

# Lifestyle Income Fund

## Fund at a glance

**Retail Class**  
 TSILX

**Retirement Class**  
 TLSRX

**Premier Class**  
 TSIPX

**Institutional Class**  
 TSITX

**Advisor Class**  
 TSIHX

**Inception Date**  
 12/9/2011

**Benchmark<sup>1</sup>**  
 Lifestyle Income Fund  
 Composite Index

## Investment objective

The fund seeks current income with some capital appreciation. The targeted asset allocation of 80% bonds and 20% stocks aims to achieve a conservative, income-oriented risk/return profile.

## Investment philosophy

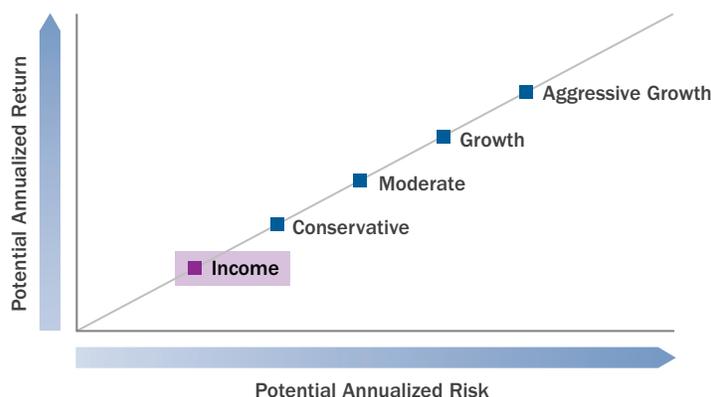
The investment team believes that an asset allocation strategy informed by rigorous research can help maintain a targeted level of risk and return, and that a portfolio consisting mainly of bonds, with some stock exposure, has the potential to deliver a blend of income and limited capital appreciation designed to suit highly conservative investors.

## Key distinctions

- To seek outperformance and manage risk, the fund invests primarily in bond funds that diversify across risk levels, maturities and countries.
- Daily monitoring and active management aim to maximize returns and maintain consistent risk exposure within specific limits.
- The fund's fees are significantly less than the average of its respective Morningstar category.<sup>2</sup>

## Risk/return profile

The Lifestyle Income Fund is designed for highly conservative investors seeking an income-oriented portfolio.



Expected annual return and risk levels are suitable for different investor needs. These levels are long-term estimates based on historical market returns and expectations for future returns. Actual performance may be higher or lower, depending on changing market conditions.

## Investment process

The fund has a target allocation of 40% fixed-income (bond), 40% short-term fixed-income (bond) and 20% equity (stock) funds.

### Fixed-income allocation strategy

- The fund owns government, agency, corporate and mortgage-backed securities. It combines lower-risk bonds with bonds of higher return potential, including high-yield and emerging-market bonds.
- To help reduce volatility, the fund allocates 40% of its portfolio to short-term securities, characterized by lower sensitivity to interest-rate fluctuations.

### Equity allocation strategy

- The fund allocates its equity investments among U.S. stocks (70%) and international stocks (30%), including those of developed and emerging markets, for greater diversification.
- A combination of fundamental and quantitative active equity strategies can promote greater consistency of returns over time.

### Risk management strategy

To avoid unintended risk exposure, the investment team reviews the fund's allocations daily, and rebalances the fund's portfolio monthly toward its target asset allocation. The team aims to remain fully invested by minimizing the portfolio's cash holdings.

## Management team

### Hans Erickson, Managing Director

- Joined TIAA in 1996
- 28 years of investment experience

### John Cunniff, Managing Director

- Joined TIAA in 2006
- 24 years of industry experience

## About TIAA Global Asset Management

Born from a legacy of making a difference, TIAA Global Asset Management has been committed to serving the best interests of our institutional, intermediary and individual clients for nearly 100 years. Among the world's largest global managers, TIAA Global Asset Management draws on deep expertise to deliver long-term performance across multiple asset classes: fixed income, equities, directly-owned real estate and alternatives.

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1. The Lifestyle Income Fund Composite Index represents the market sectors in which the fund may invest. The fund's composite benchmark combines the following public indices in proportions that reflect the fund's target allocations: Russell 3000® Index, MSCI ACWI® ex-USA Index, Barclays U.S. Aggregate Bond Index and Barclays U.S. 1–5 Year Government Credit Bond Index. Each index is unmanaged and reflects no deductions for fees, expenses or taxes. You cannot invest directly in any index.
2. Based on Morningstar data, as of 3/31/16, the expense ratios on TIAA-CREF Mutual Funds are generally less than half the mutual fund industry average (70% are less than half the Morningstar U.S. Open-End Fund Universe average and 63% are less than half the Morningstar U.S. Open-End Fund Universe median.)

Past performance is not indicative of future results.

**You should consider the investment objectives, risks, charges and expenses carefully before investing. Please call 877-518-9161 or go to [TIAA.org](http://TIAA.org) for a current prospectus that contains this and other information. Please read the prospectus carefully before investing. The fund is subject to the risks of the equity and fixed-income markets as well as asset allocation risk.**

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.

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