T. Rowe Price Real Estate Fund

Portfolio of Investments

03/31/2024

(Unaudited)

Investments in Securities Coupon % Maturity Shares/Par Value (\$) % of Net Assets Acadia Realty Trust, REIT 681,575 11,593,591 1.356% AIMCO, REIT 469,931 3,848,735 0.450% Alexandria Real Estate, REIT 83,956 10,822,768 1.266% American Homes 4 Rent, REIT 26,305,792 715,220 3.078% American Tower, REIT 337,281 66,643,353 7.797% Apple Hospitality REIT, REIT 716,922 11,743,182 1.374% AvalonBay Communities, REIT 155,104 28,781,098 3.367% Camden Property Trust, REIT 154,082 15,161,669 1.774% CBRE Group 51,881 5,044,908 0.590% Crown Castle, REIT 175,359 18,558,243 2.171% CubeSmart, REIT 394,860 17,855,569 2.089% Douglas Emmett, REIT 584,073 8,101,093 0.948% EastGroup Properties, REIT 141,101 25,365,727 2.968% Equinix, REIT 75,488 62,302,511 7.289% Equity LifeStyle Properties, REIT 422,924 27,236,306 3.186% Equity Residential, REIT 418,384 26,404,214 3.089% Essex Property Trust, REIT 131,704 32,242,456 3.772% Extra Space Storage, REIT 66,172 9,727,284 1.138% Federal Realty Investment Trust, REIT 30,649 3,129,876 0.366% Gaming & Leisure Properties, REIT 94,600 4,358,222 0.510% Healthcare Realty Trust, REIT 809,906 11,460,170 1.341% Hilton Worldwide Holdings 44,530 9,498,694 1.111% Host Hotels & Resorts, REIT 181,019 3,743,473 0.438% InterContinental Hotels 15,745 1,639,321 0.192% Kilroy Realty, REIT 261,759 9,535,880 1.116% Kimco Realty, REIT 455,896 8,940,121 1.046% Pebblebrook Hotel Trust, REIT 405,320 6,245,981 0.731% Prologis, REIT 540,619 70,399,406 8.236% Public Storage, REIT 156,622 45,429,777 5.315% Rayonier, REIT 335,048 11,136,996 1.303% Regency Centers, REIT 505,495 30,612,777 3.582% Rexford Industrial Realty, REIT 582,277 29,288,533 3.427% SBA Communications, REIT 124,671 27,016,206 3.161% Simon Property Group, REIT 260,141 40,709,465 4.763% SL Green Realty, REIT 81,236 4,478,541 0.524% Sun Communities, REIT 97,300 12,510,834 1.464% Terreno Realty, REIT 393,784 26,147,258 3.059% TRP Government Reserve 5.39 8,749,365 8,749,365 1.024%

Welltower, REIT	405,213	37,863,103	4.430%
Weyerhaeuser, REIT	654,190	23,491,963	2.748%
Total Investments in Securities		849,609,504	
NET ASSETS		854,741,205	
NET ASSET VALUE PER SHARE			
Real Estate Fund Shares		11.81	
(\$515,273,635 / 43,612,833 Shares Outstanding)			
Real Estate Fund - Advisor Class Shares (\$13,144,391 / 1,069,661 Shares Outstanding)		12.29	
Real Estate Fund - I Class Shares		11.82	
(\$325,077,977 / 27,497,790 Shares Outstanding)		-	
ADR American Depository Receipts			
 ADS American Depository Shares AR Auction Rate security with an interest rate reset feature through a modified Dutch auction at predetermined short-term intervals; rate shown is effective rate at per ARM Adjustable Rate Mortgage 	riod end		
BAN Bond Anticipation Note			

355,651

15,485,045

1.812%

Ventas, REIT

- CDA Community Development Administration
- CLN Credit Linked Note
- CMO Collateralized Mortgage Obligation
- COP Certificate of Participation
- DOT Department of Transportation
- EFA Educational Facility Authority
- ETC Equipment Trust Certificate
- FDR Fiduciary Depository Receipt
- FRN Floating Rate Note
- GDR Global Depository Receipts
- GDS Global Depository Shares
- GO General Obligation
- HDA Housing Development Authority
- HEFA Health & Education Facility Authority
- HFA Health Facility Authority
- HFC Housing Finance Corp
- HFFA Health Facility Financing Authority
- HHEFA Health & Higher Education Facility Authority
- IDA Industrial Development Authority/Agency
- IDB Industrial Development Bond
- IDC Industrial Development Corp
- IDRB Industrial Development Revenue Bond
- IO Interest Only security for which the fund receives interest on notional principal (par)
- PCR Pollution Control Revenue
- PFA Public Finance Authority
- PIK Payment-in-kind
- PTC Pass-Through Certificate
- RAC Revenue Anticipation Certificate
- RAN Revenue Anticipation Note
- RAW Revenue Anticipation Warrant
- REIT Real Estate Investment Trust
- RIB Residual interest bond issued by a third party securitization trust and purchased directly through a cash transaction that involved no exchange of previously held securities; rate varies inversely to short-term rates and the rate presented is the effective rate at period-end
- STEP Stepped coupon bond for which the coupon rate of interest will adjust on specified future dates(s)
- TAN Tax Anticipation Note
- TAW Tax Anticipation Warrant
- TBA To Be Announced purchase commitment
- TDFA Trade & Deposit Facility Agreement
- TECP Tax-Exempt Commercial Paper
- TRAN Tax Revenue Anticipation Note
- VR Variable Rate; rate shown is effective rate at period end
- VRDN Variable Rate Demand Note under which the holder has the right to sell the security to the issuer or the issuer's agent at a predetermined price (generally par) on specified dates upon required notification; rate shown is effective rate at period-end

Important Information

The portfolio data contained herein is for informational purposes only and does not constitute a recommendation or an offer for a particular security or investment. Unlike the fund's regulatory filings, the portfolio data and its presentation in this document do not conform to Generally Accepted Accounting Principles (GAAP) and Securities and Exchange Commission (SEC) presentation requirements. The holdings are not audited and the information may differ in certain respects, such as derivatives exposure and security name, from the information found in the complete list of portfolio investments in the semiannual and annual shareholder reports and Form N-Q.

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