

# Neuberger Berman Real Estate Fund

## Institutional Class

Equities | Domestic

As of 12/31/2012

<b>Portfolio Net Assets</b> \$672.56 Million (As of 10/31/2012)	<b>Inception Date</b> 6/04/2008	<b>CUSIP</b> 641224795	<b>Symbol</b> NBRIX	<b>Benchmark Index</b> FTSE NAREIT All Equity REITs Index	<b>Expense Ratio<sup>1,2</sup></b> Gross 1.11%   Net 0.85%
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### Portfolio Strategies

The investment seeks total return through investment in real estate securities, emphasizing both capital appreciation and current income. The fund normally invests at least 80% of net assets in equity securities issued by real estate investment trusts ("REITs") and common stocks and other securities issued by other real estate companies. It defines a real estate company as one that derives at least 50% of revenue from, or has at least 50% of assets in, real estate. The fund may invest up to 20% of net assets in debt securities. It may also invest up to 15% of its net assets in illiquid securities. The fund is non-diversified.

### Morningstar Category

Real Estate

### Morningstar Rating™

Overall	3 Years	5 Years	10 Years
★★★★	★★★★	-	-
220	220	N/A	N/A

The Overall Morningstar Rating is based on risk-adjusted return, and is a weighted average of the applicable 3-, 5-, and 10-year Ratings.

### Morningstar Style Box™

	Value	Blend	Growth
Large			
Medium			
Small			

The Morningstar Style Box™ reveals a fund's investment strategy. For equity funds, the vertical axis shows the market capitalization of the stocks owned and the horizontal axis

shows investment style (value, blend or growth).

### Learn More

For more information please contact:  
**800 842-2888**  
 Weekdays 8 a.m. to 10 p.m. ET,  
 Saturdays 9 a.m. to 6 p.m. ET,  
 or visit [tiaa-cref.org](http://tiaa-cref.org)

### Performance

	Total Return		Average Annual Total Return				
	3 Months	YTD	1 Year	3 Years	5 Years	10 Years	Since Inception
Neuberger Berman Real Estate Fund	2.83%	17.02%	17.02%	18.51%	-	-	8.30%
FTSE NAREIT All Equity REITs Index	3.11%	19.70%	19.70%	18.37%	-	-	4.58%
Morningstar Real Estate Average	2.32%	17.60%	17.60%	17.29%	-	-	-

The returns quoted represent past performance, which is no guarantee of future results. Returns and the principal value of your investment will fluctuate. Current performance may be higher or lower than that shown, and you may have a gain or a loss when you redeem your mutual fund shares. For current performance information, including performance to the most recent month-end, call 800 842-2888. Performance may reflect waivers or reimbursements of certain expenses. Absent these waivers or reimbursement arrangements, performance may be lower.

- <sup>1</sup> The net annual expense reflects a contractual reimbursement of various expenses. Contractual Fee Waiver Expiration Date: August 31, 2022. Had fees not been waived and/or expenses reimbursed currently or in the past, returns would have been lower. Please see the prospectus for details.
- <sup>2</sup> Accumulations in mutual funds not managed by TIAA-CREF may be subject to administrative charges. These charges are subject to change. Please review current documents related to your plan.

Shares held less than 60 calendar days may be subject to a 1.00% redemption fee. Please see the prospectus for details. The fund performance shown does not reflect the deduction of this fee. Had the fee been deducted, returns would have been lower.

### Hypothetical Growth of \$10,000

The chart illustrates the performance of a hypothetical \$10,000 investment on June 30, 2008 and redeemed on December 31, 2012.



The total returns are not adjusted to reflect sales charges, the effects of taxation or redemption fees, but are adjusted to reflect actual ongoing expenses, and assume reinvestment of dividends and capital gains, net of all recurring costs.



Portfolio Composition (As of 10/31/12)		Top 10 Holdings <sup>3</sup> (As of 10/31/12)		Portfolio Statistics		
Sector	% of Portfolio Investments	Holding	% of Net Assets		Portfolio	Benchmark
Real Estate	95.53%	Simon Property Group Inc	9.38%	Alpha (3 Yr)*	-0.12	-
Basic Materials	4.47%	American Tower Corp	6.37%	Beta (3 Yr)*	1.02	-
		Boston Properties Inc	5.21%	Market Cap – \$-Wtd Avg – \$ billions	\$9.77	\$8.02
		Public Storage	5.09%	Price/Book	2.67	2.39
		Ventas Inc	4.38%	R Squared (3 Yr)*	0.99	-
		HCP Inc	4.32%	Sharpe Ratio (3 Yr)*	1.01	1.02
		Equity Residential	3.94%	Standard Deviation (3 Yr Annualized)*	18.48	18.09
		Camden Property Trust	3.35%	Turnover		
		AvalonBay Communities Inc	3.33%	As of 8/31/12	29.0%	-
		SL Green Realty Corp	2.86%	# Holdings	42	-

Current Asset Allocation (As of N/A)	
	% of Portfolio Investments
Data not available	

Please refer to Portfolio Statistics Definitions section.

\*Risk statistics are calculated based on the share class shown.

### About the Benchmark

The FTSE NAREIT All Equity REITs Index measures the performance of publicly traded real estate investment trusts in the United States that own, manage and lease investment-grade commercial real estate. You cannot invest directly in any index. Index returns do not reflect a deduction for fees or expenses.

### Important Information

<sup>3</sup> The top 10 holdings are subject to change and may not be representative of the fund's current or future investments. The holdings listed only include the fund's long-term investments. Money market instruments and/or futures contracts, if applicable, are excluded. The holdings may not include the fund's entire investment portfolio and should not be considered a recommendation to buy or sell a particular security.

Mutual funds are offered through your plan sponsor's retirement plan, which is administered by TIAA-CREF. Funds are offered at that day's net asset value (NAV), and the performance is displayed accordingly. Performance at NAV does not reflect sales charges, which are waived through your pension plan. If included, the sales charges would have reduced the performance quoted.

**Investment, insurance and annuity products: are not FDIC insured, are not bank guaranteed, are not deposits, are not insured by any federal government agency, are not a condition to any banking service or activity, and may lose value.**

**TIAA-CREF Individual & Institutional Services, LLC and Teachers Personal Investors Services, Inc., members FINRA, distribute securities products. You should consider the investment objectives, risks, charges and expenses carefully before investing. Please call 877 518-9161 for a prospectus that contains this and other information. Please read the prospectus carefully before investing.**

### Data Source

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### Morningstar Disclosure

The Morningstar Category classifies a fund based on its investment style as measured by underlying portfolio holdings (portfolio statistics and compositions over the past three years). If the fund is new and has no portfolio, Morningstar estimates where it will fall before assigning a more permanent category. When necessary, Morningstar may change a category assignment based on current information.

To determine a fund's star rating for a given time period (three, five, or 10 years), the fund's risk-adjusted return (including the effects of sales charges, loads and redemption fees) is plotted on a bell curve. The top 10% of funds in each category receive 5 stars, the next 22.5% receive 4 stars, the next 35% earn 3 stars, the next 22.5% receive 2 stars, and the bottom 10% receive 1 star. Morningstar Rating™ is for individual share classes only. Other classes may have different performance characteristics.

## A Note About Risks

In general, the value of equity mutual funds will fluctuate based on the share prices of the individual companies in which they invest. An investment in an equity mutual fund is subject to various types of investment risk, which may include but is not limited to:

**Active Management Risk**, the risk that a fund may underperform because of the allocation decisions or individual security selections of its portfolio manager; **Company Risk**, the risk that the financial condition of a company may deteriorate, causing a decline in the value of the securities it issues; **Emerging Markets Risk**, the risk that securities issued in developing markets, where there is greater potential for political, currency and economic volatility, may be less liquid than those issued in more developed countries and foreign investors in these markets may be subject to special restrictions which could have an adverse impact on performance; **Foreign Investment Risk**, the risk that securities of foreign issuers may lose value because of erratic market conditions, economic and political instability or fluctuations in currency exchange rates, which may be magnified in emerging markets; **Growth Investing Risk**, the risk that, due to their relatively high valuations which are generally a function of expected earnings growth, growth stocks will be more volatile than value stocks and such earnings growth may not occur or be sustained; **Index Risk**, the risk that a fund's performance may not match that of its benchmark index; **Large-Cap Risk**, the risk that large companies may grow more slowly than the overall market; **Market Risk**, the risk that the price of securities may fall in response to economic conditions; **Mid-Cap Risk**, the risk that stocks of mid-capitalization companies may have greater price volatility, lower trading volume and less liquidity than the stocks of larger, more established companies; **Small-Cap Risk**, the risk that the securities of small companies may be more volatile than those of larger ones, and they are also often less liquid than those of larger companies because there is a limited market for small-cap securities; **Style Risk**, the risk that a fund's investing style may lose favor in the marketplace; **Value Investing Risk**, the risk that value stocks may perform differently from the market as a whole and may be undervalued by the market for a long period of time. For a detailed discussion of risk, please consult the prospectus.

**Non-Diversified Risk** is the risk that a greater percentage of holdings may be concentrated in a small number of issuers or a single issuer, such as a corporate or government entity, which can place the fund at greater risk.

**Real Estate Investing Risks** are the risks associated with real estate ownership, including fluctuations in property values, higher expenses or lower income than expected, and potential environmental problems and liability.

**Sector Risk** is the risk that funds that primarily invest one sector are more volatile than those that diversify across many industry sectors and companies.

## Portfolio Statistics Definitions

**Alpha (3 Yr)** is a risk statistic used to measure performance on a risk-adjusted basis. Alpha takes the volatility (price risk) of an investment and compares its risk-adjusted performance to a benchmark. The risk-adjusted excess return of the investment relative to the return of the benchmark is an investment's alpha.

**Beta (3 Yr)** is a risk statistic used to measure the magnitude of past share-price fluctuations in relation to the ups and downs of the overall market (or appropriate market index). If a security has a beta greater than 1, that security's price can be expected to be more volatile than the market.

**Market Cap – \$-Wtd Avg – \$ billions** is a measure of the size of the portfolio's equity holdings using the average holding as determined by dollars invested. Holdings with a larger percentage of net assets in the portfolio are assigned a greater weight.

**Price/Book** is the ratio of a stock's total market capitalization to the company's net assets.

**R Squared (3 Yr)** is a risk statistic that measures how much of an investment's performance can be explained by the returns from the overall market (or benchmark index). If an investment's total return precisely matched that of the overall market or benchmark, its R squared would be 1.00. If an investment's return bore no relationship to the market's returns, its R squared would be 0.

**Sharpe Ratio (3 Yr)** is a risk statistic used to measure the excess return per unit of risk in an investment asset. The higher the Sharpe ratio, the better the return. Excess return is the rate of return above and beyond the risk-free rate, which is usually the T-bill rate, or in excess of a market measure, such as an index fund.

**Standard Deviation (3 Yr Annualized)** is a risk statistic that measures an investment's past volatility, based on a sample. The higher the standard deviation, the higher the volatility. It is not a measure of performance and should not be considered relative to an investment's annual returns. Please note that past standard deviation is not a predictor of future volatility or risk.

**Turnover** is calculated by dividing the lesser of purchases or sales by the average value of portfolio assets during a period. Turnover is based on the portfolio's fiscal year end and is not annualized if the reporting period covers less than 12 months. If a turnover rate is not shown, it typically indicates a newly operational fund that has not yet been required to report turnover in its regulatory filings or, more rarely, the turnover rate was 0.00%.

**# Holdings** refers to the total number of individual security positions held in a portfolio on a given date.