAA bonds. Bonds within a BBB rating are the lowest bonds that are still considered to be of investment grade. Bonds that are rated at or lower than BB (often called junk bonds or high-yield bonds) are considered to be quite speculative and are more risky than higher-rated credits. Any bonds that appear in the NR/NA category are either not rated by Standard & Poor's or Moody's or did not have a rating available. These ratings are subject to change. These ratings apply only to the credit worthiness of the issuers of the underlying securities and do not apply to any fund or its shares.

**Duration** is a measure of a portfolio's sensitivity to changes in interest rates; the longer the portfolio's duration, the more sensitive it is.

**Expense Ratio** is the percentage of portfolio assets used to pay for operating expenses and management fees, including 12b-1 fees, administrative fees and all other asset-based costs incurred by the portfolio.

**Geometric average cap** is the geometric mean of the market capitalization for all the stocks the portfolio owned.

**Inception date** is when the investment option became part of the separate account.

**Income ratio** is calculated by dividing the portfolio's net investment income by its NAV (net average value). The portfolio's year-end income ratio reveals the percentage of current income earned per share.

**Information ratio** is a risk-adjusted performance measure. The information ratio is a special version of the Sharpe ratio in that the benchmark doesn't have to be the risk-free rate.

**Market capitalization** is a measure of the size of the companies held in the portfolio, calculated by multiplying a company's total outstanding shares by the stock price. Market cap ranges change as stock market valuations shift over time. In general, market cap ranges of approximately \$1-\$5 billion represent small cap stocks, \$5-\$15 billion represent mid cap stocks and greater than \$15 billion represent large cap stocks.

• **Weighted average market capitalization** is the average size of the companies held in the portfolio, based on the

market value of each company's stock, weighted by the position size.

• **Median market capitalization** is the median size of the companies held in the portfolio. The median market cap is the midpoint; half of the companies held in the portfolio are larger and half are smaller than the median.

**Maturity** is the average effective maturity, which is a weighted average of all the maturities of the bonds in a portfolio, computed by weighting each maturity date by the market value of the security.

**Morningstar Style Box™** reveals a portfolio's investment style. For equity funds the vertical axis shows the market capitalization of the long stocks owned and the horizontal axis shows investment style (value, blend, or growth). For fixed-income funds, the vertical axis shows the credit quality of the long bonds owned and the horizontal axis shows interest rate sensitivity as measured by a bond's effective duration.

**Mortality and Expense (M&E)** is the percentage of the portfolio's assets that the insurance company deducts to cover costs associated with mortality and expense risk.

**Price/Book (P/B) ratio** is the weighted average of the price/book ratios of all the stocks in a portfolio. The P/B ratio is calculated by dividing the market price of its stock by the company's per-share book value.

**Price/Cash (P/C) ratio** represents the weighted average of the price/cash-flow ratios of the stocks in a portfolio. It shows the ability of a business to generate cash and acts as a gauge of liquidity and solvency.

**Price/Earnings (P/E) ratio** is a stock's current price divided by the company's trailing 12-month earnings per share.

**R-squared** reflects the percentage of a portfolio's movements that can be explained by movements in its benchmark.

**Return on Equity (ROE)** is a measure of corporate profitability that shows how much net income the companies in the portfolio have generated as a percentage of shareholder equity.

**Risk potential** is categorized into five levels: Conservative, Moderately Conservative, Moderate, Moderately Aggressive, and Aggressive, ranking from lower risk potential to higher risk potential. Portfolios on the lower risk portion of the scale (Conservative, Moderately Conservative) are expected to have a lower degree of volatility and price fluctuations, while those on the higher risk portion of the scale (Aggressive, Moderately Aggressive) are expected to have a higher degree of volatility and price fluctuations.

**Sharpe ratio** uses standard deviation and excess return to determine reward per unit of risk.

**Standard deviation** is a statistical measure of the volatility of the portfolio's returns.

**Turnover ratio** of a portfolio is a decent proxy for how frequently a manager trades his or her portfolio.

## Morningstar Category

Global real estate portfolios invest primarily in non-U.S. real estate securities but may also invest in U.S. real estate securities. Securities that these portfolios purchase include: debt securities, equity securities, convertible securities, and securities issued by real estate investment trusts and REIT-like entities. Portfolios in this category also invest in real estate operating companies.

**FTSE EPRA Nareit Developed NR USD:** The index measures the performance of listed real estate companies and REITs worldwide. It incorporates Real Estate Investment Trusts (REITs) and Real Estate Holding & Development companies. The index is market-capitalization weighted.

## Performance

Returns with Surrender Charges reflect the surrender charges that would have been applied had the contract been surrendered within seven years of the last premium. Each premium has its own surrender charge schedule. These charges are 7% in the first and second year, and decrease by 1% each subsequent year until they are zero in year eight. Up to 10% of your accumulated value or earnings, whichever is greater, may be withdrawn each contract year without a surrender charge. Returns without Surrender Charges do not include surrender charges. All values reflect the deduction of the current and maximum mortality and expense risk (M&E) charge of 1.25% (actual M&E charges are approximated) and annual net operating expenses of 0.23% to 1.27%, depending on the Portfolio. The expenses for certain Portfolios are taken after fee waiver arrangements are applied. Without these reimbursements, the fees would be higher. These may be discontinued at any time. Annual operating expenses are subject to change. Total returns are calculated from the inception date of the portfolio.

## Important Information

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