

BARON REAL ESTATE INCOME FUND®



September 30, 2026

Institutional Shares (BRIIX)

CUSIP: 06828M736



Portfolio Manager

Jeff Kolitch joined Baron Capital in 2005 as a research analyst specializing in real estate and was named portfolio manager of Baron Real Estate Fund in 2009 and Baron Real Estate Income Fund in 2017. He has 34 years of research experience.

Investment Strategy

The strategy seeks capital appreciation through growth investments in U.S. businesses of any size. Holdings are primarily in high-quality, competitively advantaged real estate companies, with meaningful REIT exposure. Nondiversified.

Value	Blend	Growth	
			Large
			Medium
			Small

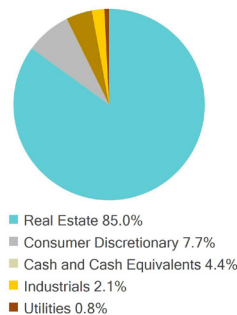
Portfolio Facts and Characteristics

Inception Date	December 29, 2017
Net Assets	\$281.77 million
# of Issuers / % of Net Assets	31/95.6%
Turnover (3 Year Average)	139.34%
Active Share	44.5%
Median Market Cap ²	\$10.78 billion
Weighted Average Market Cap ²	\$58.01 billion
As of 04/30/2026	
Gross Expense Ratio	0.88%
Net Expense Ratio ⁵	0.80%
Dividend Yield	
Retail: BRIFX	
R6: BRIUX	

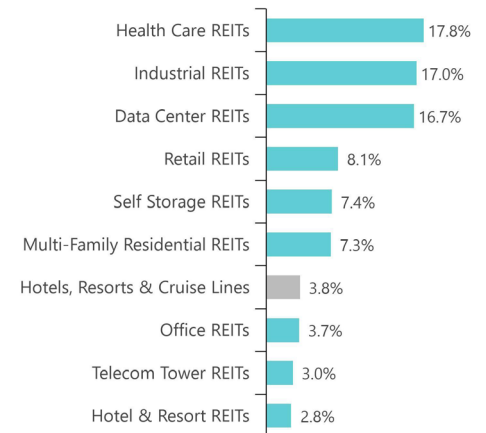
Top 10 Holdings⁴

	% of Net Assets
Welltower Inc.	10.8
Prologis, Inc.	9.8
Equinix, Inc.	9.1
Digital Realty Trust, Inc.	5.9
EastGroup Properties, Inc.	5.1
The Macerich Company	5.0
BXP, Inc.	3.7
Vivmark Residential	3.7
Public Storage	3.4
Janus Living, Inc.	3.2
Total	59.6

GICS Sector Breakdown^{1, 4}



Top GICS Sub-Industry Breakdown¹



Colors of Sub-Industry bars correspond to sector chart.

Performance

	Total Return (%)		Annualized Returns (%)				Since Inception 12/29/2017
	QTD	YTD	1 Year	3 Years	5 Years	10 Years	
BRIIX-Institutional Shares	-7.58	4.84	4.42	13.36	3.84	-	8.60
MSCI US REIT Index	-6.33	9.49	7.31	11.42	3.07	-	4.89
S&P 500 Index	2.30	12.75	15.74	22.89	13.79	-	14.59
Morningstar Real Estate Category Average	-6.98	5.75	3.98	9.98	1.82	-	4.65

Historical Performance (Calendar Year %)

	2025	2024	2023	2022	2021	2020	2019	2018
BRIIX-Institutional Shares	3.74	17.36	15.51	-27.47	29.58	22.30	36.54	-11.03
MSCI US REIT Index	1.68	7.49	12.27	-25.37	41.71	-8.70	24.33	-5.83
S&P 500 Index	17.88	25.02	26.29	-18.11	28.71	18.40	31.49	-4.38

The performance data quoted represents past performance. Past performance is no guarantee of future results. The investment return and principal value of an investment will fluctuate; an investor's shares, when redeemed, may be worth more or less than their original cost. The Adviser has agreed to waive and/or reimburse certain Funds' expenses, if necessary, pursuant to a contract expiring on August 29, 2037, unless renewed for another 11-year term and the Funds' transfer agency expenses may be reduced by expense offsets from an unaffiliated transfer agent, without which performance would have been lower. Current performance may be lower or higher than the performance data quoted. For performance information current to the most recent month end, visit BaronCapitalGroup.com or call 1-800-99-BARON.

Performance Based Characteristics³

	Std. Dev. (%) - Annualized	Sharpe Ratio	Alpha (%) - Annualized	Beta	R-Squared (%)	Tracking Error (%)	Information Ratio	Upside Capture (%)	Downside Capture (%)
3 Years	14.74	0.59	3.12	0.87	92.20	4.62	0.42	92.38	78.88
5 Years	17.48	0.00	0.98	0.90	94.49	4.49	0.17	90.41	86.93
Since Inception	17.07	0.34	4.24	0.85	86.99	6.81	0.55	95.09	79.77

Top Contributors/Detractors to Performance²

BY SUB-INDUSTRIES¹

Top Contributors			BY HOLDINGS		
	Average Weight (%)	Contribution (%)	Top Contributors	Average Weight (%)	Contribution (%)
Internet Services & Infrastructure	0.12	0.03	Welltower Inc.	10.23	0.13
			AAON, Inc.	0.29	0.11
			Terreno Realty Corporation	0.31	0.09
Top Detractors			Top Detractors		
	Average Weight (%)	Contribution (%)		Average Weight (%)	Contribution (%)
Data Center REITs	15.58	-1.23	Blackstone Digital Infrastructure Trust Inc.	3.40	-0.58
Multi-Family Residential REITs	9.20	-1.01	Meritage Homes Corporation	1.82	-0.57
Retail REITs	8.72	-0.89	The Macerich Company	5.18	-0.55

1 - The Global Industry Classification Standard ("GICS") was developed by and is the exclusive property and a service mark of MSCI Inc. ("MSCI") and S&P Global Market Intelligence ("S&P") and is licensed for use by BAMCO, Inc. and Baron Capital Management, Inc. (each an "Adviser" and collectively "Baron Capital" or the "Firm"). MSCI, S&P, nor any other party involved in making or compiling the GICS or any GICS classification makes any express or implied warranties or representations with respect to such standard or classification (or the results to be obtained by the use thereof), and all such parties hereby expressly disclaim all warranties of originality, accuracy, completeness, merchantability and fitness for a particular purpose with respect to any of such standard classification. Without limiting any of the foregoing, in no event shall MSCI, S&P any of their affiliates or any third party involved in making or compiling the GICS or any GICS classifications have any liability for any direct, indirect, special, punitive, consequential or any other damages (including lost profits) even if notified of the possibility of such damages. All GICS structure changes that have occurred since 2016 have been applied retroactively in historical holdings-based analyses, including performance attribution. The Adviser may have reclassified/classified certain securities in or out of a sub-industry within a sector. Such reclassifications are not supported by S&P or MSCI. **2** - Source: FactSet PA and Baron Capital. **3** - Source: FactSet SPAR. Except for Standard Deviation and Sharpe Ratio, the performance based characteristics were calculated relative to the strategy's benchmark. **4** - Individual weights may not sum to 100% or the displayed total due to rounding. **5** - The Adviser has agreed that, pursuant to a contract with an 11-year term terminating on August 29, 2037, it will reimburse certain expenses of the Fund, limiting net annual operating expenses (portfolio transaction costs, interest and dividend expense, acquired fund fees and expenses, fees and expenses related to filing foreign tax claims, and extraordinary expenses are not subject to the operating expense limitation) to 0.80% of average daily net assets of Institutional Shares. Only the Board of Trustees of the Fund may terminate the expense reimbursement agreement prior to its termination date.

Risks: The value of the Portfolio will be affected by the strength of the real estate markets. Factors that could affect the value of the Portfolio's holdings include but are not limited to the following: overbuilding and increased competition; increases in property taxes and operating expenses; declines in the value of real estate; and vacancies due to economic conditions and tenant bankruptcies. The Portfolio is subject to greater interest rate risk when compared to other stocks funds due to the chance that periods of rising interest rates may cause REIT stock prices to decline and the overall cost of borrowing to increase. The Portfolio is non-diversified, which means it will likely have a greater percentage of its assets in a single issuer than a diversified portfolio.

Portfolio holdings may change over time. Current and future portfolio holdings are subject to risk.

Investors should consider the investment objectives, risks, charges, and expenses of the Fund carefully before investing. The prospectus and summary prospectus contain this and other information about the Fund and can be obtained from the Fund's distributor, Baron Capital, Inc., by calling 1-800-99-BARON or visiting BaronCapitalGroup.com. Please read them carefully before investing.

The **MSCI US REIT Index Net (USD)** is designed to measure the performance of all equity REITs in the U.S. equity market, except for specialty equity REITs that do not generate a majority of their revenue and income from real estate rental and leasing operations. The **S&P 500 Index** measures the performance of 500 widely held large-cap U.S. companies. MSCI is the source and owner of the trademarks, service marks and copyrights related to the MSCI Indexes. The MSCI Index(es) and the Portfolio include reinvestment of dividends, net of withholding taxes, while the other index(es) include reinvestment of dividends before taxes. Reinvestment of dividends positively impacts the performance results. The index(es) are unmanaged. Index performance is not Portfolio performance. Investors cannot invest directly in an index. Morningstar calculates the **Morningstar Real Estate Category Average** performance and rankings using its Fractional Weighting methodology. © 2026 Morningstar. All Rights Reserved. The information contained herein: (1) is proprietary to Morningstar and/or its affiliates or content providers; (2) may not be copied, adapted or distributed; (3) is not warranted to be accurate, complete or timely; and (4) does not constitute advice of any kind, whether investment, tax, legal or otherwise. User is solely responsible for ensuring that any use of this information complies with all laws, regulations and restrictions applicable to it. Neither Morningstar nor its content providers are responsible for any damages or losses arising from any use of this information. Past performance is no guarantee of future results. **MORNINGSTAR IS NOT RESPONSIBLE FOR ANY DELETION, DAMAGE, LOSS OR FAILURE TO STORE ANY PRODUCT OUTPUT, COMPANY CONTENT OR OTHER CONTENT.** **Standard Deviation (Std. Dev.):** measures the degree to which a fund's performance has varied from its average performance over a particular time period. The greater the standard deviation, the greater a fund's volatility (risk). **Sharpe Ratio:** is a risk-adjusted performance statistic that measures reward per unit of risk. The higher the Sharpe ratio, the better a fund's risk adjusted performance. **Alpha:** measures the difference between a fund's actual returns and its expected performance, given its level of risk as measured by beta. **Beta:** measures a fund's sensitivity to market movements. The beta of the market is 1.00 by definition. **R-Squared:** measures how closely a fund's performance correlates to the performance of the benchmark index, and thus is a measurement of what portion of its performance can be explained by the performance of the index. Values for R-Squared range from 0 to 100, where 0 indicates no correlation and 100 indicates perfect correlation. **Tracking Error:** measures how closely a fund's return follows the benchmark index returns. It is calculated as the annualized standard deviation of the difference between the fund and the index returns. **Information Ratio:** measures the excess return of a fund divided by the amount of risk the fund takes relative to the benchmark index. The higher the information ratio, the higher the excess return expected of the fund, given the amount of risk involved. **Upside Capture:** explains how well a fund performs in time periods where the benchmark's returns are greater than zero. **Downside Capture:** explains how well a fund performs in time periods where the benchmark's returns are less than zero. **Active Share:** a term used to describe the share of a portfolio's holdings that differ from that portfolio's benchmark index. It is calculated by comparing the weight of each holding in the Fund to that holding's weight in the benchmark. Positions with either a positive or negative weighting versus the benchmark have Active Share. An Active Share of 100% implies zero overlap with the benchmark.

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