

# JPMorgan Funds statistics report: Realty Income Fund

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

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Data as of April 30, 2022

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# Performance

Data as of April 30, 2022

Share class - inception date   share class #	1 month (%)	3 months (%)	YTD (%)	1 yr (%)	AVERAGE ANNUAL TOTAL RETURNS (as of 3/31/2022)			
					1 yr (%)	3 yrs (%)	5 yrs (%)	10 yrs (%)
A Shares - 6/4/2004   1373 with max 5.25% sales charge	-2.64 -7.73	1.03 -4.26	-5.91 -10.87	13.71 7.73	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	-2.70 -3.70	0.99 -0.01	-5.96 -6.96	13.29 12.29	25.61 24.61	12.29 12.29	9.60 9.60	8.63 8.63
I Shares - 3/1/2017   2603 <sup>1</sup>	-2.72	1.00	-5.91	13.90	26.33	13.11	10.42	9.42
L Shares - 1/1/1998   1372	-2.66	1.00	-5.90	14.03	26.46	13.27	10.55	9.49
R5 Shares - 5/15/2006   1380	-2.70	1.06	-5.86	14.09	26.53	13.30	10.60	9.54
R6 Shares - 11/2/2015   3021 <sup>1</sup>	-2.66	1.09	-5.81	14.21	26.65	13.37	10.66	9.59
MSCI US REIT Index	-4.46	-1.51	-8.34	11.58	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 April 30, 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

# Ratings and rankings

Data as of April 30, 2022

## Lipper rankings

Category: Real Estate Funds

	A	C	I	L	R5	R6
1 Year	10(25/253)	14(35/253)	9(22/253)	8(20/253)	8(19/253)	8(18/253)
3 Years	28(65/236)	35(82/236)	22(52/236)	19(45/236)	19(44/236)	17(39/236)
5 Years	38(79/211)	50(106/211)	31(65/211)	27(57/211)	27(56/211)	25(51/211)
10 Years	56(82/148)	68(101/148)	—	37(54/148)	35(51/148)	—

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	★★★/208	★★★/208	★★★★/208	★★★★/208	★★★★/208	★★★★/208
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 April 30, 2022

Ten largest overweights	
Company Name	Relative Weight (%)
Host Hotels and Resorts	4.79
Rexford Industrial Realty	4.31
Prologis	3.69
Sun Communities	3.67
Mid-America Apartment Communities	3.22
UDR	3.13
Camden Property Trust	2.99
Ventas	2.74
Kilroy Realty	2.08
Public Storage	1.89

Ten largest underweights	
Company Name	Relative Weight (%)
Simon Property	-3.28
AvalonBay Communities	-2.69
Equity Residential	-2.46
Digital Realty Trust	-2.16
Extra Space Storage	-2.15
Essex Property Trust	-1.81
Duke Realty	-1.77
Realty Income	-1.51
Healthpeak Properties	-1.50
Iron Mountain	-1.32

# Sectors

Data as of April 30, 2022

Sector exposure (excluding cash)		
	Portfolio	Benchmark
Healthcare	8.40	10.30
Hotels	7.43	3.70
Housing	29.52	19.80
Industrial	19.03	16.17
Net Lease	1.81	8.63
Office	10.26	9.30
Other	3.45	3.77
Retail	5.76	8.71
Self Storage	6.85	9.32
Technology	7.49	10.31
Total	100.00	100.00

# Attribution

Data as of April 30, 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
Industrial	19.03	0.72	16.17	-2.08	2.85	2.80	0.05	0.51	0.57
Housing	29.52	-3.06	19.80	-4.27	9.72	1.21	0.02	0.36	0.38
Hotels	7.43	4.34	3.70	1.83	3.73	2.51	0.20	0.17	0.37
Retail	5.76	0.07	8.71	-5.71	-2.95	5.79	0.00	0.33	0.33
Other	3.45	5.13	3.77	-2.79	-0.32	7.91	0.00	0.24	0.24
Self Storage	6.85	-4.81	9.32	-6.09	-2.47	1.27	0.03	0.09	0.12
Healthcare	8.40	-8.06	10.30	-8.18	-1.90	0.11	0.08	0.01	0.09
Office	10.26	-9.32	9.30	-10.03	0.97	0.72	-0.08	0.09	0.01
Net Lease	1.81	-2.81	8.63	-2.15	-6.82	-0.66	-0.17	0.01	-0.16
Technology	7.49	-2.06	10.31	-1.05	-2.81	-1.01	-0.09	-0.08	-0.16
Total	100.00	-2.68	100.00	-4.45	0.00	1.77	0.05	1.73	1.77



# Attribution

Data as of April 30, 2022

Contributors - One month	Average Weight	Relative Weight	End Weight	Impact
Rexford Industrial Realty	5.14	4.31	5.31	0.27
Simon Property*	0.00	-3.28	0.00	0.16
Equity Residential*	0.00	-2.46	0.00	0.14
Sun Communities	4.99	3.67	5.39	0.13
Kimco Realty	2.86	1.68	3.00	0.13
Host Hotels and Resorts	5.53	4.79	6.02	0.12
AvalonBay Communities*	0.00	-2.69	0.00	0.12
Invitation Homes	4.66	1.80	3.81	0.11
VICI Properties	2.88	0.63	3.06	0.10
Innovative Industrial Properties*	0.00	-0.29	0.00	0.10

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

Detractors - One month	Average Weight	Relative Weight	End Weight	Impact
UDR	4.51	3.13	4.52	-0.08
Digital Realty Trust*	1.34	-2.16	1.35	-0.08
Realty Income*	1.27	-1.51	1.81	-0.07
Healthpeak Properties*	0.00	-1.50	0.00	-0.06
Ventas	4.67	2.74	4.62	-0.05
MGM Growth Properties*	0.00	0.00	0.00	-0.05
Camden Property Trust	4.31	2.99	4.35	-0.05
Mid-America Apartment Communities	5.21	3.22	5.14	-0.05
American Campus Communities	1.11	-0.76	0.00	-0.04
PS Business Parks*	0.00	-0.33	0.00	-0.04

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

## 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.

<sup>1</sup>The 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.

## 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<sup>TM</sup> 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.

## 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](http://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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