MFS® Global Real Estate Fund - Class R3

Category Global Real Estate

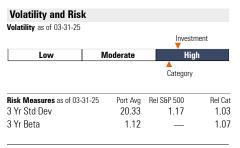
Investment Objective & Strategy

From the investment's prospectus

The investment seeks total return.

The fund normally invests at least 80% of the fund's net assets in U.S. and foreign real estate-related investments. It normally invests the fund's assets primarily in equity securities. The fund may invest the fund's assets in real estate-related investments of any size. MFS normally invests the fund's assets across different countries and regions, but MFS may invest a significant percentage of the fund's assets in issuers in a single country or region.

Past name(s): MFS Global Real Estate R3.



Principal Risks

Currency, Emerging Markets, Foreign Securities, Loss of Money, Not FDIC Insured, Country or Region, Market/Market Volatility, Equity Securities, Restricted/Illiquid Securities, Shareholder Activity, Management, Small Cap, Mid-Cap, Real Estate/REIT Sector

Important Information

Please refer to the Morningstar Disclosure and Glossary document contained in your plan's eligibility package for additional information. You may always access the most current version of the Disclosure and Glossary at https://www.voyaretirementplans.com/ fundonepagerscolor/DisclosureGlossary.pdf

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.



Top 10 Holdings as of 02-28-25	% Assets 8.63			
Prologis Inc				
Equinix Inc	5.53 4.12 3.86 3.54			
Ventas Inc				
Goodman Group				
Digital Realty Trust Inc				
Simon Property Group Inc	3.40			
Mid-America Apartment C	3.29 3.20 3.16			
Sun Communities Inc				
Extra Space Storage Inc				
Equity Lifestyle Properties	3.05			
Morningstar Super Sectors as	% Fund 98.83			
 Cyclical Sensitive 		1.17		
001101010				
→ Defensive		0.00		
Operations				
Gross Prosp Exp Ratio	1.20% of fund assets			
Net Prosp Exp Ratio	1.19% of fund assets			
Management Fee	0.81%			
12b-1 Fee	0.25%			
Other Fee	0.01%			
Miscellaneous Fee(s)	0.13%			
Fund Inception Date	12-19-14			

2,230.8

48.00

MFS

Aorningstar Style Box™ as of 02-28-25			% Mkt Cap		
			Large	Giant	0.00
_				Large	28.3
			Mid	Medium	50.4
			Small	Small	19.2
			≞	Micro	1 9
alue Bl	end	Growth		111010	1.0

Morningstar World Regions as of 02-28-25	% Fund
Americas	72.79
North America	72.79
Latin America	0.00
Greater Europe	13.76
United Kingdom	7.35
Europe Developed	6.41
Europe Emerging	0.00
Africa/Middle East	0.00
Greater Asia	13.45
Japan	5.08
Australasia	7.26
Asia Developed	1.11
Asia Emerging	0.00

Waiver Data	Туре	Exp. Date	%
Management Fee	Contractual	12-31-25	0.01
Portfolio Manager(s) Richard Gable, CFA Mark Syn, CFA. Sin			
Advisor	Massachi Company	Massachusetts Financial Services Company	
Subadvisor			

Notes

Total Fund Assets (\$mil)

Annual Turnover Ratio %

Fund Family Name

Massachusetts Financial Services Company (MFS) has agreed in writing to waive at least 0.01% of the fund's management fee as part of an agreement pursuant to which MFS has agreed to reduce its management fee by a specified amount if certain MFS mutual fund assets exceed thresholds agreed to by MFS and the fund's Board of Trustees. The agreement to waive at least 0.01% of the management fee will continue until modified by the fund's Board of Trustees, but such agreement will continue until at least December 31 2025



2.6

0.0

Release Dat 03-31-25