

# Neuberger Berman US Real Estate Securities Fund Class USD A Distributing

Morningstar Medalist Rating™

Neutral

Morningstar Categorie Index

Morningstar US Real Estate NR  
USD

Wordt gebruikt in dit rapport als index

Benchmark van het fonds

FTSE Nareit All Equity REITs TR  
USD

Morningstar Rating™

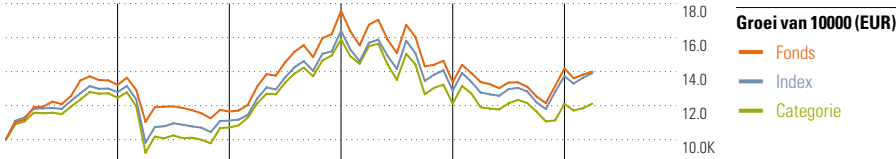
★★★

Morningstar Categorie™

Aandelen Sector Onroerend  
Goed Noord Amerika Indirect

## Beleggingsdoelstelling

Seek total return through investment in real estate securities, emphasising both capital appreciation and current income. The Portfolio seeks to achieve its investment objective by investing in a concentrated portfolio principally in securities (including convertible bonds) issued by real estate investment trusts ("REITs"). It should be noted that the Portfolio will not acquire any real estate directly.



|                  | 2019  | 2020   | 2021  | 2022   | 2023  | 03/24 | Rendement        |
|------------------|-------|--------|-------|--------|-------|-------|------------------|
| Fonds            | 32.18 | -11.88 | 50.83 | -23.85 | 5.98  | -1.27 | Fonds            |
| +/- Index        | 4.27  | 1.17   | 3.31  | -2.35  | -0.68 | -2.56 | +/- Index        |
| +/- Categorie    | 6.53  | 3.11   | 3.51  | -0.10  | -0.71 | -1.38 | +/- Categorie    |
| Percentiel Score | 3     | 23     | 39    | 71     | 63    | 81    | Percentiel Score |

## Risicomaatstaven

|                  |       |              |       |
|------------------|-------|--------------|-------|
| Alpha            | -1.66 | Sharpe Ratio | 0.14  |
| Beta             | 0.99  | Std Deviatie | 18.94 |
| R-kwadraat       | 99.05 | 3-jr Risico  | Gem   |
| Informatie Ratio | -0.79 | 5-jr Risico  | - gem |
| Tracking Error   | 2.10  | 10-jr Risico | - gem |

Berekeningen met Morningstar US Real Est NR USD (waar van toepassing)

## Rendementen (30 apr 2024)

|            | Rend % | +/-Idx | +/-Cat |
|------------|--------|--------|--------|
| 3 Maanden  | -4.38  | -1.44  | -1.58  |
| 6 Maanden  | 7.09   | -2.26  | -2.45  |
| 1 jaar     | -1.87  | -3.79  | -3.91  |
| 3 jr gean. | -2.05  | -1.63  | -2.64  |
| 5 jr gean. | 1.73   | -0.01  | 1.04   |

## Kwartaalrendementen

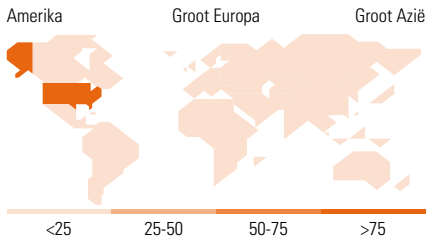
|      | 1e kw  | 2e kw | 3e kw | 4e kw |
|------|--------|-------|-------|-------|
| 2024 | -1.27  | -     | -     | -     |
| 2023 | 0.08   | -0.24 | -6.15 | 13.11 |
| 2022 | -4.65  | -9.89 | -5.23 | -6.49 |
| 2021 | 12.74  | 10.77 | 2.08  | 18.32 |
| 2020 | -16.46 | 8.28  | -3.39 | 0.85  |

## Portefeuille 31 mrt 2024

| Assetverdeling | % Long | % Short | % Netto |
|----------------|--------|---------|---------|
| Aandelen       | 97.94  | 0.00    | 97.94   |
| Obligaties     | 0.00   | 0.00    | 0.00    |
| Kas/ geldmarkt | 2.06   | 0.00    | 2.06    |
| Overig         | 0.00   | 0.00    | 0.00    |

## Morningstar Aandelen Style Box™

|                   | % Aand    |
|-------------------|-----------|
| Zeer Groot        | 1.15      |
| Groot             | 24.48     |
| Midden            | 63.40     |
| Klein             | 5.30      |
| Micro             | 5.67      |
| Gem Mkt Cap (mln) | USD 29584 |



## Top 10 Onderliggende posities

|                                   | Sector | % Port |
|-----------------------------------|--------|--------|
| American Tower Corp               | 🏠      | 8.41   |
| Prologis Inc                      | 🏠      | 8.19   |
| Equinix Inc                       | 🏠      | 7.37   |
| Public Storage                    | 🏠      | 6.60   |
| Simon Property Group Inc          | 🏠      | 4.93   |
| AvalonBay Communities Inc         | 🏠      | 4.45   |
| Welltower Inc                     | 🏠      | 3.93   |
| Extra Space Storage Inc           | 🏠      | 3.66   |
| Realty Income Corp                | 🏠      | 3.60   |
| Iron Mountain Inc                 | 🏠      | 3.57   |
| Totaal Aantal Aandelen            |        | 32     |
| Totaal Aantal Obligaties          |        | 0      |
| % Van Vermogen In Top 10 Posities |        | 54.72  |

## Sectorverdeling

|                                | % Aand        |
|--------------------------------|---------------|
| <b>Cyclisch</b>                | <b>100.00</b> |
| Basismaterialen                | -             |
| Cyclische consumentenproducten | -             |
| Financiële dienstverlening     | 1.15          |
| Vastgoed                       | 98.85         |
| <b>Licht Cyclisch</b>          | <b>0.00</b>   |
| Communicatiediensten           | -             |
| Energie                        | -             |
| Industrie                      | -             |
| Technologie                    | -             |
| <b>Defensief</b>               | <b>0.00</b>   |
| Defensieve consumptiegoederen  | -             |
| Gezondheidszorg                | -             |
| Nutsbedrijven                  | -             |

## Regioverdeling

|                         | % Aand        |
|-------------------------|---------------|
| <b>Amerika</b>          | <b>100.00</b> |
| Verenigde Staten        | 98.85         |
| Canada                  | 1.15          |
| Latijns Amerika         | 0.00          |
| <b>Groot Europa</b>     | <b>0.00</b>   |
| Verenigd Koninkrijk     | 0.00          |
| West Europa – Euro      | 0.00          |
| West Europa – Niet Euro | 0.00          |
| Emerging Europa         | 0.00          |
| Midden-Oosten / Afrika  | 0.00          |
| <b>Groot Azië</b>       | <b>0.00</b>   |
| Japan                   | 0.00          |
| Australazië             | 0.00          |
| Azië - Ontwikkeld       | 0.00          |
| Azië - Emerging         | 0.00          |

## Fondsinformatie

|                     |                        |                |              |                    |        |
|---------------------|------------------------|----------------|--------------|--------------------|--------|
| Fondsgroep          | NB Asset Management... | Vestigingsland | Ierland      | Min Aanvangsbedrag | 1,000  |
| Telefoon            | -                      | Fondsvaluta    | USD          | Min Additioneel    | 10,000 |
| Website             | -                      | UCITS          | ja           |                    |        |
| Oprichtingsdatum    | 21 mrt 2012            | Inc/Acc        | Inc          |                    |        |
| Fondsmanager        | Steve Shigekawa        | ISIN           | IE00B1G9WX41 |                    |        |
| Aanvangsdatum       | 1 feb 2006             |                |              |                    |        |
| Koers (30 apr 2024) | USD 15.13              |                |              |                    |        |
| Fondsvermogen (mln) | USD 11.66              |                |              |                    |        |