

TENNESSEE BOARD OF REGENTS ORP

Investment Performance as of 12/31/2025

The performance data quoted represents past performance, and is no guarantee of future results. Your returns and the principal value of your investment will fluctuate so that your mutual fund shares and annuity account accumulation units, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than the performance quoted. For performance current to the most recent month-end, call 800-842-2252 or visit TIAA.org/planinvestmentoptions and enter your plan ID. Performance may reflect waivers or reimbursements of certain expenses. Absent these waivers or reimbursement arrangements, performance results would have been lower. Since Inception performance shown is cumulative for periods less than one year.

Equities - Variable Annuity	Morningstar Category	Inception Date	Total Returns			Average Annual Total Returns			Total Annual Operating Expenses (%/Per \$1000)			Fee Waiver Expiration	Shareholder Fees & Restrictions*
			3 Month	YTD	1 Year	3 Year	5 Year	10 Year/ Since Inception	Gross	Net			
CREF Global Equities Account (R3) (QCGLIX) ^{1,2,3}	Global Large-Stock Blend	05/01/92	3.77%	21.67%	21.67%	21.55%	11.10%	11.85%	0.24% \$2.40	0.24% \$2.40	-	Round Trip: If a round trip is made within 60 calendar days, exchanges into the same account will be restricted for 90 calendar days. Pln Svcs Credit: 0.054%/monthly	
Benchmark: MSCI ACWI NR USD			3.29%	22.34%	22.34%	20.65%	11.19%	11.72%					
CREF Growth Account (R3) (QCGRIX) ^{1,2,3,4}	Large Growth	04/29/94	1.42%	16.81%	16.81%	31.09%	12.92%	16.23%	0.21% \$2.10	0.21% \$2.10	-	Round Trip: If a round trip is made within 60 calendar days, exchanges into the same account will be restricted for 90 calendar days. Pln Svcs Credit: 0.054%/monthly	
Benchmark: Russell 1000 Growth TR USD			1.12%	18.56%	18.56%	31.15%	15.32%	18.13%					

Investment products, insurance and annuity products: are not FDIC insured, are not bank guaranteed, are not deposits, are not insured by any federal government agency, are not a condition to any banking service or activity, and may lose value.

Equities - Variable Annuity	Morningstar Category	Inception Date	Total Returns			Average Annual Total Returns			Total Annual Operating Expenses (%/Per \$1000)			
			3 Month	YTD	1 Year	3 Year	5 Year	10 Year/ Since Inception	Gross	Net	Fee Waiver Expiration	Shareholder Fees & Restrictions*
CREF Total Global Stock Account (R3) ^{1,2,3}	Global Large-Stock Blend	07/31/52	3.28%	21.46%	21.46%	20.12%	10.94%	11.89%	0.26% \$2.60	0.26% \$2.60	-	Round Trip: If a round trip is made within 60 calendar days, exchanges into the same account will be restricted for 90 calendar days. Pln Svcs Credit: 0.054%/monthly
Benchmark: MSCI ACWI IMI NR USD			3.22%	22.06%	22.06%	19.98%	10.75%	11.45%				
Benchmark: CREF Stock Account Composite Index			3.23%	22.25%	22.25%	20.52%	11.43%	12.47%				

Equities - Mutual Fund	Morningstar Category	Inception Date	Total Returns			Average Annual Total Returns			Total Annual Operating Expenses (%/Per \$1000)			
			3 Month	YTD	1 Year	3 Year	5 Year	10 Year/ Since Inception	Gross	Net	Fee Waiver Expiration	Shareholder Fees & Restrictions*
American Funds EUPAC Fund Class R-6 ^{4,5,6} (RERGX)	Foreign Large Growth	05/01/09	4.62%	29.18%	29.18%	16.34%	4.59%	8.46%	0.47% \$4.70	0.47% \$4.70	-	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: MSCI ACWI Ex USA NR USD			5.05%	32.39%	32.39%	17.33%	7.91%	8.41%				
Carillon Eagle Mid Cap Growth Fund Class R6 (HRAUX) ^{4,5,7}	Mid-Cap Growth	08/15/11	-2.99%	4.92%	4.92%	12.58%	3.50%	11.45%	0.66% \$6.60	0.66% \$6.60	-	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Russell 3000 TR USD			2.40%	17.15%	17.15%	22.25%	13.15%	14.29%				
Carillon Eagle Small Cap Growth Fund Class R6 (HSRUX) ^{4,5,7}	Small Growth	08/15/11	2.50%	11.78%	11.78%	13.20%	1.58%	8.68%	0.78% \$7.80	0.78% \$7.80	-	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Russell 3000 TR USD			2.40%	17.15%	17.15%	22.25%	13.15%	14.29%				
Diamond Hill Large Cap Fund Class Y (DHLYX) ^{5,8}	Large Value	12/30/11	1.41%	5.74%	5.74%	10.54%	8.08%	10.28%	0.55% \$5.50	0.55% \$5.50	-	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Russell 3000 TR USD			2.40%	17.15%	17.15%	22.25%	13.15%	14.29%				

Equities - Mutual Fund	Morningstar Category	Inception Date	Total Returns			Average Annual Total Returns			Total Annual Operating Expenses (%/Per \$1000)			
			3 Month	YTD	1 Year	3 Year	5 Year	10 Year/ Since Inception	Gross	Net	Fee Waiver Expiration	Shareholder Fees & Restrictions*
Nuveen S&P 500 Index Fund (R6) (TISPX) ⁹	Large Blend	10/01/02	2.64%	17.82%	17.82%	22.93%	14.37%	14.76%	0.05% \$0.50	0.05% \$0.50	02/28/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: S&P 500 TR USD			2.66%	17.88%	17.88%	23.01%	14.42%	14.82%				
Vanguard Small-Cap Value Index Fund Institutional Shares (VSIIX) ^{5,7,8}	Small Value	12/07/99	2.04%	9.10%	9.10%	12.47%	10.57%	10.16%	0.06% \$0.60	0.06% \$0.60		Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Dow Jones US Total Stock Market TR USD			2.35%	17.05%	17.05%	22.27%	13.07%	14.21%				
Victory Sycamore Established Value Fund Class R6 (VEVRX) ^{5,7,8}	Mid-Cap Value	03/04/14	-0.38%	2.68%	2.68%	7.69%	9.95%	10.98%	0.54% \$5.40	0.54% \$5.40		Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: S&P 500 TR USD			2.66%	17.88%	17.88%	23.01%	14.42%	14.82%				

Real Estate - Variable Annuity	Morningstar Category	Inception Date	Total Returns			Average Annual Total Returns			Total Annual Operating Expenses (%/Per \$1000)			
			3 Month	YTD	1 Year	3 Year	5 Year	10 Year/ Since Inception	Gross	Net	Fee Waiver Expiration	Shareholder Fees & Restrictions*
TIAA Real Estate Account (QREARX) ^{2,10,11}	Miscellaneous Sector	10/02/95	1.01%	3.97%	3.97%	-4.86%	1.89%	2.83%	0.90% \$9.00	0.90% \$9.00		Transfers out: Limit 1 per quarter. Limitations may apply to any transaction resulting in a balance > \$150,000. Pln Svcs Credit: 0.194%/monthly

Fixed Income - Variable Annuity	Morningstar Category	Total Returns			Average Annual Total Returns			10 Year/ Since Inception		Total Annual Operating Expenses (%/Per \$1000)		Fee Waiver Expiration	Shareholder Fees & Restrictions*
		Inception Date	3 Month	YTD	1 Year	3 Year	5 Year	Gross	Net				
CREF Core Bond Account (R3) (QCBMIX) ^{1,2,3}	Intermediate Core Bond	03/01/90	1.06%	7.50%	7.50%	5.36%	0.07%	2.42%	0.23%	\$2.30	\$2.30	-	Round Trip: If a round trip is made within 60 calendar days, exchanges into the same account will be restricted for 90 calendar days. Pln Svcs Credit: 0.054%/monthly
Benchmark: Bloomberg US Aggregate Bond TR USD			1.10%	7.30%	7.30%	4.66%	-0.36%	2.01%					

Fixed Income - Mutual Fund	Morningstar Category	Total Returns			Average Annual Total Returns			10 Year/ Since Inception		Total Annual Operating Expenses (%/Per \$1000)		Fee Waiver Expiration	Shareholder Fees & Restrictions*
		Inception Date	3 Month	YTD	1 Year	3 Year	5 Year	Gross	Net				
Nuveen Inflation Linked Bond Fund (R6) (TIILX) ⁴	Short-Term Inflation-Protected Bond	10/01/02	0.09%	7.08%	7.08%	4.89%	2.43%	3.15%	0.26%	\$2.60	\$2.60	04/30/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Bloomberg US Treasury Inflation Notes 1-10 Yr TR USD			0.31%	7.47%	7.47%	4.96%	2.52%	3.32%					
PIMCO Total Return Fund Institutional Class (PTTRX) ⁵	Intermediate Core-Plus Bond	05/11/87	1.71%	9.33%	9.33%	6.04%	0.31%	2.56%	0.53%	\$5.30	\$5.30	-	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Bloomberg US Aggregate Bond TR USD			1.10%	7.30%	7.30%	4.66%	-0.36%	2.01%					

	Morningstar Category	Inception Date	Total Returns			Average Annual Total Returns			Total Annual Operating Expenses (%/Per \$1000)		Fee Waiver Expiration	Shareholder Fees & Restrictions*
			3 Month	YTD	1 Year	3 Year	5 Year	10 Year/ Since Inception	Gross	Net		
Multi Asset - Variable Annuity												
CREF Responsible Balanced Account (R3) (QCSCIX) ^{1,2,3}	Global Moderate Allocation	03/01/90	1.96%	15.03%	15.03%	12.87%	6.49%	8.23%	0.22% \$2.20	0.22% \$2.20		
Benchmark: Morningstar Moderate Target Risk TR USD			1.99%	15.95%	15.95%	12.43%	5.95%	7.83%				
Benchmark: CREF Responsible Balanced Account Composite Index			2.43%	15.95%	15.95%	14.29%	7.13%	8.50%				
Multi Asset - Mutual Fund												
Nuveen Lifecycle 2010 Fund (R6) (TCTIX) ^{9,12,13,14}	Target-Date 2000-2010	01/17/07 10/15/04	1.88%	11.42%	11.42%	9.99%	4.49%	6.29%	0.56% \$5.60	0.36% \$3.60	09/30/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Lifecycle 2010 Fund Composite Index			1.74%	12.10%	12.10%	10.30%	4.58%	6.39%				
Benchmark: S&P Target Date 2010 TR USD			1.70%	11.91%	11.91%	9.79%	4.54%	5.87%				
Nuveen Lifecycle 2015 Fund (R6) (TCNIX) ^{9,12,13,14}	Target-Date 2015	01/17/07 10/15/04	1.88%	11.68%	11.68%	10.20%	4.67%	6.60%	0.57% \$5.70	0.37% \$3.70	09/30/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Lifecycle 2015 Fund Composite Index			1.84%	12.94%	12.94%	11.08%	5.06%	6.88%				
Benchmark: S&P Target Date 2015 TR USD			1.78%	12.15%	12.15%	10.24%	4.91%	6.34%				

Multi Asset - Mutual Fund	Morningstar Category	Inception Date	Total Returns			Average Annual Total Returns			Total Annual Operating Expenses (%/Per \$1000)		Fee Waiver Expiration	Shareholder Fees & Restrictions*
			3 Month	YTD	1 Year	3 Year	5 Year	10 Year/ Since Inception	Gross	Net		
Nuveen Lifecycle 2020 Fund (R6) (TCWIX) ^{9,12,13,14}	Target-Date 2020	01/17/07 10/15/04	1.99%	12.41%	12.41%	10.92%	5.06%	7.07%	0.58%	0.39%	09/30/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Lifecycle 2020 Fund Composite Index			1.96%	13.72%	13.72%	11.85%	5.54%	7.43%				
Benchmark: S&P Target Date 2020 TR USD			1.87%	12.72%	12.72%	11.02%	5.35%	6.81%				
Nuveen Lifecycle 2025 Fund (R6) (TCYIX) ^{9,12,13,14}	Target-Date 2025	01/17/07 10/15/04	2.05%	13.00%	13.00%	11.72%	5.59%	7.69%	0.58%	0.39%	09/30/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Lifecycle 2025 Fund Composite Index			2.08%	14.51%	14.51%	12.74%	6.15%	8.12%				
Benchmark: S&P Target Date 2025 TR USD			2.10%	13.98%	13.98%	11.78%	6.07%	7.57%				
Nuveen Lifecycle 2030 Fund (R6) (TCRIX) ^{9,12,13,14}	Target-Date 2030	01/17/07 10/15/04	2.30%	14.18%	14.18%	12.96%	6.35%	8.43%	0.60%	0.40%	09/30/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Lifecycle 2030 Fund Composite Index			2.26%	15.74%	15.74%	14.00%	6.98%	8.91%				
Benchmark: S&P Target Date 2030 TR USD			2.29%	15.13%	15.13%	13.25%	7.07%	8.41%				
Nuveen Lifecycle 2035 Fund (R6) (TCIIX) ^{9,12,13,14}	Target-Date 2035	01/17/07 10/15/04	2.37%	15.30%	15.30%	14.33%	7.19%	9.18%	0.61%	0.41%	09/30/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Lifecycle 2035 Fund Composite Index			2.45%	16.98%	16.98%	15.42%	7.93%	9.75%				
Benchmark: S&P Target Date 2035 TR USD			2.53%	16.80%	16.80%	14.91%	8.19%	9.32%				

Multi Asset - Mutual Fund	Morningstar Category	Inception Date	Total Returns			Average Annual Total Returns			Total Annual Operating Expenses (%/Per \$1000)		Fee Waiver Expiration	Shareholder Fees & Restrictions*
			3 Month	YTD	1 Year	3 Year	5 Year	10 Year/ Since Inception	Gross	Net		
Nuveen Lifecycle 2040 Fund (R6) (TCOIX) ^{9,12,13,14}	Target-Date 2040	01/17/07 10/15/04	2.65%	17.02%	17.02%	16.03%	8.28%	10.05%	0.64% \$6.40	0.42% \$4.20	09/30/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Lifecycle 2040 Fund Composite Index			2.72%	18.83%	18.83%	17.20%	9.14%	10.70%				
Benchmark: S&P Target Date 2040 TR USD			2.78%	18.20%	18.20%	16.38%	9.18%	10.06%				
Nuveen Lifecycle 2045 Fund (R6) (TTFIX) ^{9,13}	Target-Date 2045	11/30/07	2.79%	18.13%	18.13%	17.11%	9.01%	10.63%	0.65% \$6.50	0.43% \$4.30	09/30/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Lifecycle 2045 Fund Composite Index			2.90%	20.06%	20.06%	18.36%	9.97%	11.35%				
Benchmark: S&P Target Date 2045 TR USD			2.97%	19.48%	19.48%	17.37%	9.84%	10.54%				
Nuveen Lifecycle 2050 Fund (R6) (TFTIX) ^{9,13}	Target-Date 2050	11/30/07	2.85%	18.74%	18.74%	17.65%	9.33%	10.84%	0.66% \$6.60	0.44% \$4.40	09/30/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Lifecycle 2050 Fund Composite Index			3.00%	20.69%	20.69%	18.92%	10.30%	11.59%				
Benchmark: S&P Target Date 2050 TR USD			2.99%	19.56%	19.56%	17.79%	10.13%	10.79%				
Nuveen Lifecycle 2055 Fund (R6) (TTRIX) ^{9,13}	Target-Date 2055	04/29/11	2.87%	18.88%	18.88%	17.84%	9.44%	10.95%	0.68% \$6.80	0.45% \$4.50	09/30/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Lifecycle 2055 Fund Composite Index			3.03%	20.89%	20.89%	19.12%	10.45%	11.73%				
Benchmark: S&P Target Date 2055 TR USD			3.05%	20.06%	20.06%	17.97%	10.27%	10.91%				

Multi Asset - Mutual Fund	Morningstar Category	Inception Date	Total Returns			Average Annual Total Returns			Total Annual Operating Expenses (%/Per \$1000)		Fee Waiver Expiration	Shareholder Fees & Restrictions*
			3 Month	YTD	1 Year	3 Year	5 Year	10 Year/ Since Inception	Gross	Net		
Nuveen Lifecycle 2060 Fund (R6) (TLNX ^{9,13})	Target-Date 2060	09/26/14	2.87%	19.08%	19.08%	18.00%	9.55%	11.06%	0.70% \$7.00	0.45% \$4.50	09/30/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Lifecycle 2060 Fund Composite Index			3.06%	21.08%	21.08%	19.33%	10.60%	11.86%				
Benchmark: S&P Target Date 2060 TR USD			3.03%	19.94%	19.94%	18.01%	10.26%	10.98%				
Nuveen Lifecycle Retirement Income Fund (R6) (TLRIX) ⁹	Global Moderately Conservative Allocation	11/30/07	1.94%	11.78%	11.78%	10.07%	4.55%	6.23%	0.59% \$5.90	0.37% \$3.70	09/30/26	Round Trip: You cannot exchange into the fund within 30 calendar days of exchanging out of the fund. Pln Svcs Fee: 0.046%/monthly
Benchmark: Lifecycle Retirement Income Fund Composite Index			1.84%	12.95%	12.95%	10.91%	4.91%	6.46%				
Benchmark: S&P Target Date Retirement Income TR USD			1.67%	11.66%	11.66%	9.49%	4.15%	5.32%				

Money Market - Mutual Fund	Morningstar Category	Inception Date	Total Returns			Average Annual Total Returns			Total Annual Operating Expenses (%/Per \$1000)		Fee Waiver Expiration	Shareholder Fees & Restrictions*	
			7-Day Yield**	3 Month	YTD	1 Year	3 Year	5 Year	10 Year/ Since Inception	Gross	Net		
Nuveen Money Market Fund (R6) (TCIXX) ^{9,15,16}	Money Market-Taxable	07/01/99	3.70%	0.99%	4.24%	4.24%	4.83%	3.17%	2.11%	0.12% \$1.20	0.12% \$1.20	07/31/26	Pln Svcs Fee: 0.046%/monthly
Benchmark: iMoneyNet Money Fund AveragesTM-All Government			0.92%	3.96%		3.96%	4.55%	2.98%	1.89%				

You could lose money by investing in a money market fund. Although a money market fund seeks to preserve the value of your investment at \$1.00 per share, it cannot guarantee it will do so. An investment in a money market fund is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. A money market fund's sponsor has no legal obligation to provide support to a money market fund, and you should not expect that the sponsor will provide financial support to a money market fund at any time.

**The current yield more closely reflects the earnings of this investment choice.

Guaranteed - Fixed Annuity	Total Returns				Average Annual Total Returns				Current Rates and Fees			
	Inception Date	3 Month	YTD	1 Year	3 Year	5 Year	10 Year	Since Inception	Declared Rate	Total Contract Fee	Net Rate	Guaranteed Minimum Rate
TIAA Stable Value - Tennessee Board Of Regents Orp ^{17,18}	11/30/15	0.70%	2.82%	2.82%	2.63%	2.34%	2.06%	2.05%	2.85%	0.00%	2.85%	2.70%

Additional Information:

An annual plan servicing fee of 0.046% is charged and deducted on a monthly basis.

TIAA Stable Value is a guaranteed annuity product that credits interest at a net rate announced in advance of each semi-annual rate guarantee period beginning 7/1 or 12/31. Declared crediting rates (i.e. before deductions for contract fees) will not be less than the current minimum guaranteed rate. TIAA may declare additional amounts of interest above the minimum rate. When declared such amounts are in effect for the semi-annual period and are not guaranteed for future periods. The current net rate shown is credited to your existing balance and any contributions made during the period beginning July 1, 2025 and ending December 31, 2025. During this same period, the minimum declared interest rate is 2.80%. The current net rate shown may not reflect any recent changes to your plan's TIAA Stable Value contract fees, if any. Current rate of return information is available on your plan-specific website noted above or at 800-842-2733. All guarantees are subject to TIAA's claims paying ability. Any transfer to a competing fund must first be directed to a non-competing fund for a period of 90 days and transfers in may not be made for a period of 30 days following a transfer out. Please refer to your contract certificate for additional details.

The TIAA Stable Value Inception Date shown above represents the date that the plan's TIAA Stable Value record was initiated on TIAA's recordkeeping system, which may be earlier than the date of the first deposit to the contract. "Since Inception" performance is calculated from this date. The TIAA Stable Value Declared Rate and Guaranteed Minimum Rate are subject to change every six months (January 1 and July 1). The Net Rate represents the Declared Interest Crediting Rate, less applicable Contract Fees.

A Note About Risk

Equity risk refers to the risk of loss due to the market price of shares falling. Equity funds and variable annuity accounts generally carry a higher degree of risk than fixed income funds and accounts. Fixed income funds and variable annuity accounts are not guaranteed and are subject to interest rate, inflation and credit risks.

Variable annuity accounts that invest in real estate securities are subject to various risks, including fluctuation in property values, higher expenses or lower income than expected, and potential environmental problems and liability.

Guaranteed investments offer a guaranteed rate of return but such guarantees are subject to the claims-paying ability of the issuing insurance company.

More detailed information on risks applicable to a particular investment option can be found in the prospectus or other product literature.

Fees and Expenses

*Some Plans may allocate plan costs to participants to offset the cost of recordkeeping and other plan services. When the Plan allocates these costs at the investment-level there may be a plan services fee or credit displayed in the "Shareholder fees & restrictions" column. If the costs are allocated at the plan-level (regardless of investment) it is not displayed on the Quarterly Investment Update.

Fee and expense information for the variable return investment options include the Total Annual Operating Expenses expressed as a percentage and a dollar amount based upon a \$1,000 accumulation both as net (after) and gross (before) of expenses. Total Annual Operating Expenses is a measure of what it costs to operate an investment, expressed as a percentage of its assets, as a dollar amount or in basis points. These are costs the investor pays through a reduction in the investment's rate of return. Expense information shown is based on the most recent information available, but may not reflect all updates and may differ slightly from the prospectus due to rounding. Please consult the most recent prospectus or offering document for more detailed information.

For more information on the impact of fees and expenses associated with your plan, please visit TIAA.org/fees. Fees are only one of many factors to consider when making an investment decision.

About the Benchmark

A benchmark provides an investor with a point of reference to evaluate an investment's performance. One common type of benchmark used to compare investment performance is called an index. Indexes are unmanaged portfolios of securities designed to track the performance of a particular segment of the market. For example, a large cap stock fund or account will usually be compared to an index that tracks a portfolio of large-cap stocks. Conversely, a bond fund or account is typically compared to an index that tracks a portfolio of bonds that is comparable to the fund or account's portfolio in terms of credit quality, maturity and liquidity. Each mutual fund or account shown in the table includes performance information for an index that the advisor determined provides a fair comparison of the fund or account's investment performance. Indexes are for comparison purposes only. You cannot invest directly in any index. Index returns do not reflect a deduction for fees or expenses.

Data Providers

Unless otherwise noted, data on nonproprietary investment products, including performance, Morningstar Category and expenses, is provided by Morningstar, Inc. All other data provided by Teachers Insurance and Annuity Association of America - College Retirement Equities Fund.

Benchmark performance shown across proprietary and nonproprietary funds/accounts is provided by TIAA with the exception of Since Inception periods calculated using a nonproprietary fund's inception date. TIAA reserves the rights to all proprietary data herein, and is not responsible for any damages or losses arising from any use of this information.

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The Morningstar Category classifies a fund based on its investment style as measured by underlying portfolio holdings (portfolio statistics and compositions over the past three years). If the fund is new

and has no portfolio, Morningstar estimates where it will fall before assigning a more permanent category. When necessary, Morningstar may change a category assignment based on current information.

Important Information

1 Total annual expense deductions, which include investment advisory, administrative, and distribution (12b-1) expenses, and mortality and expense risk charges, are estimated each year based on projected expense and asset levels. Differences between actual expenses and the estimate are adjusted quarterly and are reflected in current investment results. Historically, adjustments have been small.

2 The Account's total annual expense deduction appears in the Account's prospectus, and may be different than that shown herein due to rounding. Please refer to the prospectus for further details.

3 The performance shown for Classes R1, R2, and R4 that is prior to their respective inception dates is based on the performance of the Accounts' Class R3. The performance for Classes R1 and R2 for periods prior to their inception has not been restated to reflect the current expenses of Classes R1 and R2, which may be higher or lower than Class R3 for the same period. The performance for Class R4 for the periods prior to its inception has not been restated to reflect the lower expenses of Class R4. Class R3 is now considered the oldest share class for CREF, previously it was R1.

4 Due to their relatively high valuations which are generally a function of expected earnings growth, growth stocks will be more volatile than value stocks and such earnings growth may not occur or be sustained.

5 Accumulations in funds not managed by TIAA may be subject to administrative charges. These charges are subject to change. Please review current documents related to your plan.

6 Securities of foreign issuers may lose value because of erratic market conditions, economic and political instability or fluctuations in currency exchange rates, which may be magnified in emerging markets.

7 Securities of smaller companies may be more volatile than those of larger ones, and they are also often less liquid than those of larger companies because there is a limited market for them.

8 Value stocks may perform differently from the market as a whole and may be undervalued by the market for a long period of time.

9 The net expense ratio reflects a contractual arrangement that has the effect of reducing or limiting the fund's expenses. Without such an arrangement, currently or in the past, returns would have been lower. The arrangement will remain in effect until terminated. Please see the prospectus for details.

10 Funds that focus their investments in a specific sector (such as health care or technology) are more vulnerable to developments that affect those industries or sectors than more broadly diversified funds.

11 The total annual expense deduction, which includes investment management, administration, and distribution expenses, mortality and expense risk charges, and the liquidity guarantee, is estimated each year based on projected expense and asset levels. Differences between actual expenses and the estimate are adjusted quarterly and are reflected in current investment results. Historically, adjustments have been small.

12 When more than one inception date is shown, the performance displayed for periods prior to the investment's inception date is hypothetical. The second inception date is that of the fund/account to which such performance is based. Please refer to the investment's performance disclosure for more details.

13 As Target Retirement Date Funds are actively managed, their asset allocations are subject to change and may vary from those indicated. They invest in many underlying funds and are exposed to the risks of different areas of the market. Please note that, as with all mutual funds, the principal value of a Target Retirement Date Fund is not guaranteed. The higher a fund's allocation to stocks, the greater the risk. After the target date has been reached, some of these funds may be merged into a fund with a more stable asset allocation. In addition to the fund level expenses these funds are also subject to the expenses of their underlying investments. Please consult the prospectus for more complete information.

14 Performance shown for the Since Inception period and prior to the inception of the Institutional Class is based on the performance of the fund's Retirement Class. Performance has not been restated to reflect the lower expenses of the Institutional Class. If the expense differential had been reflected, performance for these periods would have been higher.

15 Beginning May 6, 2020, part or all of the investment management fees are being voluntarily waived. In addition, the fund's investment adviser is reimbursing certain other fund expenses. Without these changes, the 7-day current and effective net annualized yields and total returns for the fund would have been lower. The suspension of reimbursements and the addition of waivers are voluntary and may be discontinued at any time without notice.

16 iMoneyNet reports yields as of the last Tuesday of the month. Yields for the iMoneyNet Money Fund Report Averages-All Taxable and the fund(s) that track this industry average are calculated based on this date.

17 The Current Rates, Minimum Guaranteed Rates and Fees (if applicable) shown for guaranteed annuities are the rates in effect as of the first day of the month following quarter end. Depending upon the contract, these may apply to new money only or to both new money and existing accumulations. See your annuity contract or certificate for details.

18 TIAA Stable Value is a guaranteed annuity contract issued by Teachers Insurance and Annuity Association (TIAA), New York, NY 10017. Contributions from different plans are pooled together and deposited in a non-unitized separate account of TIAA. This guaranteed annuity contract is not considered to be an "investment" or "security" under federal securities laws. In addition, the contract provides a guaranteed minimum rate of interest of between 1% and 3% (before deductions for contract fees). Contract fees are described in the annuity contract and are collected on a daily basis. Payment obligations and the fulfillment of the guarantees provided for in the contract during the accumulation phase are supported by the assets held in the separate account. If the assets in the separate account are insufficient to meet these obligations, the shortfall is supported by the General Account of TIAA and is therefore subject to TIAA's claims-paying ability. Lifetime annuity payments are provided by TIAA, are subject to TIAA's claims-paying ability and are not supported by the assets in the separate account. Past interest rates are not indicative of future interest rates. This product is not a mutual fund, variable annuity or bank product. The obligations of TIAA are not insured by the FDIC or any other federal governmental agency. As provided for in the annuity contract, restrictions may apply to certain plan sponsor and/or participant initiated transactions. Please refer to the annuity contract or certificate for further details.



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Mutual funds are offered through your plan sponsor's retirement plan, which is recordkept by TIAA. Funds are offered at that day's net asset value (NAV), and the performance is displayed accordingly. Performance at NAV does not reflect sales charges, which are waived through your retirement plan. If included, the sales charges would have reduced the performance as quoted.

Before making your investment choices and completing your enrollment form, you should consider the investment objectives, risks, charges and expenses carefully. Please call 877-518-9161 for paper copies of the product and fund prospectuses that contain this and other information. Please read the prospectuses carefully before investing.

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