

**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.

**Volatility and Risk****Volatility** as of 03-31-25

Risk Measures as of 03-31-25	Port Avg	Rel S&P 500	Rel Cat
3 Yr Std Dev	20.33	1.17	1.03
3 Yr Beta	1.12	—	1.07

**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.

**Portfolio Analysis****Composition** as of 02-28-25**Top 10 Holdings** as of 02-28-25

	% Assets
Prologis Inc	8.63
Equinix Inc	5.53
Ventas Inc	4.12
Goodman Group	3.86
Digital Realty Trust Inc	3.54
Simon Property Group Inc	3.40
Mid-America Apartment Communities Inc	3.29
Sun Communities Inc	3.20
Extra Space Storage Inc	3.16
Equity Lifestyle Properties Inc	3.05

**Morningstar Super Sectors** as of 02-28-25

	% Fund
Cyclical	98.83
Sensitive	1.17
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
Total Fund Assets (\$mil)	2,230.8
Annual Turnover Ratio %	48.00
Fund Family Name	MFS

**Morningstar Style Box™** as of 02-28-25

	% Mkt Cap
Giant	0.00
Large	28.37
Medium	50.41
Small	19.25
Micro	1.97

**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	Type	Exp. Date	%
Management Fee	Contractual	12-31-25	0.01

**Portfolio Manager(s)**

Richard Gable, CFA. Since 2009.  
Mark Syn, CFA. Since 2022.

Advisor	Massachusetts Financial Services Company
Subadvisor	—

**Notes**

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.