

TIAA-CREF Real Estate Securities Fund - Institutional Class

Category
Real Estate

Investment Objective & Strategy

From the investment's prospectus

The investment seeks to obtain a favorable long-term total return through both capital appreciation and current income, by investing primarily in equity securities of companies principally engaged in or related to the real estate industry.

The fund invests at least 80% of its assets in the securities of companies that are principally engaged in or related to the real estate industry, including those that own significant real estate assets. It may invest up to 15% of its assets in real estate securities of foreign issuers and up to 20% of its assets in equity and debt securities of issuers that are not engaged in or related to the real estate industry.

Past name(s) : TIAA-CREF Instl Real Estate Sec Instl.

Volatility and Risk

Volatility as of 09-30-20



Risk Measures as of 09-30-20	Port Avg	Rel S&P 500	Rel Cat
3 Yr Std Dev	16.27	0.92	0.86
3 Yr Beta	0.70	—	0.85

Principal Risks

Foreign Securities, Loss of Money, Not FDIC Insured, Active Management, Issuer, Market/Market Volatility, Industry and Sector Investing, Restricted/Illiquid Securities, Small Cap, Mid-Cap, Real Estate/REIT Sector

Important Information

Morningstar Investment Profiles must be accompanied by Morningstar Disclosure and Glossary.

Funds or their affiliates may pay compensation to Voya® affiliates offering a fund. Such compensation may be paid out of distribution, service and/or 12b-1 fees that are deducted from the fund's assets, and/or may be paid directly by the fund's affiliates. Any fees deducted from fund assets are discussed in the fund's prospectus and disclosed in the fund fact sheet. Because these fees are paid on an on-going basis, over time these fees will increase the cost of your investment and may cost you more than paying other types of sales charges. If offered through a retirement program, additional fees and expenses may be charged under that program. NOT A DEPOSIT. NOT FDIC INSURED. NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY. NOT GUARANTEED BY THE INSTITUTION. MAY GO DOWN IN VALUE.

Portfolio Analysis

Composition as of 08-31-20



Top 10 Holdings as of 08-31-20

Company	% Assets
American Tower Corp	9.02
Prologis Inc	7.19
Equinix Inc	6.52
Crown Castle International Corp	4.31
Sun Communities Inc	3.86
Equity Lifestyle Properties Inc	3.48
Rexford Industrial Realty Inc	3.39
Digital Realty Trust Inc	3.07
SBA Communications Corp	2.94
Invitation Homes Inc	2.93

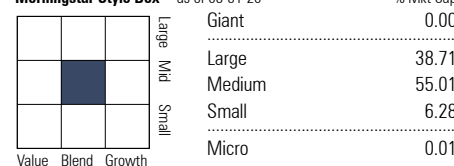
Operations

Gross Prosp Exp Ratio	0.50% of fund assets
Net Prosp Exp Ratio	0.50% of fund assets
Management Fee	0.48%
12b-1 Fee	—
Other Fee	0.02%
Miscellaneous Fee(s)	0.00%
Fund Inception Date	10-01-02
Total Fund Assets (\$mil)	2,693.6
Annual Turnover Ratio %	39.00
Fund Family Name	TIAA Investments

Notes

Under the Fund's expense reimbursement arrangements, the Fund's investment adviser, Teachers Advisors, LLC, has contractually agreed to reimburse the Fund for any Total annual Fund operating expenses (excluding interest, taxes, brokerage commissions or other transactional expenses, Acquired fund fees and expenses and extraordinary expenses) that exceed: 0.57% of average daily net assets for Institutional Class shares of the Fund. These expense reimbursement arrangements will continue through at least July 31, 2021, unless changed with approval of the Board of Trustees.

Morningstar Style Box™ as of 08-31-20



Morningstar Equity Sectors as of 08-31-20

Sector	% Fund
Cyclical	97.31
Basic Materials	0.00
Consumer Cyclical	1.61
Financial Services	0.00
Real Estate	95.70
Sensitive	2.68
Communication Services	0.00
Energy	0.00
Industrials	0.00
Technology	2.68
Defensive	0.00
Consumer Defensive	0.00
Healthcare	0.00
Utilities	0.00

Waiver Data	Type	Exp. Date	%
—	—	—	—

Portfolio Manager(s)

David Copp. Since 2005.
Brendan Lee. Since 2006.

Advisor	Teachers Advisors LLC
Subadvisor	—