

## Nuveen Global Real Estate Carbon Reduction Fund

Marketing communication | As of 31 Mar 2025

Effective 16 April 2024, Crispin Royle-Davies was added as portfolio manager to the strategy, joining Benjamin Kerl, Scott Sedlak and Jagdeep Ghuman.

### Calendar year returns (%)

	2019	2020	2021	2022	2023	2024	2025 YTD
Class I \$ accumulating	27.27	-0.81	27.69	-25.41	13.30	-1.13	1.22
FTSE EPRA Nareit Developed Index (NR)	21.91	-9.04	26.09	-25.09	9.67	0.94	1.59
Morningstar Property - Indirect Global Cat Avg.	22.26	-5.65	24.35	-26.93	11.21	-1.27	1.58

### Total returns (%)

	Inception date	Average annualized				Cumulative						
		1 year	3 years	5 years	Since inception	1 month	3 months	YTD	3 years	5 years	Since inception	
Class A \$ accumulating	30 Aug 24				-6.95	-2.41	1.09	1.09				-6.95
Class C \$ accumulating	30 Aug 24				-7.25	-2.47	0.98	0.98				-7.25
Class I \$ accumulating	25 Oct 18	0.38	-4.19	6.79	4.53	-2.39	1.22	1.22	-12.04	38.90		33.00
Class P \$ accumulating	25 Oct 18	0.67	-3.94	7.01	4.74	-2.36	1.28	1.28	-11.35	40.31		34.70
FTSE EPRA Nareit Developed Index (NR)		3.90	-4.28	6.22	2.16	-2.32	1.59	1.59	-12.29	35.20		14.74
Morningstar Property - Indirect Global Cat Avg.		2.43	-5.17	5.13	1.76	-2.18	1.58	1.58	-15.28	5.13		11.90

Performance data shown represents past performance and does not predict or guarantee future results. Investment returns and principal value will fluctuate so that shares redeemed may be worth more or less than their original cost. Current performance may be higher or lower than the performance shown. Total returns for a period of less than one year are cumulative. Returns without sales charges would be lower if the sales charges were included. Returns assume reinvestment of dividends and capital gains. For performance current to the most recent month-end visit [nuveen.com/global](https://nuveen.com/global). Performance shown for benchmark since inception is as of the Fund's oldest share class. The base currency of the Fund is USD. Returns may increase or decrease as a result of currency and exchange rate fluctuations between the base currency of the Fund and the currency in which an investor subscribes.

The maximum sales charge for Class A & C shares is 5.00%. All other share classes have no sales charge.

### Expense ratios (%)

Class A \$ accumulating	1.60
Class C \$ accumulating	2.10
Class I \$ accumulating	1.10
Class P \$ accumulating	0.80

Expense ratios may include discretionary reimbursements whereby administrative and operating expenses are capped at the sole discretion of the Investment Manager. Expense ratios would increase if these expenses were deducted from the Fund.

### Distribution frequency

Semi-Annually

Distribution yield is the ratio of the most recent distribution paid by the Fund divided by the market price of the Fund as of the date of the calculation, multiplied by the number of distribution payments made in a year.

### Overall Morningstar Rating™

Category: funds

CLASS I \$ acc. ★★★★★

Morningstar ratings may vary among share classes and are based on historical risk-adjusted total returns, which are not indicative of future results.

### Profile

Benchmark	FTSE EPRA Nareit Developed Index (NR)
Base currency	U.S. dollar (USD)
Domicile	Ireland
Subscription/redemption	Daily

### Top ten positions (%)

	Fund market value
Equinix, Inc.	6.30
Prologis, Inc.	5.92
Welltower Inc.	5.62
Prologis, Inc.	5.53
Welltower Inc.	5.41
Equinix, Inc.	4.50
Ventas, Inc.	3.36
Equity Residential	3.23
Public Storage	3.20
STAG Industrial, Inc.	3.10

Positions subject to change.

### Top ten countries (%)

	Fund market value	Benchmark
United States	65.12	65.47
Japan	9.49	9.27
Australia	5.60	5.77
United Kingdom	4.20	3.56
Hong Kong	2.08	2.25
Canada	2.06	1.75
Singapore	1.62	2.82
Germany	1.47	1.98
Spain	1.35	0.23
France	1.21	1.68

### Sector allocation (%)

	Fund market value	Benchmark
Industrial	16.82	14.78
Tech Infrastructure	13.92	7.68
Apartments	12.11	10.72
Health Care Reits	11.88	12.05
Community Centers	8.08	5.03
Self-Storage	6.80	5.65
Malls	6.34	6.81
Diversified Real Estate	5.77	7.52
Real Estate Management & Develop	5.75	6.19
Office	4.02	6.61
Real Estate Services	2.14	1.44
Mftg Homes	1.79	1.83
Cash	1.51	0.00
Hotel Reits	1.32	2.05
Timber	0.73	0.00
Hotel C-Corps	0.42	0.00
Student Housing	0.37	0.35
Net Lease	0.23	6.46
Gaming Real Estate	0.00	2.73
Single Family	0.00	1.95
Specialty	0.00	0.16

## Fund description

The Fund aims to provide long-term capital appreciation and current income by investing in real estate companies that have either achieved carbon neutrality, or have a target to or track record of reducing greenhouse gas emissions in a manner that is aligned with the Paris Agreement. The Fund is reporting as an Article 9 fund under the Sustainable Finance Disclosure Regulation (SFDR). For more information on sustainability-related aspects please refer to [nuveen.com/global](https://nuveen.com/global).

The Fund is actively managed and is not managed in reference to a benchmark. Investors invest in shares of the Fund. The Fund is suitable for long-term investors that are prepared to accept a moderate to high level of volatility. Please see the Key Investor Information Document(s) for more information.

## Portfolio management

**Benjamin T. Kerl** | 20 years industry experience

**Scott C. Sedlak** | 25 years industry experience

**Jagdeep S. Ghuman** | 21 years industry experience

**Crispin Royle-Davies** | 13 years industry experience

## Portfolio statistics

	Fund	Benchmark
Total net assets – all classes (\$mil.)	\$107.74	–
Number of positions	106	361
Weighted average market cap (\$bil.)	\$33.76	\$30.04
Standard deviation (3 years)	19.67	19.70
Beta (3 years)	0.99	–

This data relates to the portfolio and the underlying securities held in the portfolio. It should not be construed as a measure of performance for the Fund itself.

Risk statistics are calculated based on Class I \$ accumulating and may vary for other classes.

## Important information on risk

Investing involves risk; principal loss is possible. There is no guarantee the Fund's investment objectives will be achieved. The **real estate industry** is greatly affected by economic downturns or by changes in real estate values, rents, property taxes, interest rates, tax treatment, regulations, or the legal structure of the REIT. Prices of **equity securities** may decline significantly over short or extended periods of time. **Non-U.S. investments** involve risks such as currency fluctuation, political and economic instability, lack of liquidity and differing legal and accounting standards. These risks are magnified in **emerging markets**. A complete description of the risks of investing in the Fund can be found in the Key Investment Information Document(s) (KIID) and the Prospectus.

Responsible investing incorporates Environmental Social Governance (ESG) factors that may affect exposure to issuers, sectors, industries, limiting the type and number of investment opportunities available, which could result in excluding investments that perform well.

ESG integration is the consideration of financially material ESG factors into investment research in support of portfolio management for actively managed strategies. Financial materiality of ESG factors varies by asset class and investment strategy. Applicability of ESG factors may differ across investment strategies. ESG factors are among many factors considered in evaluating an investment decision, and unless otherwise stated in the relevant offering memorandum or prospectus, do not alter the investment guidelines, strategy or objectives.

This document does not constitute an offer or solicitation to invest in the Fund and it is intended that this document be circulated only to persons to whom it may lawfully be distributed in consultation with their professional legal, tax, and financial professionals as to the best interest of any investment in light of their particular circumstances and applicable citizenship, residence or domicile. Persons who do not fall within such description may not act upon the information contained herein. Any entity that forwards this material to other parties takes responsibility for ensuring compliance with local laws in connection with its distribution, and in particular any applicable financial promotion rules.

**For the period ended 31 Mar 2025, Morningstar rated this Fund's I shares, for the overall, three-, five-, and 10-year periods (if applicable). The Class I USD shares received 4, 4, and 4 stars among 599, 599, and 478 EAA Fund Property - Indirect Global Funds, respectively. These ratings are for Class I USD shares only; other classes may have different performance characteristics. Investment performance reflects applicable fee waivers. Without such waivers, total returns would be reduced and ratings could be lower.**

The Morningstar Rating™ for funds, or "star rating", is calculated for managed products (including mutual funds, variable annuity and variable life subaccounts, exchange-traded funds, closed-end funds, and separate accounts) with at least a three-year history. Exchange-traded funds and open-ended mutual funds are considered a single population for comparative purposes. It is calculated based on a Morningstar Risk-Adjusted Return measure that accounts for variation in a managed product's monthly excess performance, placing more emphasis on downward variations and rewarding consistent performance. The top 10% of products in each product category receive 5 stars, the next 22.5% receive 4 stars, the next 35% receive 3 stars, the next 22.5% receive 2 stars, and the bottom 10% receive 1 star. The Overall Morningstar Rating for a managed product is derived from a weighted average of the performance figures associated with its three-, five-, and 10-year (if applicable) Morningstar Rating metrics. The weights are: 100% three-year rating for 36-59 months of total returns, 60% five-year rating/40% three-year rating for 60-119 months of total returns, and 50% 10-year rating/30% five-year rating/20% three-year rating for 120 or more months of total returns. While the 10-year overall star rating formula seems to give the most weight to the 10-year period, the most recent three-year period actually has the greatest impact because it is included in all three rating periods. ©2023 Morningstar, Inc. All Rights Reserved. The information contained herein: (1) is proprietary to Morningstar and/or its content providers;

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## Additional information/documentation

**A Prospectus is available for Nuveen Global Investors Fund (the Company) and KIIDs are available for each share class of each of the sub-funds of the Company. In addition, a summary of investor rights is also available. Before investing, carefully consider fund investment objectives, risks, charges and expenses. For this and other information that should be read carefully, the Company's Prospectus, the KIIDs, and the summary of investor rights can be obtained from [Nuveen.com/global](https://nuveen.com/global). The KIIDs are available in one of the official languages of each of the EU Member States into which each sub-fund has been notified for marketing under the Directive 2009/65/EC (the UCITS Directive).**

**This is a marketing communication. This is not a contractually binding document. Please refer to the Prospectus and KIIDs of the relevant sub-fund before making any final investment decisions and do not base any final investment decision on this communication alone.**

The sub-funds of the Company are currently notified for marketing into a number of EU Member States under the UCITS Directive. Nuveen Global Investors Fund can terminate such notifications for any share class and/or sub-fund of the Company at any time using the process contained in Article 93a of the UCITS Directive.

Nuveen Global Investors Fund PLC is an umbrella fund, with segregated liability between sub-funds, established as an open-ended investment company with variable capital and incorporated with limited liability under the laws of Ireland with registered number 434562. It is authorized by the Central Bank of Ireland pursuant to the European Communities (Undertaking for Collective Investment in Transferable Securities) Regulations 2011. Certain share classes of the Fund are registered for public offer and sale in Finland, Germany, Ireland, Italy, Luxembourg, the Netherlands, Sweden, Switzerland, United Kingdom and for institutional sales in Denmark and Norway. Fund shares may be otherwise sold on a private placement basis depending on the jurisdiction. This document should not be provided to retail investors in the United States. In the U.S., this material is directed at financial professionals and is for their use and information.

**Note to European investors:** The offering or sale of Fund shares may be restricted in certain jurisdictions.

**Note to Danish investors:** The Fund is only marketed and offered to institutional investors in Denmark.

**Note to French investors:** Investors should note that, relative to the expectations of the Autorité des Marchés Financiers, this Fund presents disproportionate communication on the consideration of non-financial criteria in its investment policy.

**Note to Norwegian investors:** The Fund is only marketed and offered to institutional investors in Norway.

**Note to United Kingdom Investors:** For Investment Professional use only. Not for distribution to individual investors.

The Fund features portfolio management by Nuveen Asset Management, LLC, an affiliate of Nuveen, LLC. Nuveen Securities, LLC, member FINRA and SIPC, and its authorized sub-distributors.