

Release Date: 09-30-2018

Fidelity® VIP Real Estate Portfolio — Service Class

Investment Strategy from investment's prospectus

The investment seeks above-average income and long-term capital growth, consistent with reasonable investment risk. The fund normally invests at least 80% of assets in securities of companies principally engaged in the real estate industry and other real estate related investments. It invests in domestic and foreign issuers. The fund invests primarily in common stocks. It uses fundamental analysis of factors such as each issuer's financial condition and industry position, as well as market and economic conditions, to select investments. The fund is non-diversified.

Category Description: Real Estate

Real estate funds invest primarily in real estate investment trusts (REITs) of various types. REITs are companies that develop and manage real estate properties. There are several different types of REITs, including apartment, factory-outlet, health-care, hotel, industrial, mortgage, office, and shopping center REITs. Some funds in this category also invest in real estate operating companies.

Operations

Fund Inception Date	11-06-02
Initial Share Class Inception Date	11-06-02
Advisor	Fidelity SelectCo, LLC
Subadvisor	FMR Co., Inc. (FMRC)
	FMR Investment Management (U.K.) Limited
	Fidelity Management & Research (HK) Ltd
	Fidelity Management & Research (Japan) Limited

Fees and Expenses as of 04-30-18

Gross Prospectus Expense Ratio	0.78%
Net Prospectus Expense Ratio	0.78%

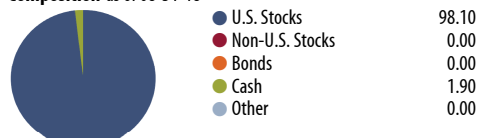
Waiver Data	Type	Exp.Date	%
—	—	—	—

Portfolio Manager(s)

Samuel J. Wald. Since 2005.

Portfolio Analysis as of 08-31-18

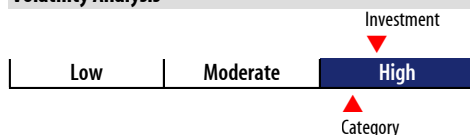
Composition as of 08-31-18



Top 20 Holdings as of 08-31-18

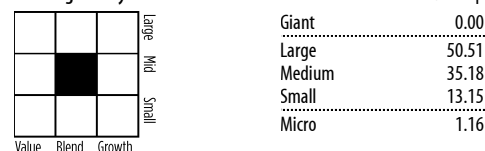
Company	% Assets
Simon Property Group Inc	8.01
Public Storage	7.05
AvalonBay Communities Inc	5.90
Boston Properties Inc	5.45
Equity Residential	4.87
Ventas Inc	4.43
Essex Property Trust Inc	3.94
Prologis Inc	3.54
SL Green Realty Corp	3.49
Duke Realty Corp	3.11
Welltower Inc	2.97
Host Hotels & Resorts Inc	2.95
Douglas Emmett Inc	2.91
Equinix Inc	2.88
DCT Industrial Trust Inc	2.87
Equity Lifestyle Properties Inc	2.70
Urban Edge Properties	2.53
Highwoods Properties Inc	2.41
Sunstone Hotel Investors Inc	2.35
Washington REIT	2.16
Total Number of Stock Holdings	42
Total Number of Bond Holdings	—
Annual Turnover Ratio %	52.00
Total Fund Assets (\$mil)	394.15

Volatility Analysis



In the past, this investment has shown a wide range of price fluctuations relative to other investments. This investment may experience significant price increases in favorable markets or undergo large price declines in adverse markets. Some of this risk may be offset by owning other investments that follow different investment strategies.

Morningstar Style Box™ as of 08-31-18



Statistics as of 08-31-18

Statistic	Stk Port Avg	S&P 500	Category
P/E Ratio	39.40	17.98	39.14
P/B Ratio	2.50	3.17	2.56
P/C Ratio	16.18	13.67	16.78
GeoAvgCap(\$mil)	13,559.04	109,557.79	15,560.97

Risk Measures as of 09-30-18

Metric	Port Avg	S&P 500	Category
3 Yr Std Dev	12.28	9.18	11.85
3 Yr Sharpe Ratio	0.49	1.69	0.59
3 Yr Alpha	-1.55	—	-0.76
3 Yr Beta	0.62	—	0.62
3 Yr R-squared	22.76	—	24.78

Morningstar Sectors as of 08-31-18

Sector	%Fund	S&P 500 %
Cyclical	99.53	32.42
Basic Materials	0.00	2.27
Consumer Cyclical	0.60	12.18
Financial Services	0.00	15.79
Real Estate	98.93	2.18
Sensitive	0.47	42.67
Communication Services	0.47	3.24
Energy	0.00	6.00
Industrials	0.00	10.35
Technology	0.00	23.08
Defensive	0.00	24.92
Consumer Defensive	0.00	7.13
Healthcare	0.00	14.96
Utilities	0.00	2.83

Notes

This material is authorized for client use only when preceded or accompanied by a Disclosure Statement, a product prospectus, a fund prospectus and/or informational brochure containing more complete information. These can be obtained from your investment professional and should be read carefully before investing or sending money.

NOT A DEPOSIT — NOT FDIC INSURED — NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY — NOT GUARANTEED BY THE INSTITUTION — MAY GO DOWN IN VALUE