

JPMorgan Funds statistics report: Realty Income Fund

Offered on a limited basis - A Shares, C Shares and L Shares

Data as of March 31, 2022

Table of contents

PERFORMANCE		ATTRIBUTION	
Performance at NAV	3	Performance attribution: One month	12
Calendar year returns	3	Performance attribution: Quarter	12
EXPENSES		Performance attribution: One year	13
Annual expenses	4	Performance attribution: YTD	13
CHARACTERISTICS		Performance attribution: Three year	14
Fund statistics	5	Stock attribution: YTD	15
Percentage of portfolio	5	Stock attribution: Quarter	15
Barra factors	5	Stock attribution: One month	16
Net percent of portfolio by quintile	5	Stock attribution: One year	16
RISK		Stock attribution: Three year	17
Risk measures	6	COUNTRY EXPOSURE	
RATINGS AND RANKINGS		Asset allocation	18
Lipper rankings	7	Regional allocation	18
Morningstar ratings	7	DISCLOSURE	
HOLDINGS		Disclosures	19
Top ten holdings (%)	8		
Ten largest overweights	9		
Ten largest underweights	9		
Top buys and sells	10		
SECTORS			
Sector exposure (excluding cash)	11		

Performance

Data as of March 31, 2022

Share class - inception date share class #	AVERAGE ANNUAL TOTAL RETURNS (as of 3/31/2022)						
	1 month (%)	3 months (%)	YTD (%)	1 yr (%)	3 yrs (%)	5 yrs (%)	10 yrs (%)
A Shares - 6/4/2004 1373 with max 5.25% sales charge	6.13 0.57	-3.36 -8.45	-3.36 -8.45	26.02 19.39	12.83 10.83	10.12 8.94	9.07 8.48
C Shares - 6/4/2004 1381 with max 1.00% CDSC	6.19 5.19	-3.35 -4.35	-3.35 -4.35	25.61 24.61	12.29 12.29	9.60 9.60	8.63 8.63
I Shares - 3/1/2017 2603 ¹	6.23	-3.27	-3.27	26.33	13.11	10.42	9.42
L Shares - 1/1/1998 1372	6.16	-3.32	-3.32	26.46	13.27	10.55	9.49
R5 Shares - 5/15/2006 1380	6.18	-3.25	-3.25	26.53	13.30	10.60	9.54
R6 Shares - 11/2/2015 3021 ¹	6.17	-3.24	-3.24	26.65	13.37	10.66	9.59
MSCI US REIT Index	6.49	-4.06	-4.06	26.20	11.14	9.65	9.74

The performance quoted is past performance and is not a guarantee of future results. Mutual funds are subject to certain market risks. Investment returns and principal value of an investment will fluctuate so that an investor's shares, when redeemed, may be worth more or less than original cost. Current performance may be higher or lower than the performance data shown. For performance current to the most recent month-end, please call 1-800-480-4111.

Calendar year returns	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
A Shares - 6/4/2004 1373	16.24	0.50	30.52	2.62	3.98	3.67	-7.41	29.63	-4.23	40.20
C Shares - 6/4/2004 1381	15.66	0.01	29.98	2.04	3.53	3.13	-7.93	29.05	-4.78	39.58
I Shares - 3/1/2017 2603	16.74	0.90	31.09	3.00	4.48	4.02	-7.20	29.95	-3.99	40.49
L Shares - 1/1/1998 1372	16.74	0.90	31.09	3.00	4.48	4.07	-7.10	30.24	-3.92	40.84
R5 Shares - 5/15/2006 1380	16.77	0.95	31.10	3.05	4.48	4.12	-7.02	30.32	-3.90	40.75
R6 Shares - 11/2/2015 3021	16.77	0.95	31.10	3.07	4.53	4.22	-6.93	30.23	-3.75	40.85
MSCI US REIT Index	17.77	2.47	30.38	2.52	8.60	5.07	-4.57	25.84	-7.57	43.06

Expenses

Data as of March 31, 2022

Annual expenses	A Shares	C Shares	I Shares	L Shares	R5 Shares	R6 Shares
Gross expense (%)	1.29	1.77	0.95	0.80	0.81	0.70
Net expense (%)	1.18	1.68	0.93	0.78	0.78	0.68

Characteristics

Data as of March 31, 2022

Fund statistics		
	Fund	Benchmark
Active share (%)	49.42	—
Earnings per share growth - 2 yr	10.74	12.52
Earnings per share growth - 5 yr	4.43	3.72
Market cap median (\$ billions)	\$18.08	\$4.10
Market cap weighted average (\$ billions)	\$37.86	\$34.37
Market cap weighted median (\$ billions)	\$24.15	\$22.54
Number of holdings	31	133
Price to book weighted harmonic average	2.73	2.66
Price to cash flow - trailing 12 months	28.27	22.18
Price to earnings - next 12 months *	22.28	19.89
Price to sales weighted harmonic average	8.89	8.57
Return on assets - last 12 months	4.56	3.92
Return on equity - hist 1 yr	6.50	10.61
Turnover - quarter	16.13 %	—
Turnover - 1 yr	49.58 %	—
Turnover - 3 yr	67.93 %	—
Turnover - 5 yr	76.01 %	—

*J.P. Morgan estimate

Percentage of portfolio**	
	Fund
US	96.75
Stocks	96.75
Out of Index	0.32
Intl/ADR (by country)	0.00
Derivatives	0.00
ETFs	0.00
Non US Securities	0.00
Cash	3.25

**Cash includes money market securities

Barra factors			
	Fund	Benchmark	Net
Momentum	0.18	0.14	0.04
Dividend Yield	0.61	1.01	-0.40
Size	-0.84	-0.95	0.11
Profit	-0.92	-0.79	-0.14
Earnings Yield	-0.19	-0.04	-0.15
Liquidity	0.00	-0.02	0.02
Value	0.37	0.37	0.00
Leverage	0.35	0.52	-0.17
Beta	-0.47	-0.52	0.05
Residual Volatility	-0.39	-0.40	0.01
Growth	-0.45	-0.58	0.13
Earnings Quality	0.00	0.04	-0.04

Net percent of portfolio by quintile		
	Fund	Benchmark
Quintile 1	30.39	26.12
Quintile 2	27.73	20.87
Quintile 3	19.42	14.27
Quintile 4	8.69	4.30
Quintile 5	1.10	8.29
Other	12.68	26.15

Risk

Data as of March 31, 2022

Risk measures	
	Fund
Excess return - 1 Yr	1.40
Excess return - 3 Yr	3.09
Excess return - 5 Yr	1.82
Excess return - 7 Yr	0.80
Excess return - Since Inception	1.44
Information ratio - 1 Yr	0.60
Information ratio - 3 Yr	1.15
Information ratio - 5 Yr	0.68
Information ratio - 7 Yr	0.33
Information ratio - Since Inception	0.65
R2 - 1 Yr	0.99
R2 - 3 Yr	0.99
R2 - 5 Yr	0.98
R2 - 7 Yr	0.98
R2 - Since Inception	0.99
Sharpe ratio - 1 Yr	1.45
Sharpe ratio - 3 Yr	0.78
Sharpe ratio - 5 Yr	0.66
Sharpe ratio - 7 Yr	0.53
Sharpe ratio - Since Inception	0.51
Standard deviation - 1 Yr	17.94
Standard deviation - 3 Yr	18.40
Standard deviation - 5 Yr	16.81
Standard deviation - 7 Yr	16.37
Standard deviation - Since Inception	20.19
Tracking error - 1 Yr	2.32
Tracking error - 3 Yr	2.69
Tracking error - 5 Yr	2.65
Tracking error - 7 Yr	2.40
Tracking error - Since Inception	2.21

Ratings and rankings

Data as of March 31, 2022

Lipper rankings

Category: Real Estate Funds

	A	C	I	L	R5	R6
1 Year	30(75/253)	35(88/253)	27(67/253)	26(65/253)	25(63/253)	23(57/253)
3 Years	33(78/236)	40(93/236)	30(70/236)	26(60/236)	25(59/236)	25(57/236)
5 Years	45(94/208)	56(117/208)	37(77/208)	34(70/208)	32(66/208)	31(63/208)
10 Years	58(86/148)	73(108/148)	—	42(62/148)	39(57/148)	—

The ranking information is provided by Lipper Analytical Services. Past performance is no guarantee of future results. Rankings are calculated based upon the total returns of multiple share classes within their respective Lipper category. Different share classes may have different rankings.

Morningstar ratings

Category: Real Estate

	A	C	I	L	R5	R6
Overall	★★★/236	★★★/236	★★★/236	★★★★/236	★★★★/236	★★★★/236
3-Year	★★★★/236	★★★/236	★★★★/236	★★★★/236	★★★★/236	★★★★/236
5-Year	★★★/205	★★★/205	★★★/205	★★★★/205	★★★★/205	★★★★/205
10-Year	★★★/149	★★/149	Not yet rated	★★★/149	★★★/149	Not yet rated

The Overall Morningstar Rating™ for a fund is derived from a weighted average of the performance figures associated with its three-, five-, and 10-year (if applicable) Morningstar Rating metrics. Different share classes may have different ratings.

Holdings

Data as of March 31, 2022

Top ten holdings (%)			
Company Name	Portfolio Weight	Relative Weight	Benchmark Weight
Prologis	12.58	3.00	9.58
Equinix	6.68	1.32	5.36
Public Storage	6.22	1.27	4.94
Host Hotels and Resorts	5.67	4.55	1.11
Mid-America Apartment Communities	5.39	3.46	1.94
Rexford Industrial Realty	5.08	4.18	0.91
Invitation Homes	4.85	2.93	1.92
Ventas	4.60	2.63	1.98
UDR	4.12	2.70	1.42
Camden Property Trust	4.06	2.70	1.36

Holdings

Data as of March 31, 2022

Ten largest overweights	
Company Name	Relative Weight (%)
Host Hotels and Resorts	4.55
Rexford Industrial Realty	4.18
Mid-America Apartment Communities	3.46
Prologis	3.00
Invitation Homes	2.93
Camden Property Trust	2.70
UDR	2.70
Ventas	2.63
Kilroy Realty	2.34
Sun Communities	2.32

Ten largest underweights	
Company Name	Relative Weight (%)
Simon Property	-3.47
Realty Income	-3.15
AvalonBay Communities	-2.79
Equity Residential	-2.57
Extra Space Storage	-2.21
Digital Realty Trust	-1.83
Essex Property Trust	-1.81
Duke Realty	-1.78
Healthpeak Properties	-1.49
Iron Mountain	-1.29

Holdings

Data as of March 31, 2022

Top buys and sells	
Ten largest buys	Ten largest sells
Alexandria Real Estate	Prologis
Boston Properties	Kimco Realty
Public Storage	Equinix
Digital Realty Trust	Simon Property
Kite Realty	Sun Communities
UDR	Pebblebrook Hotel Trust
Welltower	Cousins Properties
Vornado Realty Trust	Host Hotels and Resorts
—	Rexford Industrial Realty
—	Mid-America Apartment Communities

Sectors

Data as of March 31, 2022

Sector exposure (excluding cash)		
	Portfolio	Benchmark
Healthcare	8.34	10.66
Hotels	7.89	3.44
Housing	29.32	19.64
Industrial	17.67	15.67
Net Lease	0.00	8.39
Office	11.69	9.81
Other	3.27	3.40
Retail	7.52	8.78
Self Storage	6.22	9.42
Technology	8.09	10.80
Total	100.00	100.00

Attribution

Data as of March 31, 2022

Performance attribution: One month									
One month	Fund		Index		Variation		Attribution		
	Ending Weight	Total Return	Ending Weight	Total Return	Ending Weight	Total Return	Allocation Effect	Selection Effect	Total Effect
Retail	7.52	4.48	8.78	1.98	-1.25	2.51	0.05	0.20	0.25
Net Lease	0.00	0.00	8.39	3.90	-8.39	-3.90	0.22	0.00	0.22
Industrial	17.67	9.95	15.67	9.77	2.00	0.18	0.06	0.03	0.09
Hotels	7.89	6.93	3.44	5.19	4.45	1.74	-0.08	0.14	0.06
Office	11.69	6.14	9.81	5.46	1.88	0.68	-0.03	0.08	0.06
Healthcare	8.34	15.17	10.66	11.88	-2.32	3.29	-0.19	0.21	0.03
Technology	8.09	5.14	10.80	5.85	-2.72	-0.71	0.02	-0.06	-0.04
Other	3.27	2.61	3.40	4.42	-0.13	-1.81	0.00	-0.06	-0.06
Self Storage	6.22	10.55	9.42	10.23	-3.20	0.32	-0.12	0.02	-0.11
Housing	29.32	2.93	19.64	4.30	9.69	-1.37	-0.21	-0.42	-0.62
Total	100.00	6.39	100.00	6.51	0.00	-0.12	-0.27	0.15	-0.12

Performance attribution: Quarter									
Quarter	Fund		Index		Variation		Attribution		
	Ending Weight	Total Return	Ending Weight	Total Return	Ending Weight	Total Return	Allocation Effect	Selection Effect	Total Effect
Hotels	7.89	10.07	3.44	6.64	4.45	3.43	0.58	0.26	0.84
Retail	7.52	-3.90	8.78	-8.26	-1.25	4.36	0.05	0.48	0.53
Healthcare	8.34	18.11	10.66	5.29	-2.32	12.82	-0.34	0.69	0.35
Industrial	17.67	-4.79	15.67	-6.25	2.00	1.45	-0.12	0.26	0.14
Self Storage	6.22	4.78	9.42	-1.78	-3.20	6.56	-0.11	0.24	0.13
Office	11.69	3.15	9.81	2.04	1.88	1.12	-0.03	0.10	0.06
Technology	8.09	-13.23	10.80	-11.48	-2.72	-1.75	0.20	-0.16	0.04
Net Lease	0.00	-5.47	8.39	-3.98	-8.39	-1.49	0.01	-0.01	0.00
Other	3.27	-6.78	3.40	-6.21	-0.13	-0.57	-0.02	-0.01	-0.03
Housing	29.32	-8.57	19.64	-5.67	9.69	-2.90	-0.18	-0.87	-1.05
Total	100.00	-3.02	100.00	-4.04	0.00	1.03	0.03	0.99	1.03

Attribution

Data as of March 31, 2022

Performance attribution: One year									
1 Year	Fund		Index		Variation		Attribution		
	Average Weight	Total Return	Average Weight	Total Return	Average Weight	Total Return	Allocation Effect	Selection Effect	Total Effect
Healthcare	8.21	28.53	10.57	14.74	-2.36	13.79	0.10	1.20	1.29
Industrial	15.14	46.15	14.62	43.07	0.52	3.08	0.24	0.65	0.89
Net Lease	1.34	14.17	8.60	14.35	-7.26	-0.18	0.90	-0.04	0.85
Retail	11.21	31.69	9.11	26.09	2.10	5.60	0.05	0.68	0.73
Housing	30.39	32.40	19.42	33.18	10.97	-0.78	0.87	-0.18	0.68
Technology	10.01	11.16	12.20	15.14	-2.19	-3.98	0.22	-0.34	-0.12
Other	3.07	4.31	3.54	13.98	-0.47	-9.67	0.00	-0.24	-0.25
Office	9.26	11.14	10.08	16.96	-0.82	-5.83	0.19	-0.62	-0.43
Hotels	8.42	7.59	3.45	4.83	4.97	2.76	-0.93	0.35	-0.59
Self Storage	2.96	62.06	8.42	59.67	-5.46	2.39	-1.67	0.17	-1.50
Total	100.00	27.79	100.00	26.23	0.00	1.56	-0.04	1.60	1.56

Performance attribution: YTD									
YTD	Fund		Index		Variation		Attribution		
	Average Weight	Total Return	Average Weight	Total Return	Average Weight	Total Return	Allocation Effect	Selection Effect	Total Effect
Hotels	8.97	10.07	3.42	6.64	5.55	3.43	0.58	0.26	0.84
Retail	10.24	-3.90	9.21	-8.26	1.03	4.36	0.05	0.48	0.53
Healthcare	6.59	18.11	10.28	5.29	-3.69	12.82	-0.34	0.69	0.35
Industrial	18.05	-4.79	15.48	-6.25	2.58	1.45	-0.12	0.26	0.14
Self Storage	4.55	4.78	9.13	-1.78	-4.58	6.56	-0.11	0.24	0.13
Office	10.47	3.15	9.72	2.04	0.76	1.12	-0.03	0.10	0.06
Technology	8.12	-13.23	10.83	-11.48	-2.72	-1.75	0.20	-0.16	0.04
Net Lease	0.10	-5.47	8.46	-3.98	-8.37	-1.49	0.01	-0.01	0.00
Other	3.57	-6.78	3.43	-6.21	0.14	-0.57	-0.02	-0.01	-0.03
Housing	29.35	-8.57	20.04	-5.67	9.31	-2.90	-0.18	-0.87	-1.05
Total	100.00	-3.02	100.00	-4.04	0.00	1.03	0.03	0.99	1.03

Attribution

Data as of March 31, 2022

Performance attribution: Three year									
3 year	Fund		Index		Variation		Attribution		
	Average Weight	Total Return	Average Weight	Total Return	Average Weight	Total Return	Allocation Effect	Selection Effect	Total Effect
Retail	8.70	37.64	9.38	2.29	-0.68	35.35	3.61	2.69	6.30
Industrial	14.88	124.79	13.36	109.56	1.53	15.22	1.90	1.80	3.70
Housing	26.11	57.55	18.82	49.93	7.29	7.62	1.07	1.70	2.76
Healthcare	10.23	30.28	11.41	18.07	-1.18	12.21	0.10	1.65	1.75
Technology	12.01	62.36	12.29	59.70	-0.28	2.66	1.10	0.61	1.71
Hotels	5.37	14.48	3.88	-9.49	1.49	23.97	0.01	0.90	0.91
Net Lease	6.85	10.31	8.63	12.77	-1.78	-2.46	0.23	-0.29	-0.06
Other	2.90	48.66	3.36	50.85	-0.46	-2.19	-0.77	-0.47	-1.24
Office	9.36	-7.49	11.50	7.14	-2.14	-14.63	0.42	-2.21	-1.79
Self Storage	3.58	104.93	7.37	105.47	-3.79	-0.55	-2.66	0.18	-2.48
Total	100.00	48.84	100.00	37.29	0.00	11.56	5.00	6.56	11.56

Attribution

Data as of March 31, 2022

Contributors - YTD	Average Weight	Relative Weight	End Weight	Impact
Ventas	4.02	2.24	4.60	0.31
Kimco Realty	4.14	2.96	2.96	0.29
Simon Property*	1.44	-2.45	0.00	0.24
Kilroy Realty	2.70	2.09	2.99	0.23
Host Hotels and Resorts	5.35	4.29	5.67	0.20
Digital Realty Trust*	0.95	-2.45	1.40	0.19
Brixmor Property	1.88	1.26	1.10	0.15
Medical Properties Trust*	0.00	-1.07	0.00	0.15
Extra Space Storage*	0.00	-2.21	0.00	0.15
Healthpeak Properties*	0.00	-1.50	0.00	0.13

*Indicates stock underweight or not held during part or all of the analysis period.

Contributors - Quarter	Average Weight	Relative Weight	End Weight	Impact
Ventas	4.02	2.63	4.60	0.31
Kimco Realty	4.14	1.74	2.96	0.29
Simon Property*	1.44	-3.47	0.00	0.24
Kilroy Realty	2.70	2.34	2.99	0.23
Host Hotels and Resorts	5.35	4.55	5.67	0.20
Digital Realty Trust*	0.95	-1.83	1.40	0.19
Brixmor Property	1.88	0.48	1.10	0.15
Medical Properties Trust*	0.00	-1.01	0.00	0.15
Extra Space Storage*	0.00	-2.21	0.00	0.15
Healthpeak Properties*	0.00	-1.49	0.00	0.13

*Indicates stock underweight or not held during part or all of the analysis period.

Detractors - YTD	Average Weight	Relative Weight	End Weight	Impact
Sun Communities	4.71	2.92	3.95	-0.28
Iron Mountain*	0.00	-1.14	0.00	-0.22
Invitation Homes	4.66	2.68	4.85	-0.15
Equity Residential*	0.00	-2.60	0.00	-0.14
AvalonBay Communities*	0.00	-2.83	0.00	-0.13
Boston Properties*	1.12	-0.37	2.17	-0.11
Cyrusone Inc*	0.00	-0.93	0.00	-0.10
Mid-America Apartment Communities	5.41	3.40	5.39	-0.09
Essex Property Trust*	0.00	-1.80	0.00	-0.08
Welltower*	2.38	-0.69	3.74	-0.07

*Indicates stock underweight or not held during part or all of the analysis period.

Detractors - Quarter	Average Weight	Relative Weight	End Weight	Impact
Sun Communities	4.71	2.32	3.95	-0.28
Iron Mountain*	0.00	-1.29	0.00	-0.22
Invitation Homes	4.66	2.93	4.85	-0.15
Equity Residential*	0.00	-2.57	0.00	-0.14
AvalonBay Communities*	0.00	-2.79	0.00	-0.13
Boston Properties*	1.12	0.63	2.17	-0.11
Cyrusone Inc*	0.00	-0.93	0.00	-0.10
Mid-America Apartment Communities	5.41	3.46	5.39	-0.09
Essex Property Trust*	0.00	-1.81	0.00	-0.08
Welltower*	2.38	0.38	3.74	-0.07

*Indicates stock underweight or not held during part or all of the analysis period.

Attribution

Data as of March 31, 2022

Contributors - One month	Average Weight	Relative Weight	End Weight	Impact
Simon Property*	0.00	-3.47	0.00	0.20
Ventas	4.57	2.63	4.60	0.08
Kimco Realty	2.97	1.74	2.96	0.07
Medical Properties Trust*	0.00	-1.01	0.00	0.07
Invitation Homes	4.88	2.93	4.85	0.06
Cyrusone Inc*	0.00	-0.93	0.00	0.06
Host Hotels and Resorts	5.47	4.55	5.67	0.06
Pebblebrook Hotel Trust	1.27	0.20	0.46	0.05
Store Capital*	0.00	-0.58	0.00	0.05
Kilroy Realty	3.03	2.34	2.99	0.05

*Indicates stock underweight or not held during part or all of the analysis period.

Contributors - One Year	Average Weight	Relative Weight	End Weight	Impact
Host Hotels and Resorts	4.57	3.53	5.67	0.48
Kimco Realty	4.26	3.24	2.96	0.36
Mid-America Apartment Communities	4.64	2.77	5.39	0.35
Rexford Industrial Realty	3.47	2.73	5.08	0.27
Camden Property Trust	3.04	1.77	4.06	0.26
Ventas	4.09	2.27	4.60	0.24
American Campus Communities	1.52	0.92	2.88	0.22
Prologis	10.78	2.12	12.58	0.21
Cyrusone Inc*	0.73	-0.12	0.00	0.21
Store Capital*	0.00	-0.71	0.00	0.20

*Indicates stock underweight or not held during part or all of the analysis period.

Detractors - One month	Average Weight	Relative Weight	End Weight	Impact
Sun Communities	3.96	2.32	3.95	-0.17
Rexford Industrial Realty	4.96	4.18	5.08	-0.12
Iron Mountain*	0.00	-1.29	0.00	-0.10
Essex Property Trust*	0.00	-1.81	0.00	-0.10
Camden Property Trust	4.16	2.70	4.06	-0.09
Mid-America Apartment Communities	5.48	3.46	5.39	-0.07
Regency Centers*	0.00	-0.88	0.00	-0.06
Equity Residential*	0.00	-2.57	0.00	-0.05
Realty Income*	0.00	-3.15	0.00	-0.04
Welltower*	3.05	0.38	3.74	-0.04

*Indicates stock underweight or not held during part or all of the analysis period.

Detractors - One Year	Average Weight	Relative Weight	End Weight	Impact
Iron Mountain*	0.00	-1.12	0.00	-0.45
JBG Smith Properties	1.51	1.20	0.00	-0.44
Sun Communities	4.57	2.80	3.95	-0.39
American Homes 4 Rent	3.26	2.28	1.97	-0.37
Boston Properties*	0.27	-1.20	2.17	-0.20
Americold Realty Trust	0.89	0.18	0.00	-0.19
Alexandria Real Estate*	1.42	-0.90	3.56	-0.19
Vereit Inc*	0.00	-0.55	0.00	-0.17
Equinix	8.08	2.13	6.68	-0.15
Essex Property Trust	2.11	0.30	0.00	-0.15

*Indicates stock underweight or not held during part or all of the analysis period.

Attribution

Data as of March 31, 2022

Contributors - Three Year	Average Weight	Relative Weight	End Weight	Impact
Simon Property*	0.79	-3.05	0.00	1.12
Mid-America Apartment Communities	3.90	2.24	5.39	0.84
Host Hotels and Resorts	3.21	2.07	5.67	0.66
Weingarten Realty In	2.32	2.06	0.00	0.65
Prologis	9.94	2.34	12.58	0.58
Brixmor Property	1.92	1.36	1.10	0.54
Welltower*	2.48	-0.57	3.74	0.53
Camden Property Trust	2.11	0.97	4.06	0.45
Ventas	4.17	2.18	4.60	0.43
Equity Lifestyle Properties	3.27	2.07	1.24	0.41

*Indicates stock underweight or not held during part or all of the analysis period.

Detractors - Three Year	Average Weight	Relative Weight	End Weight	Impact
Alexandria Real Estate*	0.59	-1.57	3.56	-1.05
Sun Communities	2.69	1.12	3.95	-0.93
JBG Smith Properties	2.05	1.64	0.00	-0.87
Boston Properties*	0.82	-0.91	2.17	-0.45
Iron Mountain*	0.07	-0.94	0.00	-0.39
VICI Properties	1.74	0.47	2.95	-0.34
National Retail Properties	1.10	0.32	0.00	-0.31
Regency Centers*	0.00	-0.96	0.00	-0.26
Innovative Industrial Properties*	0.00	-0.28	0.00	-0.25
Essex Property Trust	1.91	0.01	0.00	-0.25

*Indicates stock underweight or not held during part or all of the analysis period.

Country exposure

Data as of March 31, 2022

Asset allocation		
	Fund (%)	Index (%)
Domestic Equity	96.75	99.94
Other	3.25	0.00
International Equity	0.00	0.06
Total	100.00	100.00

Regional allocation		
	Fund	Benchmark
United States	100.00	99.94
Canada	0.00	0.06

RISKS ASSOCIATED WITH INVESTING IN THE FUND:

Investments in real estate may be subject to risks including, but not limited to, declines in the value of real estate, risks related to general and economic conditions, property value changes and borrower default.

RETURNS:

Effective 1/1/04, J.P. Morgan Investment Management, Inc. assumed responsibility for the day-to-day management of the JPMorgan Realty Income Fund. Prior to that date, the Fund was managed by Bay Isle Financial LLC.

¹The quoted performance of the Fund includes performance of a predecessor fund/share class prior to the Fund's commencement of operations. Please refer to the current prospectus for further information.

ANNUAL OPERATING EXPENSES:

The Fund's adviser and/or its affiliates have contractually agreed to waive fees and/or reimburse expenses to the extent Total Annual Fund Operating Expenses (excluding acquired fund fees and expenses, dividend and interest expenses related to short sales, interest, taxes, expenses related to litigation and potential litigation and extraordinary expenses) exceed 1.18% for A Shares, 0.78% for R5 Shares, 0.68% for R6 Shares, 1.68% for C Shares, 0.93% for I Shares and 0.78% for L Shares of the average daily net assets. The Fund may invest in one or more money market funds advised by the adviser or its affiliates (affiliated money market funds). The Fund's adviser has contractually agreed to waive fees and/or reimburse expenses in an amount sufficient to offset the fees and expenses of the affiliated money market funds incurred by the Fund because of the Fund's investment in such money market funds. This waiver is in effect through 6/30/2022 for A Shares, 6/30/2022 for R5 Shares, 6/30/2022 for R6 Shares, 6/30/2022 for C Shares, 6/30/2022 for I Shares and 6/30/2022 for L Shares, at which time the adviser and/or its affiliates will determine whether to renew or revise it. The difference between net and gross fees includes all applicable fee waivers and expense reimbursements.

PORTFOLIO STATISTICS:

Active Share represents the difference between a fund's holdings and the benchmark's holdings. It is calculated by taking the sum of the absolute value of the weighting of the fund's holdings versus the weighting of the benchmark's holdings excluding derivatives but including cash and cash equivalents. If a holding of the fund isn't a holding of the benchmark, the weighting of the benchmark is assumed to be zero. Similarly, if the benchmark includes a holding that isn't a holding of the fund, the weighting of the fund is assumed to be zero.

Currency Sensitivity: This risk index measures the sensitivity of a company's stock return to the return on a basket of foreign currencies.

Earnings Variability: This risk index measures the variability in earnings and cash flows using both historical measures and analyst predictions.

Growth: This risk index uses historical growth and profitability measures to predict future earnings growth.

Leverage: This risk index measures the financial leverage of a company.

Momentum: This risk index captures common variation in returns related to recent stock price behaviour. Stocks that had positive excess returns in the recent past are grouped separately from those that displayed negative excess returns.

P/B ratio: the relationship between a stock's price and the book value of that stock.

Price to Cash Flow: The ratio of a stock's price to its cash flow per share. The price-to-cash-flow ratio is an indicator of a stock's valuation. Although there is no single figure to indicate an optimal price-to-cash-flow ratio, a ratio in the low single digits may indicate the stock is undervalued, while a higher ratio may suggest potential overvaluation. The ratio takes into consideration a stock's operating cash flow, which adds non-cash earnings such as depreciation and amortization to net income. It is especially useful for valuing stocks that have positive cash flow but are not profitable because of large non-cash charges.

P/E ratio: the number by which earnings per share is multiplied to estimate a stock's value.

Price to Sales: A valuation ratio that compares a company's stock price to its revenues. The price-to-sales ratio is an indicator of the value placed on each dollar of a company's sales or revenues. It can be calculated either by dividing the company's market capitalization by its total sales over a 12-month period, or on a per-share basis by dividing the stock price by sales per share for a 12-month period. Like all ratios, the price-to-sales ratio is most relevant when used to compare companies in the same sector. A low ratio may indicate possible undervaluation, while a ratio that is significantly above the average may suggest overvaluation. This ratio is also known as a "sales multiple" or "revenue multiple".

Turnover ratio: High portfolio turnover will likely result in additional tax consequences.

Return on Assets: An indicator of how profitable a company is relative to its total assets. ROA gives an idea as to how efficient management is at using its assets to generate earnings. Calculated by dividing a company's annual earnings by its total assets, ROA is displayed as a percentage.

Return on Equity (ROE): Return on Equity is the amount of net income returned as a percentage of shareholders equity. ROE measures a corporation's profitability by revealing how much profit a company generates with the money shareholders have invested.

Size: This risk index captures differences in stock returns due to differences in the market capitalization of companies.

HOLDINGS:

The top 10 holdings listed exclude cash and money markets. Holdings are subject to change. The holdings listed should not be considered recommendations to purchase or sell a particular security. Each individual security is calculated as a percentage of the aggregate market value of the securities held in the Fund and does not include the use of derivative positions, where applicable.

MORNINGSTAR AND LIPPER:

The Morningstar Rating™ for funds, or "star rating", is calculated for managed products (including mutual funds, variable annuity and variable life subaccounts, exchange-traded funds, closed-end funds, and separate accounts) with at least a three-year history. Exchange traded funds and open-ended mutual funds are considered a single population for comparative purposes. It is calculated based on a Morningstar Risk-Adjusted Return measure that accounts for variation in a managed product's monthly excess performance, placing more emphasis on downward variations and rewarding consistent performance. The top 10% of products in each product category receive 5 stars, the next 22.5% receive 4 stars, the next 35% receive 3 stars, the next 22.5% receive 2 stars, and the bottom 10% receive 1 star. The Overall Morningstar Rating for a managed product is derived from a weighted average of the performance figures associated with its three-, five-, and 10-year (if applicable) Morningstar Rating metrics. The weights are: 100% three-year rating for 36-59 months of total returns, 60% five-year rating/40% three-year rating for 60-119 months of total returns, and 50% 10-year rating/30% five-year rating/20% three-year rating for 120 or more months of total returns. While the 10-year overall star rating formula seems to give the most weight to the 10-year period, the most recent three-year period actually has the greatest impact because it is included in all three rating periods.

Rankings do not take sales loads into account.

The ranking information is provided by Lipper Analytical Services. Past performance is no guarantee of future results. Rankings are calculated based upon the total returns of multiple share classes within their respective Lipper category. Different share classes may have different rankings.

INDEXES DEFINED:

Mutual funds have fees that reduce their performance: indexes do not. You cannot invest directly in an index.

The MSCI U.S. REIT Index is a free float-adjusted market capitalization weighted index comprised of equity REITs that are included in the MSCI US Investable Market 2500 Index, except specialty equity REITs that do not generate a majority of their revenue and income from real estate rental and leasing operations.

RISK MEASURES:

Information ratio: A risk-adjusted performance measure defined as excess return divided by tracking error. Information ratio is a special version of the Sharpe Ratio where the benchmark does not have to be the risk-free rate. Since this ratio considers the annualized standard deviation of both series (measures of risks inherent in owning either a portfolio or the benchmark), the ratio shows the risk-adjusted excess return of the portfolio over the benchmark.

R2: The percentage of a Fund's movements that result from movements in the index ranging from 0 to 100. A Fund with an R2 of 100 means that 100 percent of the Fund's movement can completely be explained by movements in the Fund's external index benchmark.

Sharpe Ratio: Sharpe Ratio measures the fund's excess return compared to a risk-free investment. The higher the Sharpe Ratio, the better the returns relative to the risk taken.

Standard Deviation/Volatility: A statistical measure of the degree to which the Fund's returns have varied from its historical average. The higher the standard deviation, the wider the range of returns from its average and the greater the historical volatility. The standard deviation is calculated over a 36-month period based on Fund's monthly returns. The standard deviation shown is based on the Fund's Class A Shares or the oldest share class, where Class A Shares are not available.

Tracking Error: The active risk of the portfolio, which determines the annualized standard deviation of the excess returns between the portfolio and the benchmark.

ATTRIBUTION:

The attribution summary approximates the gross excess returns of the portfolio and is calculated based on daily holdings which does not represent actual trading, liquidity constraints, fee schedules and transaction costs. It is shown for illustrative purposes only and is not meant to be representative of actual results.

Contact JPMorgan Distribution Services, Inc. at 1-800-480-4111 for a fund prospectus. You can also visit us at www.jpmorganfunds.com. Investors should carefully consider the investment objectives and risks as well as charges and expenses of the mutual fund before investing. The prospectus contains this and other information about the mutual fund. Read the prospectus carefully before investing.

Total return figures (for the fund and any index quoted) assume payment of fees and reinvestment of dividends (after the highest applicable foreign withholding tax) and distributions. Without fee waivers, fund returns would have been lower. Due to rounding, some values may not total 100%.

J.P. Morgan Funds are distributed by JPMorgan Distribution Services, Inc., which is an affiliate of JPMorgan Chase & Co. Affiliates of JPMorgan Chase & Co. receive fees for providing various services to the funds. JPMorgan Distribution Services, Inc. is a member of FINRA.

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MFDP-RI-1-0322