



# NVIT Real Estate Fund

Nationwide VIT

Fact sheet

**Q4 2018**  
AS OF 12/31/18

**Objective:** Seeks current income and long-term capital appreciation

Class I  
Class II

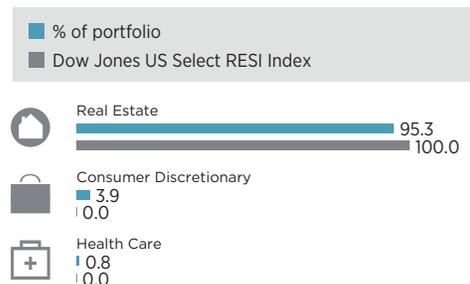
**Asset class:** Sector Equity  
**Morningstar category:**  
Real Estate

**An alternative approach:**  
Provides exposure to real estate investments, which may provide additional portfolio diversification

**Domestic bias:**  
Invests in companies which own and operate real estate assets in the United States

**True active management:**  
Seeks to build a high conviction portfolio through diligent hand selection

## Top Sectors



## Top Holdings

Company	% of portfolio
Simon Property Group Inc	9.4
HCP, Inc.	5.9
Prologis Inc	5.7
Public Storage	5.4
Alexandria Real Estate Eq Inc	4.6
American Tower Corp	4.4
UDR Inc	4.2
Essex Property Trust Inc	4.1
Boston Properties, Inc.	3.9
Camden Property Trust	3.8

Holdings are provided for informational purposes and should not be deemed as a recommendation to buy or sell the securities.

## Average Annual Total Returns (%)

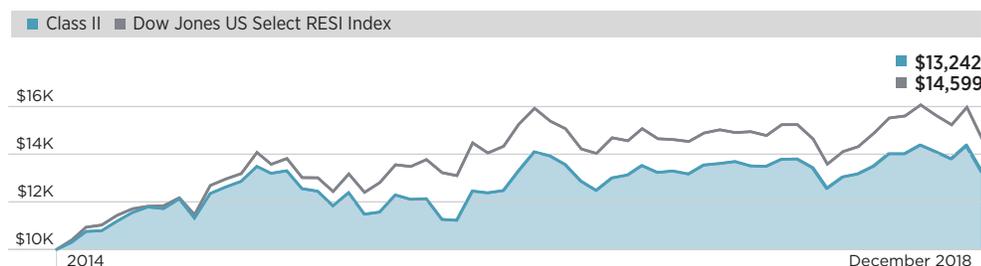
Share class	QTD	YTD	1-year	3-year	5-year	10-year
Class I	-6.13	-3.92	-3.92	3.18	6.02	11.23
Class II	-6.14	-4.06	-4.06	2.96	5.78	10.95
Dow Jones U.S. Select RESI Index	-6.61	-4.22	-4.22	1.96	7.86	12.07
Category	-7.01	-5.63	-5.63	2.12	6.99	11.53

Performance returns assume the reinvestment of all distributions. Returns for periods less than one year are not annualized. Total returns reflect a contractual expense limitation for direct annual Fund expenses for all classes for certain periods since inception, without which returns would have been lower. Performance numbers do not reflect and would be reduced by the insurance-related fees and charges of the variable product. Please consult the variable product prospectus for information about these fees and charges.

Share class	Expense ratios		Inception date
	Gross (%)	Net (%)	
Class I	0.93	0.92	03/24/2008
Class II	1.18	1.17	03/24/2008

The expense ratios are as shown in the most recent prospectus. Expenses include underlying fund expenses. The difference between gross and net operating expenses reflects contractual fee waivers in place through 04/30/2019. Please see the Fund's prospectus for more details.

## Growth of \$10k (01/01/14-12/31/18)



The results shown represent past performance; past performance does not guarantee future results. Current performance may be lower or higher than the past performance shown. Share price, principal value, and return will vary, and you may have a gain or a loss when you sell your shares. For the most recent standardized performance, visit <https://www.nationwide.com/variable-annuity-prospectus-and-performance.jsp> or <https://www.nationwide.com/variable-life-products.jsp>.

## Portfolio Characteristics

Total Net Assets (all classes)	\$233.0M
Total Number of holdings	39
P/E ratio	41.7x
Sharpe Ratio*	0.2
Standard deviation*	13.3
Alpha*	1.1
Beta*	0.9
R-Squared*	91.5
Turnover	158%

Portfolio characteristics are based on Class II shares.

\*Rolling 36 months

## Calendar Year Returns (%)



## Portfolio Management

Wellington Management Company LLP, Subadviser  
Bradford D. Stoesser, Fund tenure since 2017

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• Not a deposit • Not FDIC or NCUSIF insured • Not guaranteed by the institution • Not insured by any federal government agency • May lose value

**DEFINITIONS:** **Average annual total returns** are the annual compounded returns that would have produced the cumulative total return if fund performance had been constant during the given period. **P/E ratio** is the price of a stock divided by trailing 12-month earnings per share. **Sharpe ratio** measures excess return per unit of risk (standard deviation). A higher Sharpe ratio suggests better risk-adjusted performance. **Standard deviation** measures performance fluctuation, may not be indicative of future risk and is not a predictor of returns. **Alpha** represents the excess returns of a fund relative to its benchmark. A positive alpha is the added value an active manager has contributed over the benchmark returns. **Beta** measures volatility in relation to the fund's benchmark. A beta of less than 1.0 indicates lower volatility, while a beta of more than 1.0 indicates higher volatility relative to the benchmark. **R-Squared** measures the percentage of a fund's movements that can be explained by movements in a benchmark. **Turnover** measures how frequently investments are bought and sold within a fund during a 12 month period. The portfolio turnover rate is as of the fund's fiscal year end and is usually expressed as a percentage of the total value of a fund.

**Variable products are sold by prospectus. Both the product and underlying fund prospectuses can be obtained by visiting [Nationwide.com/prospectus](http://Nationwide.com/prospectus) or by calling 1-800-848-6331. Before investing, carefully read and consider the fund's investment objectives, risks, charges, expenses, and other important information contained in this and the underlying funds' prospectuses.**

NVIT Funds are not sold to individual investors. These investment options are underlying subaccounts and cannot be purchased directly by the public. They are only available through variable products issued by life insurance companies. There is no assurance that the investment objective of any fund (or that of any underlying fund) will be achieved or that a diversified portfolio will produce better results than a non-diversified portfolio. Diversification does not guarantee returns or insulate an investor from potential losses, including the possible loss of principal. When evaluating the purchase of a variable annuity product, your clients should be aware that variable annuity products are long-term investment vehicles designed for retirement purposes and will fluctuate in value; and investing involves market risk, including possible loss of principal.

**KEY RISKS:** The Fund is a nondiversified fund, which means that a relatively high percentage of the Fund's assets may be invested in a limited number of issuers. The Fund is subject to the risks of investing in equity securities (including small companies). Smaller companies are usually less stable in price and less liquid than larger, more established companies. Smaller companies are more vulnerable than larger companies to adverse business and economic developments and may have more limited resources. Therefore, they generally involve greater risk. The Fund may invest in real estate investment trusts (REITs), which are subject to abrupt or erratic price movements and generally lack liquidity. Please refer to the most recent prospectus for more detailed information.

**Dow Jones (DJ) U.S. Select Real Estate Securities Index™:** An unmanaged index that measures the performance of publicly traded securities of U.S. traded real estate operating companies (REOCs) and real estate investment trusts (REITs). Source: FTSE International Limited ("FTSE") © FTSE 2019. "FTSE™" is a trademark of the London Stock Exchange Group companies and is used by FTSE International Limited under license. All rights in the FTSE indices and/or FTSE ratings vest in FTSE and/or its licensors. Neither FTSE nor its licensors accept any liability for any errors or omissions in the FTSE indices and/or FTSE ratings or underlying data. No further distribution of FTSE Data is permitted without FTSE's express written consent. Market index performance is provided by a third-party source Nationwide Funds Group deems to be reliable (Morningstar). Indexes are unmanaged and have been provided for comparison purposes only. No fees or expenses have been reflected. Individuals cannot invest directly in an index.

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