

Release Date: 03-31-2019

# NVIT Real Estate Fund — Class II

## Investment Strategy from investment's prospectus

The investment seeks current income and long-term capital appreciation. The fund invests at least 80% of its net assets in equity securities of real estate companies that are located in the United States. Equity securities in which the fund invests are primarily common stocks of companies of any size, including smaller companies, and include the securities of real estate investment trusts ("REITs"). The fund does not invest in real estate directly. It is non-diversified.

Past name: Nationwide Van Kampen NVIT Real Estt II.

## 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	03-24-08
Initial Share Class Inception Date	03-24-08
Advisor	Nationwide Fund Advisors
Subadvisor	Wellington Management Company LLP

## Fees and Expenses as of 06-08-18

Gross Prospectus Expense Ratio	1.18%
Net Prospectus Expense Ratio	1.17%

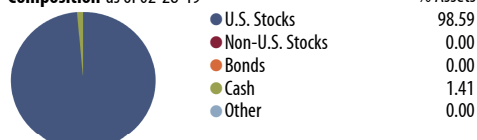
Waiver Data	Type	Exp.Date	%
Management Fee	Contractual	04-30-19	0.01

## Portfolio Manager(s)

Bradford S. Stoesser. M.S., University of Chicago, 2005. B.A., Boston College, 1998. Since 2017.

## Portfolio Analysis as of 02-28-19

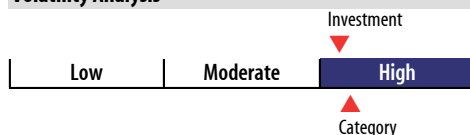
### Composition as of 02-28-19



### Top 20 Holdings as of 02-28-19

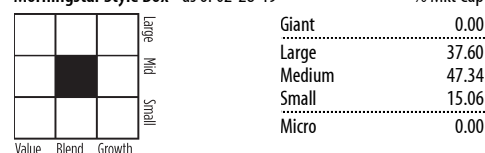
Company	% Assets
Simon Property Group Inc	8.19
Prologis Inc	5.91
HCP Inc	5.53
Alexandria Real Estate Equities Inc	4.88
Public Storage	4.84
Boston Properties Inc	4.32
Essex Property Trust Inc	4.23
UDR Inc	4.18
American Tower Corp	4.10
Equinix Inc	3.57
Camden Property Trust	3.44
STORE Capital Corp	3.07
Sun Communities Inc	3.03
Douglas Emmett Inc	2.98
Equity Lifestyle Properties Inc	2.80
Rexford Industrial Realty Inc	2.79
Regency Centers Corp	2.75
Extra Space Storage Inc	2.71
Apartment Investment & Management Co	2.38
Hudson Pacific Properties Inc	2.22
Total Number of Stock Holdings	38
Total Number of Bond Holdings	—
Annual Turnover Ratio %	51.83
Total Fund Assets (\$mil)	265.49

## 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 02-28-19



### Statistics as of 02-28-19

Statistic	Stk Port Avg	S&P 500	Category
P/E Ratio	45.49	17.05	41.60
P/B Ratio	2.80	2.97	2.39
P/C Ratio	18.72	8.80	17.09
GeoAvgCap(\$mil)	12,968.16	105,009.98	16,414.49

### Risk Measures as of 03-31-19

Metric	Port Avg	S&P 500	Category
3 Yr Std Dev	12.68	10.73	13.06
3 Yr Sharpe Ratio	0.53	1.12	0.43
3 Yr Alpha	0.33	—	-1.28
3 Yr Beta	0.68	—	0.71
3 Yr R-squared	29.22	—	30.43

### Morningstar Sectors as of 02-28-19

Sector	%Fund	S&P 500 %
Cyclical	95.01	32.26
Basic Materials	0.00	2.46
Consumer Cyclical	3.19	11.90
Financial Services	0.00	15.40
Real Estate	91.82	2.50
Sensitive	4.16	42.16
Communication Services	4.16	3.56
Energy	0.00	5.43
Industrials	0.00	10.23
Technology	0.00	22.94
Defensive	0.83	25.59
Consumer Defensive	0.00	7.77
Healthcare	0.83	14.49
Utilities	0.00	3.33

## Notes

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