

# Neuberger Berman US Real Estate Securities Fund

N|B

30 April 2024

## INVESTMENT OBJECTIVE

The Portfolio seeks total return through investment in real estate securities, emphasising both capital appreciation and current income.

## MANAGEMENT TEAM

**Steve Shigekawa**  
Senior Portfolio Manager

**Brian C. Jones**  
Portfolio Manager

**Archena Alagappan**  
Associate Portfolio Manager

## FUND FACTS

Inception Date 01 February 2006  
(Share Class)

Base Currency (Fund) USD

Currency (Share Class) USD

Fund AUM (USD million) 423.98

Domicile Ireland

Vehicle UCITS

Valuation Daily

Settlement (Subscription) T+3

Trading Deadline 15:00 (Dublin Time)

Regulator Central Bank of Ireland

Management Fee (per annum)<sup>1</sup> 1.50%

Max Initial Sales Charge<sup>4</sup> 5.00%

Benchmark<sup>2</sup> FTSE NAREIT All Equity REITs Index (Total Return, Net of tax, USD)

## CUMULATIVE PERFORMANCE



— USD A Accumulating Class <sup>3</sup>(NAV to NAV) — Benchmark<sup>2</sup>

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 %

	CUMULATIVE				ANNUALISED		
	1 Year	3 Years	5 Years	Since inception *	3 Years	5 Years	Since inception *
USD A Accumulating Class <sup>3</sup> (NAV to NAV)	-4.98	-16.54	3.99	113.50	-5.85	0.79	4.24
USD A Accumulating Class <sup>3</sup> (with Initial Sales Charge <sup>4</sup> )	-9.73	-20.72	-1.20	102.75	-7.45	-0.24	3.95
Benchmark <sup>2</sup>	-2.06	-11.27	6.24	125.70	-3.91	1.22	4.56
SGD A Accumulating Class <sup>3</sup> (NAV to NAV)	-6.89	-19.25	-1.73	33.20	-6.88	-0.35	2.66
SGD A Accumulating Class <sup>3</sup> (with Initial Sales Charge <sup>4</sup> )	-11.55	-23.29	-6.66	26.56	-8.46	-1.37	2.18
Benchmark <sup>2</sup>	-2.06	-11.27	6.24	57.01	-3.91	1.22	4.21

**Past performance does not guarantee future results.** Source: Neuberger Berman.

\*Please refer to the "Share Class Data" table for inception dates of each share class.

## CONTACT

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## SECTOR ALLOCATIONS % (MV)

	Fund	Bmrk <sup>2</sup>
Telecommunications	13.57	12.19
Apartments	12.10	10.25
Health Care	10.69	9.59
Self Storage	10.21	6.91
Industrial	9.33	12.04
Data Centers	9.15	9.31
Manufactured Homes	4.92	2.18
Regional Malls	4.89	4.22
Shopping Centers	4.49	5.28
Free Standing	3.95	5.73
Specialty	3.81	3.41
Equity Gaming Reits	3.77	3.48
Timberland	2.57	2.54
Single Family Homes	2.26	2.82
Office	2.10	5.07
Diversified	1.19	1.90
Lodging/Resorts	0.00	3.08
Cash	1.02	0.00

## CHARACTERISTICS

	Fund	Bmrk <sup>2</sup>
Number of Securities	31	137
Weighted Average Market Cap (USD Million)	39,212	35,347
Estimated 3-5 Year EPS Growth (%)	5.93	5.20
Price / Sales	7.13	6.16
Price / Funds from Operation	15.14	14.44

## TOP 10 HOLDINGS % (MV)

	Fund	Bmrk <sup>2</sup>
American Tower Corporation	8.35	6.87
Prologis, Inc.	7.09	8.10
Equinix, Inc.	7.01	5.71
Public Storage	6.52	3.50
AvalonBay Communities, Inc.	6.12	2.31
Simon Property Group, Inc.	4.89	3.92
Welltower Inc.	4.43	4.54
Realty Income Corporation	3.95	3.83
Iron Mountain, Inc.	3.81	1.93
Extra Space Storage Inc.	3.69	2.41

## ASSET SUMMARY

	Fund
Cash equivalents (%)	1.02
Assets in Top 10 Holdings (%)	55.85

## RISK MEASURES

	3 years
Alpha	-2.02
Tracking Error (%)	1.60
Beta	1.00
Sharpe Ratio	-0.31
Information Ratio	-1.21
R-Squared (%)	99.44
Standard Deviation	21.45

Unless stated otherwise, all information as of 30 April 2024 and sourced from Neuberger Berman, FactSet and Morningstar. Holdings and allocations are subject to change, without notice.

## SHARE CLASS DATA

Share Class	Currency	Inception Date (Share Class)	ISIN	Bloomberg	Fund Price
USD A Accumulating Class	USD	01-02-2006	IE00B0T0GQ85	NBIUSRA ID	21.35
SGD A Accumulating Class <sup>#</sup>	SGD	28-05-2013	IE00B45NX917	NBURSAA ID	26.64
USD A (Monthly) Distributing Class <sup>5</sup>	USD	18-11-2015	IE00B95QR487	NBRUAMD ID	9.37
AUD A (Monthly) Distributing Class <sup>#5</sup>	AUD	08-08-2016	IE00BD0PCG51	NBREADA ID	7.28

Some share classes listed are subject to restrictions, please refer to the Fund's Prospectus for further details. Before subscribing please refer to the Prospectus.

For a full glossary of terms, please refer to [www.nb.com/glossary](http://www.nb.com/glossary)

<sup>#</sup> Hedged Class.

<sup>1</sup> As a percentage of the Portfolio's Net Asset Value.

<sup>2</sup> Benchmark: FTSE Nareit All Equity REITs Index (Total Return, Net of tax, USD). Investors should note that the Portfolio does not intend to track this index, which is included here for performance comparison purposes only. Performance returns of the benchmark are calculated in USD.

<sup>3</sup> Performance returns are calculated in the currency of the relevant Share Class on (i) a NAV to NAV basis (ii) a NAV to NAV basis taking into account an assumed 5% initial sales charge and nil realisation fee indicated in the table above as "with initial sales charge", and both (i) and (ii) are calculated on the assumption that all dividends and distributions made by the relevant Share Class (if any) are reinvested, taking into account all charges which would have been payable upon such reinvestment. Share Classes which are designated in a currency other than USD are hedged into the Base Currency of the Portfolios (i.e. USD). Further details are set out in the Prospectus under the section "Share Class Hedging".

<sup>4</sup> Up to 5%. The initial sales charge is a percentage of the purchase price and may be charged by either the Distributor or any subdistributor.

<sup>5</sup> Details on the distribution policies of the Share Classes are set out in the Prospectus under the section headed "Distribution Policy". Distributing classes may pay dividends out of capital and such dividends may result in an immediate decrease in the NAV of the relevant Shares. Distributions are not guaranteed.

Unless stated otherwise, all information as of 30 April 2024 and sourced from Neuberger Berman, FactSet and Morningstar. This document is for information only and it is not an offer or solicitation for the purchase or sale of the Fund. Nothing contained herein constitutes investment advice and does not have regard to investor's specific investment objectives, financial situation or particular needs. Investor should read this document in conjunction with the Singapore Prospectus ("Prospectus") and the Product Highlights Sheet ("PHS") or seek relevant professional advice, before making any investment decision. The Prospectus and the PHS can be obtained from our website [www.nb.com](http://www.nb.com) or any of its approved distributors.

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The Fund may use or invest in financial derivative instruments and you should be aware of the risks associated with investments in the financial derivative instruments which are described in the Fund's Prospectus. The Fund may experience high volatility in its NAV due to its investment policies or portfolio management techniques. Returns denominated in a currency other than the base currency of the Fund may increase or decrease as a result of the foreign exchange currency fluctuations. Any extraordinary performance may be due to exceptional circumstances which may not be sustainable.

Neuberger Berman Singapore Pte. Limited, company registration number: 200821844k

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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.**