

Fidelity Advisor[®] Real Estate Fund

Investment Approach

- Fidelity Advisor[®] Real Estate Fund seeks above-average income and long-term capital growth, consistent with reasonable investment risk, by investing in securities of companies that own and, in most cases, operate commercial real estate properties.
- Investment in real estate securities has the potential to provide portfolio diversification, consistent income generation, total return and the ability to outpace inflation.
- We believe real estate investment trusts (REITs) represent a balance between real estate and stocks, and that recognizing attributes of both is key to identifying opportunities to outperform.
- Through rigorous bottom-up research from Fidelity's dedicated real estate team and the firm's broader research resources, we strive to add value through security selection within a disciplined risk framework. Our process seeks to determine the relative attractiveness of individual REITs and will try to take advantage of pricing discrepancies in the market.

FUND INFORMATION

Manager(s):
Steve Buller

Trading Symbol:
FRVHX

Start Date:
November 17, 1986

Size (in millions):
\$3,031.61

Morningstar Category:
Real Estate

Stock markets, especially foreign markets, are volatile and can decline significantly in response to adverse issuer, political, regulatory, market, or economic developments. Foreign securities are subject to interest rate, currency exchange rate, economic, and political risks. 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. The fund may have additional volatility because it can invest a significant portion of assets in securities of a small number of individual issuers.

PERFORMANCE SUMMARY

	Cumulative		Annualized			
	3 Month	YTD	1 Year	3 Year	5 Year	10 Year/LOF ¹
Fidelity Advisor Real Estate Fund - Class I Gross Expense Ratio: 0.68% ²	3.33%	3.33%	2.47%	6.42%	4.45%	4.60%
S&P 500 Index	-4.33%	-4.33%	17.80%	18.32%	12.06%	14.16%
MSCI US IMI Real Estate 25/50 Linked Index	1.35%	1.35%	1.97%	6.54%	3.30%	3.16%
Morningstar Real Estate	2.31%	2.31%	2.75%	6.76%	3.58%	4.74%
% Rank in Morningstar Category (1% = Best)	--	--	58%	59%	34%	61%
# of Funds in Morningstar Category	--	--	207	197	190	149

¹ Life of Fund (LOF) if performance is less than 10 years. Fund inception date: 11/17/1986.

² This expense ratio is from the most recent prospectus and generally is based on amounts incurred during the most recent fiscal year, or estimated amounts for the current fiscal year in the case of a newly launched fund. It does not include any fee waivers or reimbursements, which would be reflected in the fund's net expense ratio.

Past performance is no guarantee of future results. Investment return and principal value of an investment will fluctuate; therefore, you may have a gain or loss when you sell your shares. Current performance may be higher or lower than the performance stated. Performance shown is that of the fund's Class I shares. Class I shares are sold to eligible investors without a sales charge or 12b-1 fee as defined in the fund's Class I prospectus. Other share classes with these fees would have had lower performance. To learn more or to obtain the most recent month-end or other share-class performance, visit institutional.fidelity.com or 401k.com. Total returns are historical and include change in share value and reinvestment of dividends and capital gains, if any. Cumulative total returns are reported as of the period indicated.

For definitions and other important information, please see the Definitions and Important Information section of this Fund Review.



Not FDIC Insured • May Lose Value • No Bank Guarantee

Market Review

During the quarter, real estate securities generated positive performance that outperformed the broader equity market, as represented by the S&P 500 index (-4.33%). For the three months, data centers remained the dominant theme in the real estate asset class, reflecting ongoing debate over how much capacity will be needed for artificial intelligence. Currently, demand for data centers vastly outstrips supply, while real estate developers continue to build the facilities at a rapid pace.

Meanwhile, following years of uncertainty, retail has become a much sought-after core property type. After essentially no new retail supply being created for the past 15 years, the market has reached equilibrium, with rents growing at a mid-single-digit rate. In addition, retail bankruptcies remain limited while space in the highest-quality locations is in heavy demand, as many retail tenants look to expand.

Against this backdrop, data center (+24%) and retail REITs (+7%) experienced strong performance this quarter. Data center REITs benefited from the continued strong demand for AI-related build-outs, while retail benefited from high occupancies in the best open-air retail centers, which has given landlords pricing power to push rents higher. In contrast, single-family housing REITs (-4%) underperformed, reflecting concern about legislation that would limit the ability to purchase new homes. Also struggling were real estate services (-24%) stocks, including real estate brokers, which faced the market's concern about the potential competitive threat posed by AI on these companies' businesses.

Looking more broadly at financial markets in Q1, concern about the viability of AI-related investments began to surface and conflict in the Middle East took center stage in late February, sapping a stock market that entered 2026 with strong momentum. The Iran war sent a shockwave through oil markets, with the potential to dampen growth and stoke inflation. Against this backdrop, growth stocks widely lagged value in Q1, while small-caps bested large-caps. ■

Performance Review

For the first quarter, the fund's Class I shares gained 3.33%, outperforming the 1.35% result of the benchmark, the MSCI U.S. IMI Real Estate 25/50 Linked Index. Importantly, given our focus, long-term performance favors the fund over the benchmark. A.

In Q1, the biggest source of outperformance relative to the MSCI real estate industry index was the data center REITs category, where a significant overweight combined with favorable security selection added value for the fund. A lack of exposure to the weak office segment and a mix of positive stock picking and an overweight in retail REITs also helped. Within the data center segment, the fund benefited from a large overweight in Equinix (+29%). The rapid build-out of data centers, spurred by investment in AI, continued to boost shares of the property owners, including Equinix. In February, the company projected its funds from operations – a critical measure of REIT financial performance – in 2026 would surpass previous estimates. Equinix finished the quarter as the fund's largest holding. Another notable individual relative contributor was an overweight in shopping center REIT Kimco Realty (+12%), which continued to benefit from a favorable supply and demand environment for retail property owners. Kimco was the fund's sixth-largest holding on March 31.

In contrast, security selection in the single-family residential REITs segment detracted the most. Within this group, American Homes 4 Rent (-12%) was a notable laggard, reflecting a combination of elevated supply and declining rents, which has cut into company earnings within the segment. In apartment REITs, the fund's overweights in UDR (-7%) and Equity Residential (-4%) were among the notable relative laggards, although that impact was partly offset by a lack of exposure to other multi-family housing property owners, led by a lack of exposure to benchmark component AvalonBay Communities (-9%). Apartment REITs generally were down in Q1 due to disappointing financial outlooks announced in earnings season – news that investors interpreted as a sign of a potentially challenging year ahead. ■

LARGEST CONTRIBUTORS VS. BENCHMARK

Holding	Market Segment	Average Relative Weight	Relative Contribution (basis points)*
Equinix Inc	Data Centers	3.59%	89
Kimco Realty Corp	Shopping Centers	3.37%	34
NNN REIT Inc	Free Standing	3.82%	24
Crown Castle Inc	Infrastructure REITs	-2.47%	23
Iron Mountain Inc	Data Centers	0.71%	19

* 1 basis point = 0.01%.

LARGEST DETRACTORS VS. BENCHMARK

Holding	Market Segment	Average Relative Weight	Relative Contribution (basis points)*
UDR Inc	Apartments	2.61%	-22
American Homes 4 Rent Class A	Single Family Homes	1.11%	-16
Realty Income Corp	Free Standing	-1.22%	-14
Compass Inc Class A	Unknown Industry	0.41%	-10
Equity Residential	Apartments	1.51%	-9

* 1 basis point = 0.01%.

Outlook and Positioning

Our investment strategy in Q1 emphasized our best stock picking ideas based on company fundamentals and valuations, while we also targeted potential merger & acquisition beneficiaries and opportunistically invested to take advantage of market volatility amid investors' uncertainty about the macroeconomic environment.

In Q1, we maintained substantial exposure to industrial REITs due to strong demand for specialized distribution facilities, driven in part by rapid growth in e-commerce. We expect to see occupancy rates increase as the supply/demand balance improves. The positive impact of this reduction will take time to play out, but we believe it ultimately could be quite beneficial to industrial REIT cash flows, as property owners will need higher rental rates to economically justify new construction. Another area of opportunity that we continue to see is the assisted-living industry, which is benefiting from a favorable combination of strong demand and constrained supply.

Elsewhere, modest outsized exposure to apartment REITs reflected our view that the industry is well positioned over the long term. Even in the heavily built Sunbelt region, we believe that new supply is likely to decline over time. We also believe this trend is likely to persist, given higher construction costs, restrictive immigration policies leading to rising labor rates and massive demand for data centers that is further distorting labor supply. All told, it's adding delays to the construction process, which could further constrain supply and push up rents over time. Within retail, we continued to see attractive opportunities among retail strip-center REITs and, as such, maintained an overweight in the industry. The fund is overweight data center REITs. It's become increasingly challenging to satisfy the demand for data centers due to constraints on new supply, which include access to power and water resources and the scarcity of optimal locations. Many customers want to be close to

the internet's on- and off ramps to make their data connections faster. Thus, well-located data centers are seeing strong growth in rental income. This situation is creating tremendous pricing power for the industry. In seeking data center industry investments, we've prioritized REITs that operate in desirable locations close to their customers, as well as those with stronger financial positions and greater access to capital.

During the quarter, concerns continued to mount across various segments of the equity market – including REITs – about the impact of AI on future company earnings. One concern, for example, is that commercial real estate brokerage services could become automated via AI. Offices are a second potentially vulnerable area. Despite a slight nationwide pickup in office leasing, we do worry that the lack of hiring of new university graduates is a harbinger of reduced employment and, thus, lower future demand for office space. We're also seeing AI's effect on real estate-adjacent businesses, including software companies and information providers. While we do think that some of investors' worries about AI may be exaggerated, we do share some of the concerns about its longer-term impact and, accordingly, have been managing the fund's exposure to companies whose business could be at risk. For example, we have scaled back exposure to real estate brokers, while continuing to avoid office REITs and selling certain real-estate-related software stocks we see as particularly vulnerable.

Looking ahead, we feel optimistic about favorable supply/demand fundamentals across many REIT segments, even as we're expecting the trend of wide variance in the performance of different industries within the sector to continue. We're paying close attention to the broader economic context in which the fund operates while focusing our attention on bottom-up stock picking. ■

LARGEST OVERWEIGHTS BY MARKET SEGMENT

Market Segment	Portfolio Weight	Index Weight	Relative Weight	Relative Change From Prior Quarter
Shopping Centers	9.63%	4.84%	4.79%	-0.73%
Data Centers	16.52%	12.71%	3.82%	-0.82%
Industrial	14.61%	11.51%	3.10%	-1.04%
Free Standing	8.12%	5.73%	2.40%	0.54%
Single Family Homes	2.96%	1.89%	1.07%	-0.10%

LARGEST UNDERWEIGHTS BY MARKET SEGMENT

Market Segment	Portfolio Weight	Index Weight	Relative Weight	Relative Change From Prior Quarter
Health Care	12.91%	16.50%	-3.59%	-1.13%
Gaming	--	2.82%	-2.82%	0.08%
Office	--	2.18%	-2.18%	0.50%
Lodging Resorts	--	2.15%	-2.15%	-0.05%
Diversified	4.35%	5.73%	-1.38%	0.69%

10 LARGEST HOLDINGS

Holding	Market Segment
Equinix Inc	Data Centers
Prologis Inc	Industrial
Welltower Inc	Health Care
American Tower Corp	Infrastructure REITs
Digital Realty Trust Inc	Data Centers
Kimco Realty Corp	Shopping Centers
NNN REIT Inc	Free Standing
Public Storage	Self Storage
Ventas Inc	Health Care
UDR Inc	Apartments
10 Largest Holdings as a % of Net Assets	
59.12%	
Total Number of Holdings	
44	

The 10 largest holdings are as of the end of the reporting period, and may not be representative of the fund's current or future investments. Holdings do not include money market investments.

LARGEST OVERWEIGHTS BY HOLDING

Holding	Market Segment	Relative Weight
NNN REIT Inc	Free Standing	3.61%
Equinix Inc	Data Centers	3.34%
Kimco Realty Corp	Shopping Centers	3.24%
STAG Industrial Inc Class A	Industrial	2.72%
American Tower Corp	Infrastructure REITs	2.63%

LARGEST UNDERWEIGHTS BY HOLDING

Holding	Market Segment	Relative Weight
Crown Castle Inc	Infrastructure REITs	-2.39%
VICI Properties Inc	Gaming	-1.97%
AvalonBay Communities Inc	Apartments	-1.56%
Extra Space Storage Inc	Self Storage	-1.33%
Essex Property Trust Inc	Apartments	-1.05%

ASSET ALLOCATION

Asset Class	Portfolio Weight	Index Weight	Relative Weight	Relative Change From Prior Quarter
Domestic Equities	99.43%	100.00%	-0.57%	0.54%
International Equities	0.00%	0.00%	0.00%	0.00%
Developed Markets	0.00%	0.00%	0.00%	0.00%
Emerging Markets	0.00%	0.00%	0.00%	0.00%
Tax-Advantaged Domiciles	0.00%	0.00%	0.00%	0.00%
Bonds	0.00%	0.00%	0.00%	0.00%
Cash & Net Other Assets	0.57%	0.00%	0.57%	-0.54%

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, Net Other Assets can be a negative number.

"Tax-Advantaged Domiciles" represent countries whose tax policies may be favorable for company incorporation.

3-YEAR RISK/RETURN STATISTICS

	Portfolio	Index
Beta	0.95	1.00
Standard Deviation	15.94%	16.54%
Sharpe Ratio	0.09	0.10
Tracking Error	2.68%	--
Information Ratio	-0.05	--
R-Squared	0.97	--

Definitions and Important Information

Unless otherwise expressly disclosed to you in writing, the information provided in this material is for educational purposes only. Any viewpoints expressed by Fidelity are not intended to be used as a primary basis for your investment decisions and are based on facts and circumstances at the point in time they are made and are not particular to you.

Accordingly, nothing in this material constitutes impartial investment advice or advice in a fiduciary capacity, as defined or under the Employee Retirement Income Security Act of 1974 or the Internal Revenue Code of 1986, both as amended. Fidelity and its representatives may have a conflict of interest in the products or services mentioned in this material because they have a financial interest in the products or services and may receive compensation, directly or indirectly, in connection with the management, distribution, and/or servicing of these products or services, including Fidelity funds, certain third-party funds and products, and certain investment services. Before making any investment decisions, you should take into account all of the particular facts and circumstances of your or your client's individual situation and reach out to a professional adviser, if applicable.

INDICES

It is not possible to invest directly in an index. All indices represented are unmanaged. All indices include reinvestment of dividends and interest income unless otherwise noted.

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.

MSCI US 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).

MARKET-SEGMENT WEIGHTS

Market-segment weights illustrate examples of sectors or industries in which the fund may invest, and may not be representative of the fund's current or future investments. They should not be construed or used as a recommendation for any sector or industry.

RANKING INFORMATION

© 2026 Morningstar, Inc. All rights reserved. The Morningstar information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or redistributed; and (3) is not warranted to be accurate, complete or timely. Neither Morningstar nor its content providers are responsible for any damages or losses arising from any use of this information. Fidelity does not review the Morningstar data and, for mutual fund performance, you should check the fund's current prospectus for the most up-to-date information concerning applicable loads, fees and expenses.

% Rank in Morningstar Category is the fund's total-return percentile rank relative to all funds that have the same Morningstar Category. The highest (or most favorable) percentile rank is 1 and the lowest (or least favorable) percentile rank is 100. The top-performing fund in a category will always receive a rank of 1%. % Rank in Morningstar Category is based on total returns which include reinvested dividends and capital gains, if any, and exclude

sales charges. Multiple share classes of a fund have a common portfolio but impose different expense structures.

RELATIVE WEIGHTS

Relative weights represents the % of fund assets in a particular market segment, asset class or credit quality relative to the benchmark. A positive number represents an overweight, and a negative number is an underweight. The fund's benchmark is listed immediately under the fund name in the Performance Summary.

3-YEAR RISK/RETURN STATISTICS

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.

Information Ratio measures a fund's active return (fund's average monthly return minus the benchmark's average monthly return) in relation to the volatility of its active returns.

R-Squared 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-Squared ranges from 0, meaning no correlation, to 1, meaning perfect correlation. An R-Squared value of less than 0.5 indicates that annualized alpha and beta are not reliable performance statistics.

Sharpe Ratio is a measure of historical risk-adjusted performance. It is calculated by dividing the fund's excess returns (the fund's average annual return for the period minus the 3-month "risk free" return rate) and dividing it by the standard deviation of the fund's returns. The higher the ratio, the better the fund's return per unit of risk. The three month "risk free" rate used is the 90-day Treasury Bill rate.

Standard Deviation is a statistical measurement of the dispersion of a fund's return over a specified time period. Fidelity calculates standard deviations by comparing a fund's monthly returns to its average monthly return over a 36-month period, and then annualizes the number. Investors may examine historical standard deviation in conjunction with historical returns to decide whether a fund's volatility would have been acceptable given the returns it would have produced. A higher standard deviation indicates a wider dispersion of past returns and thus greater historical volatility. Standard deviation does not indicate how the fund actually performed, but merely indicates the volatility of its returns over time.

Tracking Error is the divergence between the price behavior of a position or a portfolio and the price behavior of a benchmark, creating an unexpected profit or loss.



Before investing in any mutual fund, please carefully consider the investment objectives, risks, charges, and expenses. For this and other information, call or write Fidelity for a free prospectus or, if available, a summary prospectus. Read it carefully before you invest.

Past performance is no guarantee of future results.

Views expressed are through the end of the period stated and do not necessarily represent the views of Fidelity. Views are subject to change at any time based upon market or other conditions and Fidelity disclaims any responsibility to update such views. These views may not be relied on as investment advice and, because investment decisions for a Fidelity fund are based on numerous factors, may not be relied on as an indication of trading intent on behalf of any Fidelity fund. The securities mentioned are not necessarily holdings invested in by the portfolio manager(s) or FMR LLC. References to specific company securities should not be construed as recommendations or investment advice.

Diversification does not ensure a profit or guarantee against a loss.

S&P 500 is a registered service mark of Standard & Poor's Financial Services LLC.

Other third-party marks appearing herein are the property of their respective owners.

All other marks appearing herein are registered or unregistered trademarks or service marks of FMR LLC or an affiliated company.

Fidelity Brokerage Services LLC, Member NYSE, SIPC, 900 Salem Street, Smithfield, RI 02917.

Fidelity Distributors Company LLC, 900 Salem Street, Smithfield, RI 02917.

© 2026 FMR LLC. All rights reserved.

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

656358.55.0