



**FACT SHEET**

# Real Estate Fund - I Class

As of September 30, 2018



**Portfolio Manager:**

David M. Lee

**Managed Fund Since:**

1997

**Joined Firm:**

1993

## FUND INFORMATION

Symbol	TIRRX
CUSIP	779919307
Inception Date of Fund	December 17, 2015
Benchmark	Wilshire US RESI
Expense Information (as of the most recent Prospectus)*	0.60%
Fiscal Year End	December 31
Total Annual Operating Expenses per \$1,000	\$6.00
12B-1 Fee	-
Redemption Fee**	1.00%
Portfolio Holdings Turnover†	10.2%
Total Assets (all share classes)	\$5,169,570,233
Percent of Portfolio in Cash	1.8%
Beta	-

\* Figure is equivalent to the annual Operating Expense ratio.

\*\* The redemption fee applies on shares held for 90 days or less.

† Portfolio Turnover represents 1 year period ending 12/31/17.

## PERFORMANCE

(NAV, total return)

	Three Months	Year-to-Date	One Year	Annualized			
				Three Years	Five Years	Ten Years	Fifteen Years
Real Estate Fund - I Class	0.01%	-0.09%	3.25%	5.96%	8.71%	7.43%	9.40%
Lipper Real Estate Funds Index	1.17	1.36	4.30	7.29	8.78	7.60	9.38
Wilshire US Real Estate Securities Index	0.73	2.35	4.11	7.52	9.58	7.51	9.50

**Current performance may be higher or lower than the quoted past performance, which cannot guarantee future results. Share price, principal value, and return will vary, and you may have a gain or loss when you sell your shares. The performance information shown does not reflect the deduction of any redemption fee; if it did, the performance would be lower. To obtain the most recent month-end performance, or to request a prospectus or summary prospectus, which includes investment objectives, risks, fees, expenses, and other information that you should read and consider carefully before investing, please contact a T. Rowe Price representative at 1-855-405-6488.** The T. Rowe Price fund shares the portfolio of an existing fund (the original share class of the fund is referred to as the "investor class"). The total return figures for this I Class have been calculated using the performance data of the Investor Class up to the inception date of the I Class (12/17/15) and the actual performance results of the I Class since that date. Because the I Classes are expected to have lower expenses than the Investor Classes, the I Class performance, had it existed over the periods shown, would have been higher. The average annual total return figures include changes in principal value, reinvested dividends, and capital gain distributions.

## INVESTMENT OBJECTIVE AND STRATEGY

The fund seeks to provide long-term growth through a combination of capital appreciation and current income.

The fund will invest at least 80% of net assets in the equity of securities of companies that derive at least 50% of revenue or profits from, or commit at least 50% of assets to, real estate activities.

- The fund is likely to maintain a significant portion of assets in real estate investment trusts (REITs).

Bottom-up stock analysis seeks to capitalize on high-quality companies with above-average levels of total return.

## BENEFITS AND RISKS

The stocks of companies engaged in the real estate sector could provide significant long-term total return.

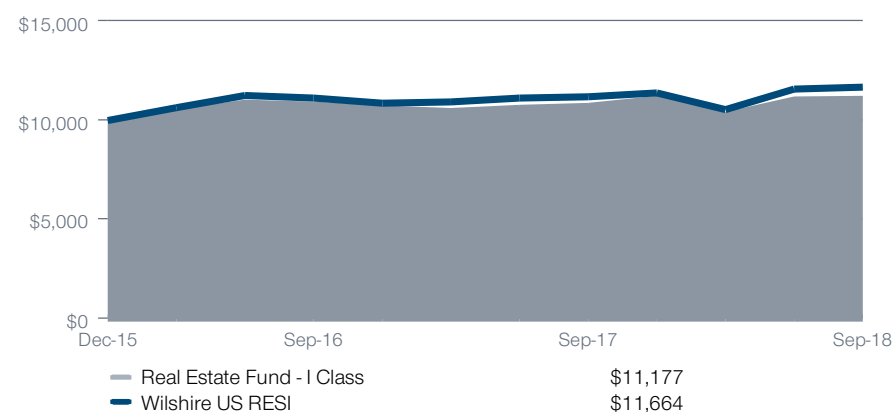
Real estate investments tend to move independently of stocks and bonds, offering diversification benefits.

Narrow sector focus entails more volatility than funds with a broader scope.

As with all stock funds, this fund's share price can fall because of weakness in the broad market, a particular industry, or specific holdings.

## CUMULATIVE RETURNS

Growth of \$10,000



## TOP 10 ISSUERS

	Industry	% of Fund	% of Wilshire US RESI
Prologis	Industrial	7.9%	5.8%
Simon Property Group	Regional Mall	6.2	7.5
AvalonBay Communities	Apartment Residential	5.7	3.4
Equity Residential	Apartment Residential	5.6	3.3
Camden Property Trust	Apartment Residential	4.9	1.2
Douglas Emmett	Office	4.1	0.9
SL Green Realty	Office	4.1	1.2
Public Storage	Self Storage	3.9	4.3
Essex Property Trust	Apartment Residential	3.7	2.2
The Macerich Co	Regional Mall	3.5	0.8

## MORNINGSTAR™

Overall Morningstar Rating™\* —

Morningstar Category™ Real Estate

\*Rating will be available after three years of performance history.

## INDUSTRY DIVERSIFICATION

	Office	Apt Res	Industrial	Shop- ping Center	Region- al Mall	Lodging / Lei- sure	Self Storage	Health Care	Diversi- fied	Agg- Land	Triple Net	Data Centers
Real Estate Fund - I Class	23.2%	21.5%	14.1%	12.8%	9.7%	6.9%	3.9%	2.5%	2.3%	1.3%	0.0%	0.0%
Wilshire US RESI	14.6	19.0	10.9	7.2	9.5	7.2	7.3	11.4	2.5	0.0	0.9	9.4
<b>Over/Underweight</b>	<b>8.6</b>	<b>2.5</b>	<b>3.2</b>	<b>5.6</b>	<b>0.1</b>	<b>-0.3</b>	<b>-3.4</b>	<b>-9.0</b>	<b>-0.1</b>	<b>1.3</b>	<b>-0.9</b>	<b>-9.4</b>

## Definitions

Beta: A measure of market risk of an investment option that shows how responsive the investment is to a given market index, such as the Standard & Poor's 500 Index. By definition, the beta of the benchmark is 1.00. An investment with a beta of 1.10 is expected to perform 10% better than the index in up markets and 10% worse in down markets. Usually, higher betas represent riskier investments.

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Lipper Data (excluding Performance and Risk Return exhibits) is estimated by T. Rowe Price based on information provided by Lipper, Inc., and LionShares. T. Rowe Price identifies the funds that compose the Lipper index and builds an aggregate portfolio for the index based on each fund's holdings as provided by LionShares. Please note that the portfolio holdings for each fund within the index are based on the most recent public information that is available, and since the funds have different reporting periods, some of this information may not be current.

The information shown does not reflect any ETFs that may be held in the portfolio.

T. Rowe Price uses a custom structure for sector and industry reporting for this product.

Diversification exhibits may not add to 100% due to exclusion or inclusion of cash.

Certain numbers in this report may not equal stated totals due to rounding. Unless otherwise stated, data is as of the report date.

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