

Global Real Estate Fund - Advisor Class (PAGEX)

As of March 31, 2026



T. Rowe Price

General Information

CUSIP	87279M102
Inception Date	October 27, 2008
Benchmark	FTSE EPRA Nareit Developed Index Net TRI
Expense Information (as of the most recent Prospectus) ⁽¹⁾	1.81%(Gross) 1.15%(Net)

⁽¹⁾The Advisor Class operates under a contractual expense limitation that expires on February 28, 2027.

Key Facts

Total Assets	USD 61,560,197
Portfolio Holdings Turnover ⁽²⁾	32.9%
% of Portfolio in Cash	2.1%
Alpha (Five Years)	-0.72%
Standard Deviation (Five Years)	17.30%

⁽²⁾Portfolio Turnover represents 1 year period ending 12/31/25.

Past performance is not a guarantee or a reliable indicator of future results.

Morningstar™

Overall Morningstar Rating™	★★★
Morningstar Category™	Global Real Estate

Rated against 152 Global Real Estate funds, as of 3/31/2026, based on risk-adjusted total return. Ratings are determined monthly and subject to change. The Overall Morningstar Rating for a fund is derived from a weighted average of the performance figures associated with its 3-, 5- and 10-year (if applicable) Morningstar Rating metrics. **Past performance is not a guarantee or a reliable indicator of future results.**

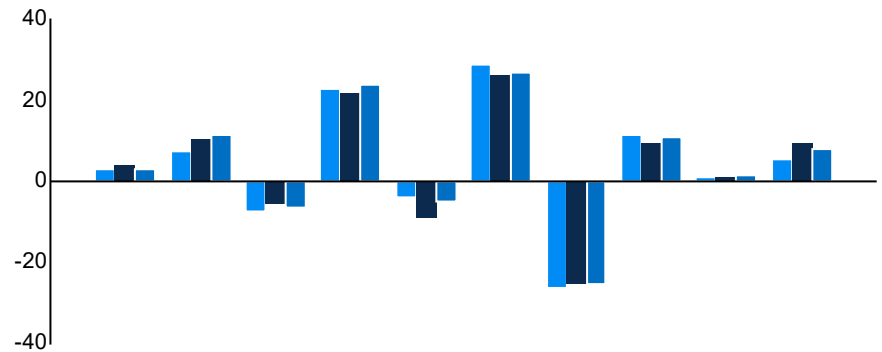
Investment Objective & Strategy

The fund seeks to provide long-term growth through a combination of capital appreciation and current income.

The fund primarily invests in stocks of real estate companies throughout the world, providing exposure in at least five different countries, including the United States.

Calendar Year Returns (%) (NAV, total return)

- Global Real Estate Fund - Advisor Class (PAGEX)
- FTSE EPRA Nareit Developed Index Net TRI (FNGRN)
- Lipper Global Real Estate Funds Average (LAGRE)



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
PAGEX	2.82	7.49	-7.63	23.06	-4.13	28.54	-26.42	11.32	0.93	5.39
FNGRN	4.06	10.36	-5.63	21.91	-9.04	26.09	-25.09	9.67	0.94	9.58
LAGRE	2.78	11.51	-6.30	23.99	-5.05	26.87	-25.50	10.95	1.48	7.86

Performance (%) (NAV, total return Performance > 1yr is Annualized)

	3m	1yr	3yrs	5yrs	10yrs	15yrs
PAGEX	0.53	6.01	4.74	1.14	2.63	4.36
FNGRN	1.03	8.97	6.74	1.82	2.83	4.41
LAGRE	1.05	7.96	6.46	1.81	3.74	4.82

Past performance is not a guarantee or a reliable indicator of future results. Investment return and principal value will fluctuate so that an investor's shares, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data quoted. To obtain the most recent month-end performance, visit troweprice.com.

The Fund's total return figures reflect the reinvestment of dividends and capital gains, if any.

The fund(s) may have other share classes available that offer different investment minimums and fees. See the prospectus for details.

Risks: Real estate companies: A fund that focuses its investments in specific industries or sectors is more susceptible to adverse developments affecting those industries and sectors than a more broadly diversified fund. **REIT investing:** REITs must satisfy specific requirements for favorable tax treatment and can involve unique risks in addition to the risks generally affecting the real estate industry. See the prospectus for more detail on the fund's principal risks.

Top 10 Issuers (%)	Fund	FNGRN
Welltower	9.0	7.3
Equinix	7.0	5.1
Prologis	5.3	6.6
Digital Realty Trust	4.2	3.3
Simon Property Group	4.1	3.2
Ventas	3.8	2.0
Mitsubishi Estate	3.1	1.6
Goodman Group	2.8	1.9
Equity LifeStyle Properties	2.5	0.6
EastGroup Properties	2.4	0.5

Industry Diversification (%)	Fund	FNGRN
Industrial	18.5	16.6
Apt Res	16.3	11.3
Health Care	15.4	14.0
Data Centers	13.3	9.1
Diversified	9.5	14.7
Regional Mall	6.8	6.5
Self Storage	4.4	4.9
Office	4.0	6.3
Lodging / Leisure	3.4	2.2
Shopping Center	3.0	6.1
Other	3.4	8.3

Geographical

Geographical Diversification (%)	Fund	Fund vs FNGRN
North America	64.3	-1.4
Pacific Ex Japan	13.9	1.4
Europe	10.8	-1.0
Japan	8.8	-0.6
Middle East & Africa	0.0	-0.5
Reserves	2.1	2.1

Portfolio Management	Managed Since	Joined Firm
Gregg Korondi	2026	2020

Effective 1 April 2026, Gregg Korondi, assumed sole portfolio management responsibility for the Fund.

Additional Disclosures & Definitions

Consider the investment objectives, risks, and charges and expenses carefully before investing. For a prospectus or, if available, a summary prospectus containing this and other information, call 1-855-405-6488 or visit troweprice.com. Read it carefully.

Visit Troweprice.com/glossary for a glossary of financial terminology.

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Morningstar rated the fund 2, 3, and 3 stars among 152, 148 and 129 Global Real Estate funds for the 3-, 5-, and 10-year periods (as applicable) ending 3/31/2026, respectively. The Morningstar Rating™ for funds, or "star rating", is calculated for funds 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.

Portfolio holdings in this report are presented gross of any non-reclaimable withholding tax. Any non-reclaimable withholding tax is included in position market values. Portfolio diversification data is calculated net of any non-reclaimable withholding tax. Any non-reclaimable tax withheld is not reflected in category market values.

Fund Assets, holdings-based analytics (excluding portfolio turnover), and portfolio attribution are calculated using T. Rowe Price's internal Investment Book of Records (IBOR). Due to timing and accounting methodology differences, IBOR data may differ from the Accounting Book of Records (ABOR) data provided by the Fund's accountant. Unless otherwise noted, index returns are shown with gross dividends reinvested.

T. Rowe Price uses a custom structure for sector and industry reporting for this product. Diversification exhibits may not add to 100% due to exclusion or inclusion of cash. Certain numbers in this report may not equal stated totals due to rounding. Unless otherwise stated, data is as of the report date.

Unless indicated otherwise the source of all data is T. Rowe Price.

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