

# Fidelity Advisor Real Estate Fund

SECTOR/INDUSTRY | SECTOR

FACT SHEET JUNE 30, 2022

CLASS A: FHEAX • CLASS C: FHECX • CLASS M: FHETX • CLASS I: FHEIX • CLASS Z: FIKJX

**OBJECTIVE:** Above-average income and long-term capital growth**STRATEGY:** Normally invests at least 80% of fund's assets in securities of companies principally engaged in the real estate industry and other real estate-related investments.

## CALENDAR YEAR RETURNS (%)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Class I	18.38	1.76	29.80	3.53	5.53	3.86	-6.32	22.97	-6.67	38.77
Class Z	18.38	1.76	29.80	3.53	5.53	3.86	-6.30	23.19	-6.45	39.09
Benchmark	16.00	32.39	13.69	1.38	11.96	21.83	-4.38	31.49	18.40	28.71
Secondary Benchmark	17.09	1.31	31.85	4.46	6.65	3.76	-4.22	23.10	-14.06	40.56
Morningstar Category	17.60	1.55	28.03	2.41	6.89	6.22	-5.97	27.28	-4.49	38.73

## TOTAL RETURNS, EXPENSE RATIOS, AND SALES CHARGES (%)

		Cumulative		1-Year	Average Annual			Expense Ratios		Max. Sales Charge
		3-Month	YTD		3-Year	5-Year	10-Year	Gross	Net	
Class A	NAV	-15.13	-20.85	-8.42	2.25	3.50	5.95	1.09	1.09	5.75
	With Sales Charge	-20.01	-25.40	-13.68	0.25	2.28	5.32			
Class C	NAV	-15.29	-21.17	-9.16	1.44	2.69	5.30	1.88	1.88	1.00
	With Sales Charge	-16.14	-21.95	-10.02	1.44	2.69	5.30			
Class M	NAV	-15.18	-20.94	-8.61	2.02	3.27	5.71	1.31	1.31	3.50
	With Sales Charge	-18.15	-23.71	-11.80	0.82	2.54	5.34			
Class I		-15.09	-20.74	-8.21	2.47	3.76	6.22	0.88	0.88	—
Class Z		-15.04	-20.67	-8.03	2.70	3.92	6.30	0.64	0.64	—
Benchmark		-16.10	-19.96	-10.62	10.60	11.31	12.96	—	—	—
Secondary Benchmark		-15.43	-20.47	-7.94	0.46	3.01	5.95	—	—	—
Morningstar Category		-15.81	-20.08	-8.01	4.05	5.04	6.93	—	—	—

Current performance may be higher or lower than that quoted. Visit [i.fidelity.com](http://i.fidelity.com) or call your investment professional for most recent month-end performance. Performance data shown represents past performance and is no guarantee of future results. Investment return and principal value will fluctuate, so you may have a gain or loss when shares are sold.

Total returns are historical and include changes in share price and reinvestment of dividends and capital gains, if any. Initial offering of Class Z was on 10/2/18. Returns prior to 10/2/18 are those of Class I.

## MORNINGSTAR RATING

	Overall	3-Year	5-Year	10-Year
Class A	★★	★★	★★	★★
Class I	★★	★★	★★	★★
Class Z <sup>‡</sup>	★★	★★	★★	★★
# of Funds in Category	229	229	203	145

‡ Extended Performance Rating for the 5- and 10-year periods.

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, which are based on risk-adjusted returns. Past performance is no guarantee of future results. • Multiple share classes of a fund have a common portfolio but impose different expense structures. • The Morningstar Rating<sup>™</sup> for funds, or "star rating," is calculated for funds with at least a three-year history. (Exchange traded funds and open-end 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 fund's monthly excess performance (excluding the effect of sales charges, if any), placing more emphasis on downward variations and rewarding consistent performance. The top 10% of funds in each fund 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. For extended performance ratings, the investment's independent Morningstar Rating metric is then compared against the fund universe's actual performance to determine its extended performance rating. Morningstar Extended Performance ratings shown are based on adjusted historical returns for periods prior to the class's inception. These hypothetical calculated returns reflect the historical performance of the oldest share class of the fund, adjusted to reflect the fees and expenses of each respective class. Morningstar Rating is for the indicated share class only; other classes may have different performance characteristics.

**FUND INCEPTION DATE:** 9/12/02**BENCHMARK:** S&P 500®**SECONDARY BENCHMARK:** MSCI U.S. IMI Real Estate 25/50 Linked**MORNINGSTAR CATEGORY:** Real Estate**PORTFOLIO ASSETS:** \$381.6M**MANAGEMENT FEE (1/31/22):** 0.52%**TURNOVER RATE (1/22):** 49%**30-DAY SEC YIELD** Class I: 1.63%  
Class Z: 1.82%**MINIMUM INITIAL INVESTMENT:** \$0

## HYPOTHETICAL GROWTH OF \$10,000



Includes changes in share price and reinvestment of dividends and capital gains.

## FUND INFORMATION

Class	CUSIP	Symbol	Code
A	315918342	FHEAX	1128
C	315918326	FHECX	1130
M	315918318	FHETX	1131
I	315918292	FHEIX	1132
Z	315918144	FIKJX	3299

Classes I and Z are available only to eligible investors as described in the fund's prospectus. • Check with your back office/home office on the availability of share classes.

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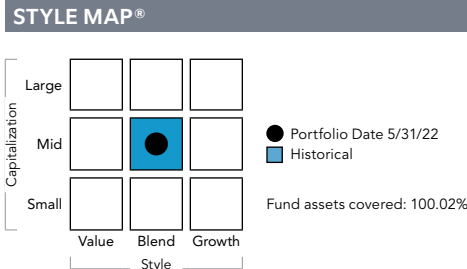
FUND MANAGER:  
Samuel J. Wald, CFA, Since 10/04

TOP 10 HOLDINGS <sup>1</sup>	
AMERICAN TOWER CORP	
CROWN CASTLE INTL CORP	
PROLOGIS INC REIT	
CUBESMART	
EQUINIX INC	
VENTAS INC REIT	
MID AMERICA APT CMNTY INC	
ESSEX PROPERTY TRUST INC	
CBRE GROUP INC - CL A	
EQUITY LIFESTYLE PPTYS INC	
% of Total Net Assets	Top 10: 60.17
	Top 20: 85.18
	Top 50: 99.40
Total Holdings: 36	

SUB-INDUSTRY DIVERSIFICATION (%) <sup>1,2</sup>	
Specialized REITS	38.25
Residential REITS	17.32
Industrial REITS	13.07
Health Care REITS	8.21
Retail REITS	5.56
Real Estate Services	5.14
Hotel & Resort REITS	3.62
Office REITS	3.31
Real Estate Operating Companies	2.25
Internet Services & Infrastructure	1.48
Casinos & Gaming	0.62
Security & Alarm Services	0.55

ASSET ALLOCATION (%) <sup>1,2</sup>	
Domestic Equities	99.40
International Equities	0.00
Developed Markets	0.00
Emerging Markets	0.00
Tax-Advantaged Domiciles	0.00
Bonds	0.00
Cash & Net Other Assets <sup>3</sup>	0.60

RISK MEASURES (3-YEAR)				
		Class A	Class I	Class Z
Alpha vs.	S&P 500	-6.03	-5.82	-5.61
	MSCI*	1.65	1.86	2.09
Beta vs.	S&P 500	0.87	0.87	0.87
	MSCI*	0.89	0.89	0.89
R <sup>2</sup> vs.	S&P 500	0.71	0.71	0.71
	MSCI*	0.96	0.96	0.96
Relative Volatility vs.	S&P 500	1.03	1.03	1.03
	MSCI*	0.91	0.91	0.91
Sharpe Ratio		0.09	0.10	0.11
Standard Deviation		19.29	19.26	19.27
* MSCI U.S. IMI Real Estate 25/50 Linked				



Stock markets, especially foreign markets, are volatile and can decline significantly in response to adverse issuer, political, regulatory, market, or economic developments. Changes in real estate values or economic downturns can have a significant negative effect on issuers in the real estate industry. The value of securities of issuers in the real estate industry can be affected by changes in real estate values and rental income, property taxes, interest rates, tax and regulatory requirements, and the management skill and creditworthiness of the issuer. Foreign securities are subject to interest rate, currency exchange rate, economic, and political risks. The fund may have additional volatility because of its narrow concentration in a specific industry. Non-diversified funds that focus on a relatively small number of issuers tend to be more volatile than diversified funds and the market as a whole.

Not NCUA or NCUSIF insured. May lose value. No credit union guarantee.

1. The top 10 holdings, sub-industry diversification, and asset allocation may not be representative of the fund's current or future investments and may change at any time. Top 10 holdings do not include money market instruments and/or futures contracts. Depository receipts are normally combined with the underlying security. 2. As a percentage of total net assets. 3. Net Other Assets can include fund receivables, fund payables, and offsets to other derivative positions, as well as certain assets that do not fall into any of the portfolio composition categories. Depending on the extent to which the fund invests in derivatives and the number of positions that are held for future settlement, it can be a negative number.

DEFINITIONS AND IMPORTANT INFORMATION

**30-Day SEC Yield** is based on yield to maturity of a fund's investments and not on the dividends paid by the fund, which may differ. **Alpha** is a risk-adjusted, annualized performance measure relative to a fund's benchmark. A positive (negative) alpha indicates stronger (poorer) fund performance than predicated by the fund's level of risk measured by beta. **Beta** is a measure of the volatility of a fund relative to its benchmark index. A beta greater (less) than 1 is more (less) volatile than the index. **Gross Expense Ratio** is the total annual fund or class operating expense ratio from the most recent prospectus (before waivers or reimbursements) and generally is based on amounts incurred during the most recent fiscal year. **Management Fee** is the fee paid by the fund to Fidelity Management & Research Company (FMR) for managing its investments and business affairs. **Morningstar Averages** represent the average return of all funds within their respective fund investment category. The number of funds in each category periodically changes. Each Morningstar Average reflects the performance (excluding sales charges) of funds with similar objectives. **MSCI U.S. IMI Real Estate 25/50 Linked Index** is a modified market capitalization-weighted index of stocks designed to measure the performance of real estate companies in the MSCI US Investable Market 2500 Index. Index returns shown for periods prior to October 1, 2020 are returns of the Dow Jones U.S. Select Real Estate Securities Index (RESI). **Net Expense Ratio** is the total annual fund or class operating expense ratio from the most recent prospectus, after any fee waiver and/or expense reimbursements that will reduce any fund operating expenses for no less than one year from the effective date of the fund's registration statement. This number does not include any fee waiver arrangement or expense reimbursement that may be terminated without agreement of the fund's board of trustees during the one-year period. **R<sup>2</sup>** measures how a fund's performance correlates with a benchmark index's performance and shows what portion of it can be explained by the performance of the overall market/index. R<sup>2</sup> ranges from 0, meaning no correlation, to 1, meaning perfect correlation. An R<sup>2</sup> value of less than 0.5 indicates that annualized alpha and beta are not reliable performance statistics. **Relative Volatility** compares a fund's volatility to a benchmark index. A relative volatility greater (less) than 1 means the fund's returns have been more (less) variable. **S&P 500 Index** is a market capitalization-weighted index of 500 common stocks chosen for market size, liquidity, and industry group representation to represent U.S. equity performance. **Sharpe Ratio** is a risk-adjusted measure calculated using standard deviation and excess return to determine reward per unit of risk. The higher the ratio, the better the fund's return per unit of risk. **Standard Deviation** measures the historical volatility of a fund. The greater the standard deviation, the greater the fund's volatility. **Style Maps** estimate characteristics of a fund's equity holdings over two dimensions: market capitalization and valuation. The percentage of fund assets represented by these holdings is indicated beside each Style Map. The position of the most recent publicly released full holdings is denoted on the Style Map with a dot. Historical Style Map characteristics are calculated for the shorter of either the past three years or the life of the fund, and are represented by the shading of the box(es) previously occupied by the dot. **Turnover Rate** is the lesser of amounts of purchases or sales of long-term portfolio securities divided by the monthly average value of long-term securities owned by the fund. • It is not possible to invest directly in an index. All market indices are unmanaged. • Third-party trademarks and service marks are the property of their respective owners. All other trademarks and service marks are the property of FMR LLC or an affiliated company. • Information provided is unaudited.

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Before investing, consider the fund's investment objectives, risks, charges, and expenses. Contact your investment professional or visit i.fidelity.com for a prospectus or, if available, a summary prospectus containing this information. Read it carefully.