

DoubleLine Colony Real Estate and Income Fund Launch

Webcast Hosted by: Jeffrey Sherman, CFA Deputy CIO

February 5, 2019



333 S. Grand Ave., 18th Floor || Los Angeles, CA 90071 || (213) 633-8200

Fund Offerings



DoubleLine Colony Real Estate and Income Fund

Retail and Institutional Class No Load Mutual Fund		
	Retail	Inst.
	N-share	I-share
Tieleen	DIDEX	DDDIV
Ticker	DLREX	DBRIX
Min Investment	\$2,000	\$100,000
Min IRA Investment	\$500	\$5,000
Gross Expense Ratio	1.00%	0.75%
Net Expense Ratio ¹	0.91%	0.66%

The Funds' investment objectives, risks, charges and expenses must be considered carefully before investing. The statutory prospectus and summary prospectus (if available) contains this and other important information about the Funds, and it may be obtained by calling 1 (877) 354-6311/ 1 (877) DLINE11, or visiting www.doublelinefunds.com. Read it carefully before investing.

Mutual fund investing involves risk; Principal loss is possible. Investments in debt securities typically decrease in value when interest rates rise. This risk is usually greater for longer-term debt securities. Investments in lower-rated and non-rated securities present a greater risk of loss to principal and interest than higher-rated securities. Investments in Asset-Backed and Mortgage-Backed Securities include additional risks that investors should be aware of such as credit risk, prepayment risk, possible illiquidity and default, as well as increased susceptibility to adverse economic developments. The Fund may use certain types of investment derivatives. Derivatives involve risks different from, and in certain cases, greater than the risks presented by more traditional investments. Derivatives may involve certain costs and risk such as liquidity, interest rate, market, credit, management and the risk that a position could not be closed when most advantageous. Investing in derivatives could lose more than the amount invested. The Fund may also invest in securities related to real estate, which may decline in value as a result of factors affecting the real estate industry. Investments in foreign securities include the risk that the Fund's investments will be affected by political, regulatory, and economic risks not present in domestic investments.

¹The Adviser has contractually agreed to waive fees and reimburse expenses through December 11, 2020.

Opinions expressed are subject to change at any time, are not forecasts and should not be considered investment advice.

DoubleLine Funds are distributed by Quasar Distributors, LLC.

While the Funds are no-load, management fees and other expenses still apply. Please refer to the prospectus for further details.

Fund holdings and sector allocations are subject to change and are not recommendations to buy or sell any security.

Diversification does not assure a profit, nor does it protect against a loss in a declining market.

DoubleLine Colony Real Estate and Income Fund



Fund Performance				
DoubleLine Colony Real Estate and Income F	und			
Quarter-End Returns		Since Inception	Gross	Net
December 31, 2018		(12-15-18 to 12-31-18)	Expense Ratio	Expense Ratio ¹
I-share (DBRIX)		-3.17%	0.75%	0.66%
N-share (DLREX)		-3.17%	1.00%	0.91%
Dow Jones U.S. Select REIT Index TR		-2.94%		
DoubleLine Colony Real Estate and Income F	und			
Month-End Returns		Since Inception		
January 31, 2019	1 Month	(12-15-18 to 1-31-19)		
I-share (DBRIX)	10.33%	6.84%		
N-share (DLREX)	10.22%	6.72%		
Dow Jones U.S. Select REIT Index TR	11.41%	8.13%		

Short term performance, in particular, is not a good indication of the fund's future performance, and an investment should not be made based solely on returns.

Performance data quoted represents past performance; past performance does not guarantee future results. The investment return and principal value of an investment will fluctuate so that an investor's shares, when redeemed, may be worth more or less than the original cost. Current performance of the fund may be lower or higher than the performance quoted. Performance data current to the most recent monthend may be obtained by calling 213-633-8200 or by visiting www.doublelinefunds.com.

¹ The Adviser has contractually agreed to waive fees and reimburse expenses through December 11, 2020. Please see index definitions in the appendix. One cannot invest directly in an index.

Webcast Announcements



2019 Webcast Schedule available on www.doublelinefunds.com

Rising Rates Webcast – February 26, 2019

Portfolio Managers, Philip Barach and Robert Cohen will discuss DoubleLine's Low Duration and Floating Rate Funds Go to <u>www.doublelinefunds.com</u>, Home page under "Webcasts" 1:15 pm PDT/4:15 pm EDT

Total Return Webcast – March 12, 2019

Jeffrey Gundlach will discuss DoubleLine's Total Return Bond Fund Go to <u>www.doublelinefunds.com</u>, Home page under "Webcasts" 1:15 pm PDT/4:15 pm EDT



Other Announcements



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TAB IDoubleLine Colony Real Estate and Income Fund

Value Proposition in Real Estate Investment Trusts (REITs)



- The DoubleLine Colony Real Estate and Income Fund potentially creates value for REIT investors by combining two unique sources of return:
 - By pursuing a "Quality over Value" approach, the Colony Capital Fundamental U.S. Real Estate Index seeks to deliver superior risk-adjusted returns, relative to other REIT indices, from publicly traded real estate equities
 - DoubleLine's fixed income strategy strives to shift its exposures to the most attractive sectors of the fixed income market
- When combined, these strategies offer investors exposure to the publicly traded U.S. real estate sector along with a potential additional income source

What is "Quality over Value" in the Real Estate Sector?

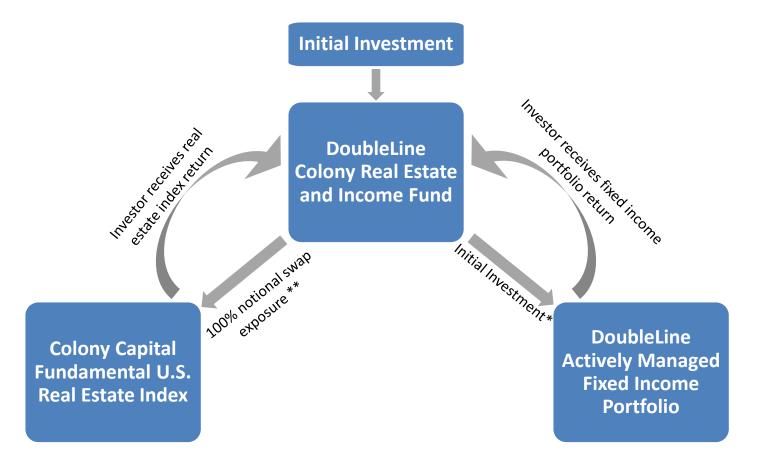


- With its legacy as a strategic owner of real estate, Colony Capital created the Index rules to avoid the common pitfalls of real estate investing through **risk mitigation**. The Index selection process is one of exclusion, where the least attractive REITs are removed based on the following criteria:
 - Tangible Real Estate by excluding financial mortgage REITs
 - Quality by excluding the least-profitable and the highest-yielding REITs
 - Balance sheet risk by excluding the most leveraged REITs
 - Valuation by excluding the most expensive REITs, measured by an enterprise value to operating profits ratio
 - The **remaining** REITs are then weighted by market capitalization, subject to concentration and diversification limits, to derive the Index's composition
- The Colony Capital Fundamental U.S. Real Estate Index seeks to deliver superior risk-adjusted returns relative to other REIT indices

DoubleLine Colony Real Estate and Income Structure



The structure of the DoubleLine Colony Real Estate and Income Fund allows investors to simultaneously access returns of the publicly-traded real estate equity markets and fixed income markets. By using an index swap, \$1 invested in the strategy provides approximately \$1 of exposure to each market.



* A portion of the Initial Investment may be pledged as collateral under the swap

** Market fluctuations may preclude full \$1 for \$1 exposure between the swaps and the fixed income portfolio



TAB II Introduction to Publicly-Traded REITs

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What are Real Estate Investment Trusts (REITs)?



- REITs are companies that own portfolios of real estate assets
 - REITs own total assets of approximately \$3 trillion between public and private markets
- Publicly-traded REITs offer investors exposure to the returns of professionally managed realestate-linked assets in a transparent, liquid format without the frictional costs of directly owning and managing real estate assets
- The publicly-traded REIT sector owns assets spanning a broad cross-section of the economy:
 - REIT assets range from iconic buildings to more everyday structures like apartment and office buildings
 - REITs also own the assets that underpin the modern economy data centers, wireless towers, biotech labs, e-commerce distribution assets are a large and growing component of the REIT universe
 - There are approximately 200 listed U.S. REITs with an aggregate market capitalization of approximately \$1.1 trillion and assets of approximately \$2 trillion
 - The REIT sector is one of the eleven sectors of the S&P500

Why Invest in REITs?



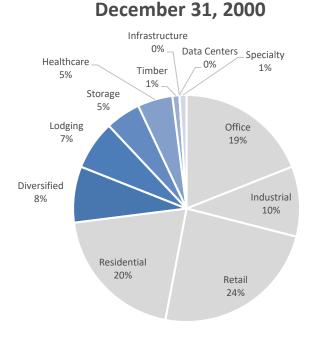
- Attractive return potential versus traditional equities
 - The Dow Jones U.S. Select REIT Index has outperformed the S&P 500 Index by more than 4 percent per annum over the last 20 years
- REITs offer a structurally intelligent way to access the real estate market
 - REITs offer diversification, liquidity and professional management in the difficult to access real estate market
- REITs can provide diversification benefits to traditional asset classes
 - 20-year correlation to stocks is 0.57 and to bonds is 0.18¹
- REITs give investors the opportunity for both income and growth
 - Real estate investments provide cash flows from rents while also providing a degree of inflation protection as land value and rents can grow with inflation

Source: Colony Capital, DoubleLine

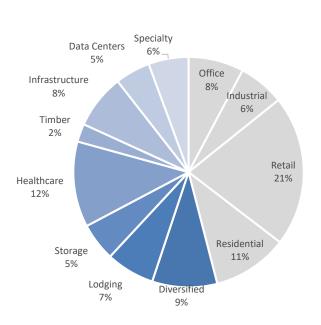
¹ Correlation between Stocks, as measured by the S&P500, and Bonds, as measured by the Bloomberg Barclays U.S. Aggregate Bond Index, as of December 31, 2018. Please see term and index definitions in the appendix. One cannot invest directly in an index.

The Evolution of REIT Assets

- Historically, REIT dividends came primarily from the "core" property categories of office, industrial, retail and multi-family residential.
- Changes in the economy and a wider use of the REIT structure have led to a diversification in the sources of REIT dividends, with emerging categories such as healthcare, data centers and cellular towers representing a greater proportion of industry dividends.
- Today, "core" property categories represent less than half of REIT industry dividends.



Source of REIT Sector Dividends



September 30, 2018

DoubleLine

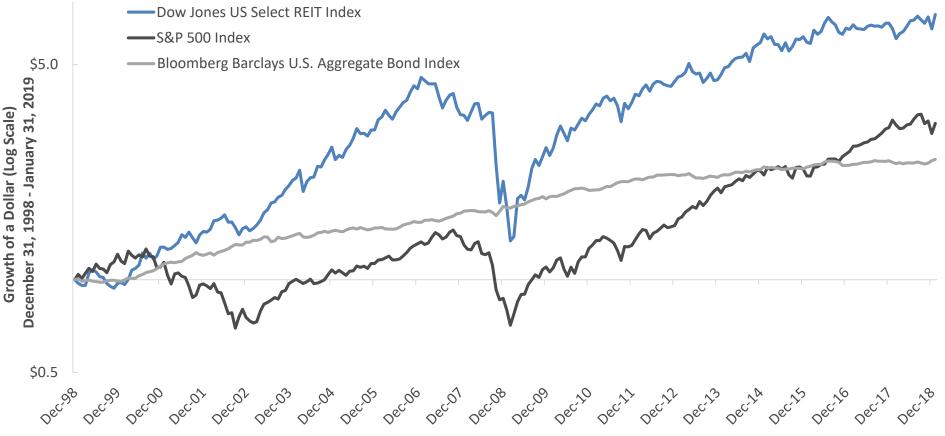
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Source: Colony Capital Sector dividends of the trailing four quarters of dividends form REIT sub-sector.

Historically, REITs have Provided Attractive Returns



	Dow Jones U.S. Select REIT Index	S&P 500 Index	Bloomberg Barclays U.S. Aggregate Bond Index
Annualized Geometric Return	10.38%	6.00%	4.58%
Annualized Standard Deviation	21.29%	14.54%	3.38%
Sharpe Ratio	0.49	0.35	0.79

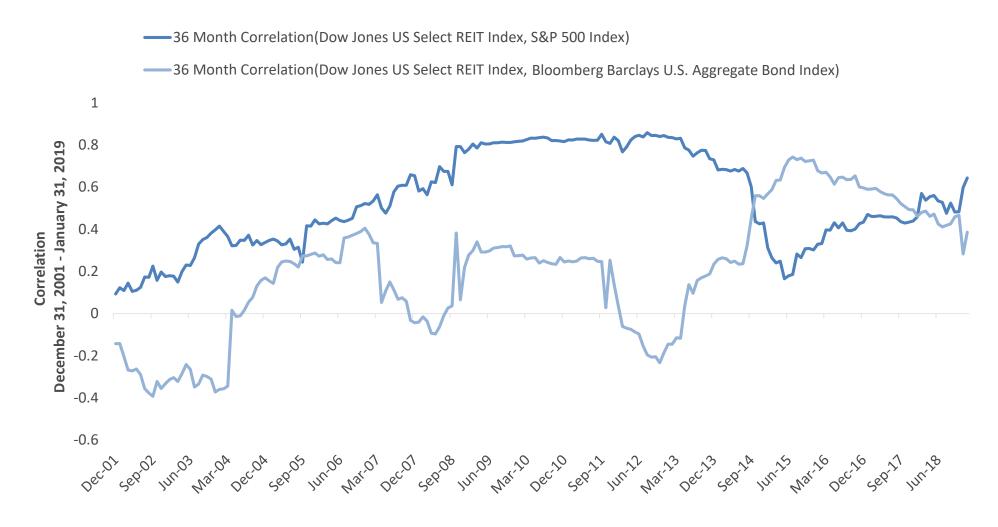


Source: DoubleLine, Bloomberg December 31, 1998 to January 31, 2019 Past performance is no guarantee of future results.

Correlation of REITs with Equities and Fixed Income



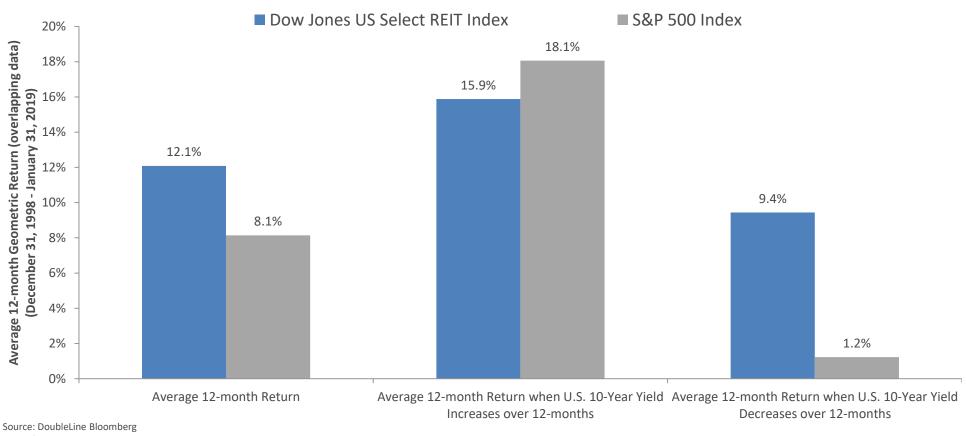
- REITs have shown a variable and generally low correlation to both equites and fixed income
- Adding REITs to a portfolio offers the opportunity for portfolio diversification



Source: DoubleLine, Bloomberg December 31, 2001 - January 31, 2019 Past performance is no guarantee of future results.

REITs and Interest Rate Regimes

- Empirically it is difficult to argue that rising rates are a long term impediment to REIT performance
- REITs have tended to perform positively during rising rates over the long term
- REITs have tended to outperform equities during periods of declining rates over the long term



December 31, 1998 - January 31, 2019

Past performance is no guarantee of future results.

Definition: Average 12 month returns in rising/falling periods are calculated by taking the average returns of overlapping YoY index total returns during corresponding 12 month periods when the 10 Year U.S. Treasury Yield has increased or decreased.

DoubleLine

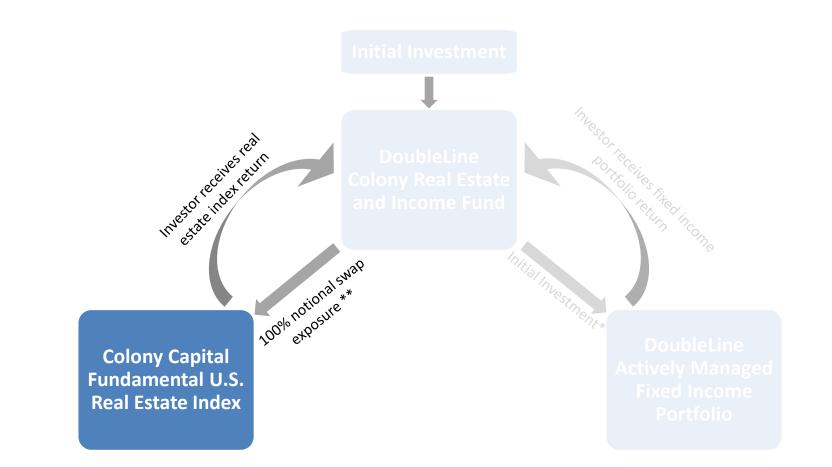
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TAB III Colony Capital Fundamental U.S. Real Estate Index

Colony Capital Fundamental U.S. Real Estate Index





* A portion of the Initial Investment may be pledged as collateral under the swap

** Market fluctuations may preclude full \$1 for \$1 exposure between the swaps and the fixed income portfolio

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Index Based Upon a Differentiated, Fundamental Approach



As real estate specialists, Colony Capital takes a different approach than traditional quantitative investors – a focus on *quality over value*

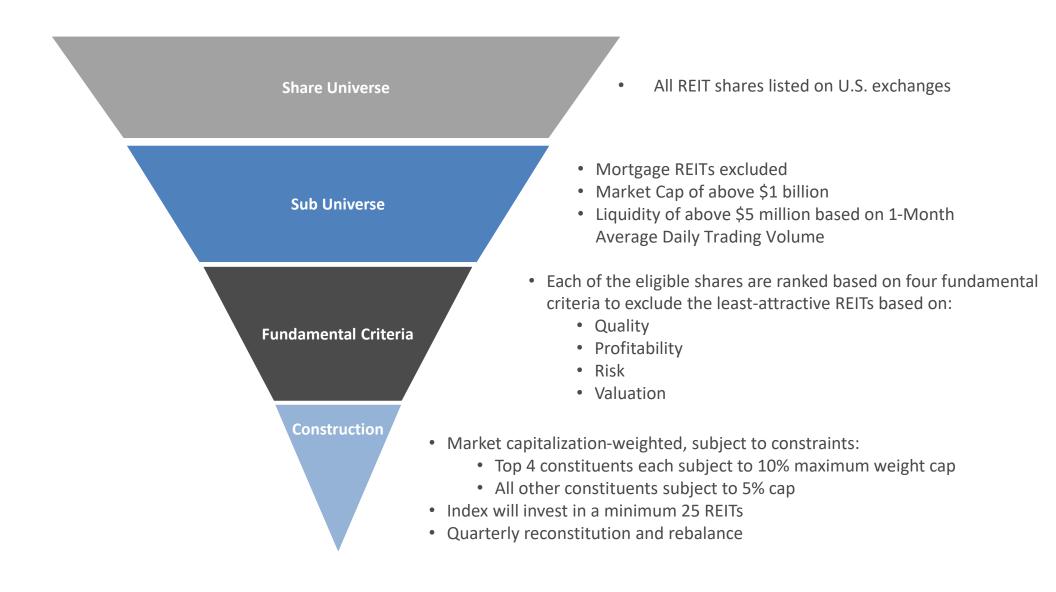
- Many leaders in the field of "smart-beta" have introduced REIT indices that have failed to outperform market capitalization-weighted indices and gather assets
- These indices have generally been based upon factors that worked within the broader equity market but do not work well with REITs due to the fundamental differences between REITs and other sectors and securities

Traditional Factor	Why it doesn't work with REITs
Book Value (low P/B > high P/B)	Due to GAAP accounting rules, P/B is more a reflection of the age of the REIT rather than intrinsic value
Yield (high yield > low yield)	In real estate (like credit), high yield signals low quality (e.g., the quality of the assets, management, or balance sheet), and quality wins in the long run
Earnings (low P/E > high P/E)	Due to GAAP accounting rules, noncash depreciation is usually the largest expense; attempts to correct for depreciation (using FFO or AFFO) run into the same issue as with yield: low P/AFFO correlates with low quality
Size (small > big)	Scale matters in real estate; spreading overhead over a smaller portfolio hurts margins

Source: Colony Capital GAAP - Generally Accepted Accounting Principles P/B - Price-to-Book Ratio P/E - Price-to-Earnings Ratio FFO - Funds From Operations AFFO - Adjusted Funds From Operations P/AFFO - Price-to-Adjusted Funds From Operations

Colony Capital Selection Process and Index Construction





Characteristics of Index and Benchmark

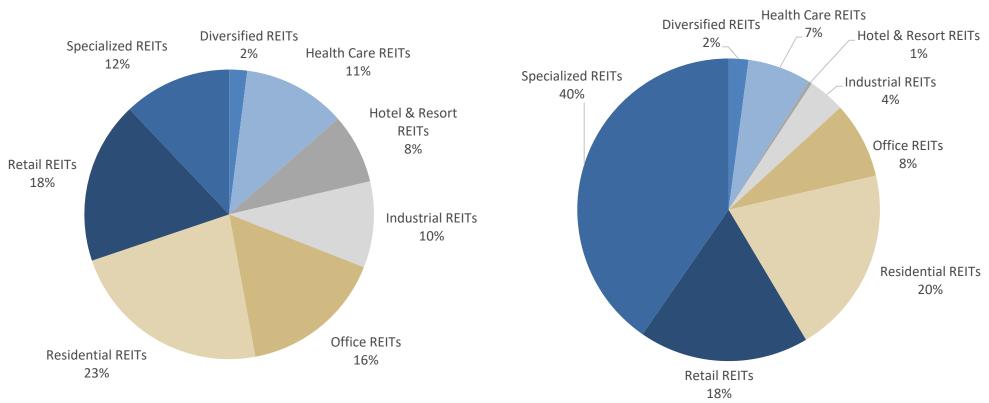


	Colony Capital Fundamental U.S. Real Estate Index	Dow Jones U.S. Select REIT Index
Dividend Yield	3.32%	3.89%
Number of Constituents	60	97
Weighted Average Market Cap (Millions)	28,059.56	19,618.16
Median Market Cap (Millions)	5,751.21	3,728.78
Top 10 Weight	55.48%	44.54%
Active Share	40.41%	N/A

Characteristics of Index and Benchmark

Dow Jones U.S. Select REIT Index





Health Care REITs

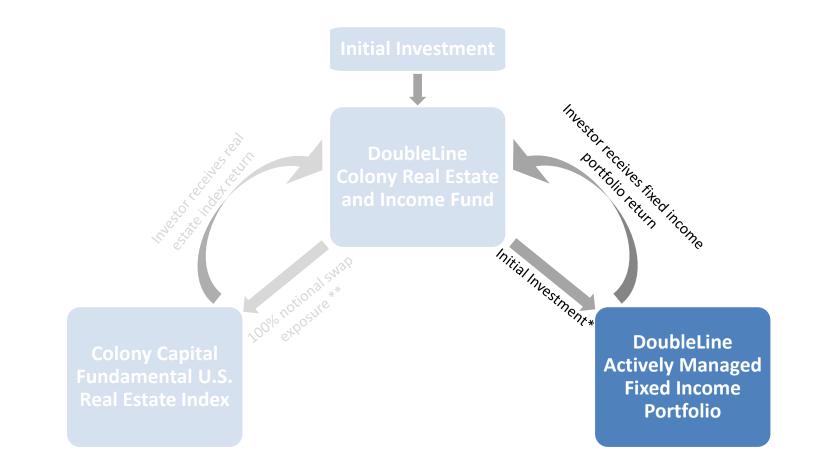
Colony Capital Fundamental U.S. Real Estate Index



TAB IV Fixed Income Portfolio

Fixed Income Portfolio





* A portion of the Initial Investment may be pledged as collateral under the swap

** Market fluctuations may preclude full \$1 for \$1 exposure between the swaps and the fixed income portfolio

Fixed Income Asset Allocation Committee



Jeffrey Gundlach, Chairman, Chief Executive Officer Jeffrey Sherman, Deputy Chief Investment Officer		
Permanent Committee Members:	Contributing Members:	
Structured Products Philip Barach, Morris Chen, Samuel Garza, Andrew Hsu & Ken Shinoda	Mark Christensen, International Fixed Income Damien Contes, Infrastructure	
Global Developed Credit Robert Cohen	Joel Damiani, Mortgage-Backed Securities Monica Erickson, Investment Grade Corporate Credit Valerie Ho, Global Bond	
International Fixed Income William Campbell, Luz Padilla	Philip Kenney, Bank Loans Su Fei Koo, International Fixed Income Anil Lalchand, Low Duration Investment Grade Corporate Credit Samuel Lau, Macro-Asset Allocation	
U.S. Treasury & Municipal Debt Gregory Whiteley	Vitaliy Liberman, Mortgage-Backed Securities Jeffrey Mayberry, Macro-Asset Allocation	

Fixed Income Asset Allocation Investment Process



Economic Discussions

- Fixed Income Asset Allocation Committee holds a monthly meeting. Account reviews and market sector chartbook are evaluated.
- Fixed Income Asset Allocation portfolio review book contains portfolio characteristics, return analysis and risk measures for all portfolios.
- Fixed Income Asset Allocation chartbook graphically depicts historical asset class spreads and relative growth trends in the global fixed income market place.

Investment Outlook

- Macroeconomic group discussion of interest rates, currencies, commodities, yield curve, spreads and general fixed income market analysis.
- Sectors with opportunities are identified based on the portfolio manager's assessment of their respective sector's outlook and attractiveness relative to other asset classes.
- Strategy risks are reviewed.

Implementation

- The Committee proposes asset allocation changes. The Committee Chairman makes the final asset allocation decision.
- Sector teams review client guidelines and are responsible for security selection.
- The Fixed Income Asset Allocation team monitors implementation and performs portfolio analytics.

Broad Opportunity Set

DoubleLine's portfolio management team believes the most reliable way to enhance returns is to exploit inefficiencies within the subsectors of the fixed income market while maintaining active risk management constraints.



Implementation of portfolio asset allocation decisions are made by experienced teams incorporating all their research. These portfolio managers purchase securities within their respective sectors under an integrated risk management framework overseen by the DoubleLine risk management team.

Proposed allocation subject to change without notice.

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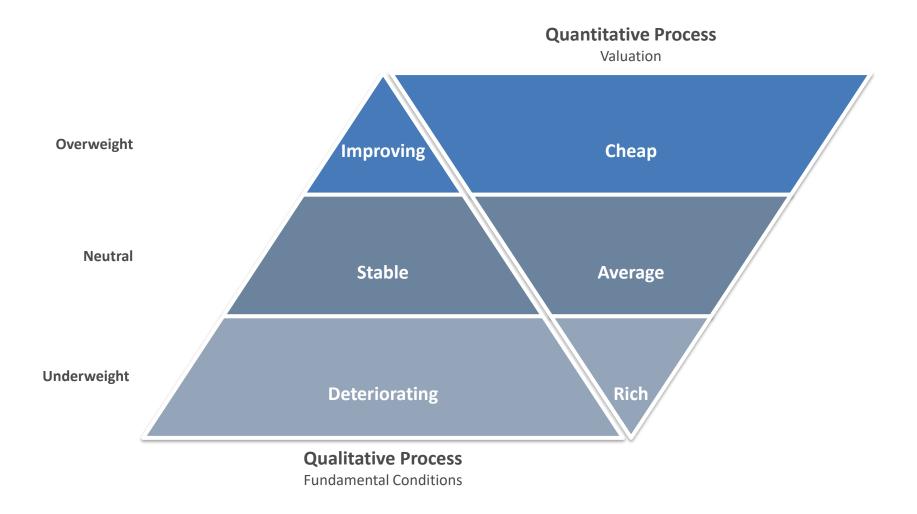
DoubleLine

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Fixed Income Asset Allocation Framework

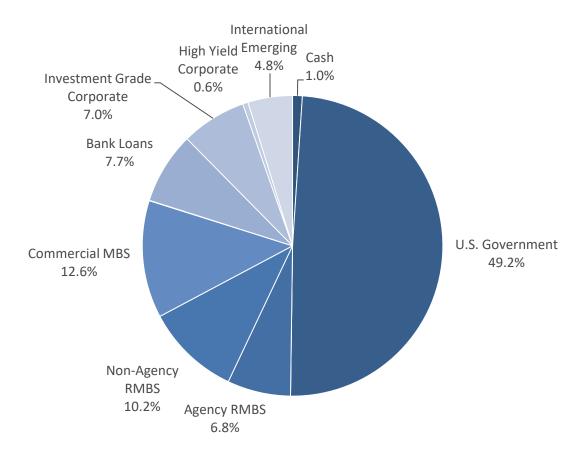
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The decision to overweight or underweight a sector is determined by the DoubleLine Fixed Income Asset Allocation Committee. The Committee's decision to over/under weight a sector is driven by sector valuation and evolving fundamental conditions.



DoubleLine Colony Real Estate and Income Fund Fixed Income Portfolio





Current Characteristics		
Market Price	\$99.35	
Duration	1.15	
WAL	2.45	

Current Credit Quality Breakdown		
Cash	1.0%	
Government	49.2%	
Agency	6.8%	
Investment Grade	19.9%	
Below Investment Grade	12.8%	
Unrated	10.2%	
Total	100.00%	

Source: DoubleLine

As of January 31, 2019

The credit quality of a particular security or group of securities does not ensure the stability or safety of the overall portfolio.

Representative portfolio ratings distribution are subject to change without notice.

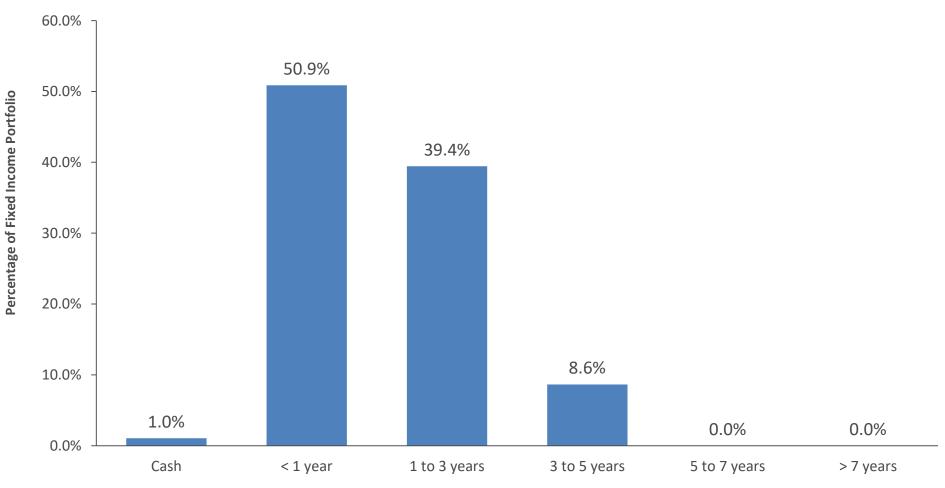
RMBS = Residential Mortgage-Backed Securities

Please see term and index definitions in the appendix.

DoubleLine Colony Real Estate and Income Fund Fixed Income Portfolio - Duration Buckets



Portfolio duration is 1.15 years

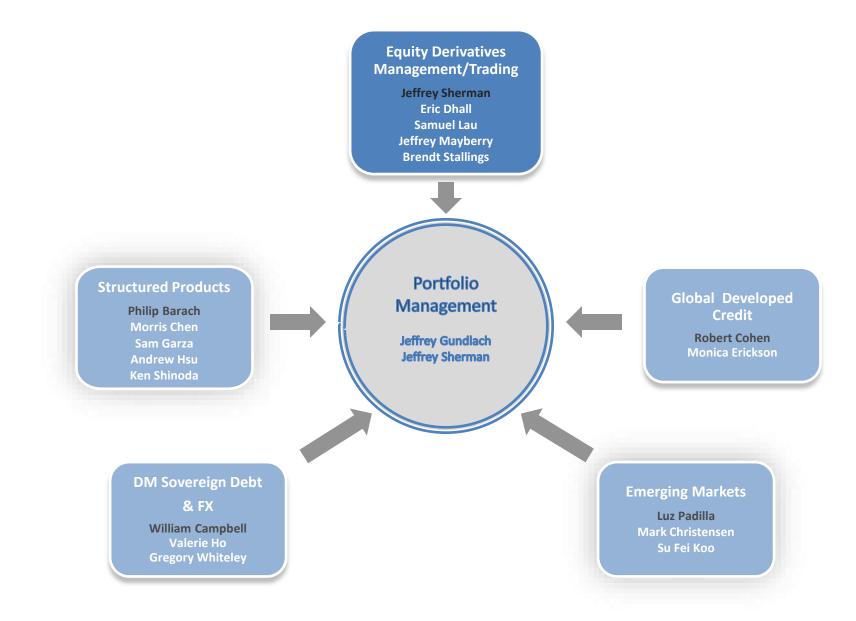


Source: DoubleLine As of January 31, 2019

Representative portfolio duration allocation and overall duration is as of January 31, 2019 and is subject to change without notice.

DoubleLine Colony Real Estate and Income Fund Management Team







TAB V Appendix

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Definitions



Active Share - Active Share is a measure of the percentage of stock holdings in a manager's portfolio that differs from the benchmark index.

Below Investment Grade - A term indicating that a security is rated below investment grade. These securities are seen as having higher default risk or other adverse credit events, but typically pay higher yields than better quality bonds in order to make them attractive. They are less likely to pay back 100 cents on the dollar.

Bloomberg Barclays U.S. Aggregate Bond Index - An index that represents securities that are SEC-registered, taxable, and dollar denominated. The index covers the U.S. investment grade fixed rate bond market, with index components for government and corporate securities, mortgage pass-through securities, and asset-backed securities. These major sectors are subdivided into more specific indices that are calculated and reported on a regular basis.

Cash Flow - A measure of the cash generating capability of a company by adding non-cash charges (e.g. depreciation) and interest expense to pretax income.

Colony Capital Fundamental U.S. Real Estate Index - The Index is a rules-based index that incorporates the fundamental criteria described below originally developed by Colony Capital, Inc. The Index is rebalanced and reconstituted quarterly by applying a systematic methodology to the universe of real estate investment trusts.

Correlation - A statistical measurement of the relationship between two variables. Possible correlations range from +1 to -1. A zero correlation indicates that there is no relationship between the variables. A correlation of -1 indicates a perfect negative correlation and +1 indicates a perfect positive correlation.

Dividend Yield - The dividend yield is the ratio of a company's annual dividend compared to its share price. The dividend yield is represented as a percentage.

Dow Jones U.S. Select REIT Index - The Index tracks the performance of publicly traded REITs and REIT-like securities and is designed to serve as a proxy for direct real estate investment, in part by excluding companies whose performance may be driven by factors other than the value of real estate.

Duration - A measure of the sensitivity of the price of a fixed income investment to a change in interest rates, expressed as a number of years.

Investment Grade - A level of credit rating for stocks regarded as carrying a minimal risk to investors. Ratings are based on corporate bond model. The higher the rating the more likely the bond will pay back par/100 cents on the dollar.

Price-to-Book (P/B) - A ratio, also known as the price-equity ratio, used to compare a stock's market value to its book value. It is calculated by dividing the current closing price of the stock by the latest quarter's book value per share.

Price-to-Earnings (P/E) - The price-to-earnings ratio (P/E ratio) is the ratio for valuing a company that measures its current share price relative to its per-share earnings (EPS). The price-to-earnings ratio is also sometimes known as the price multiple or the earnings multiple.

S&P 500 Index is based on the market capitalizations of 500 large companies having common stock listed on the NYSE or NASDAQ. The S&P 500 index components and their weightings are determined by S&P Dow Jones Indices.

Smart Beta - An investment strategy that does not use the conventional market capitalization weights, but instead uses alternative weighting schemes based on measures such as volatility and dividends in an effort to deliver better risk and return trade-off.

Weighted Average Life (WAL) - The average number of years for which each dollar of unpaid principal on a loan or mortgage remains outstanding. It is not possible to invest directly in an index.

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DoubleLine Colony Real Estate and Income Fund Launch

Webcast Hosted by: Jeffrey Sherman, CFA Deputy CIO

February 5, 2019



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Webcast Announcements



2019 Webcast Schedule available on www.doublelinefunds.com

Rising Rates Webcast – February 26, 2019

Portfolio Managers, Philip Barach and Robert Cohen will discuss DoubleLine's Low Duration and Floating Rate Funds Go to <u>www.doublelinefunds.com</u>, Home page under "Webcasts" 1:15 pm PDT/4:15 pm EDT

Total Return Webcast – March 12, 2019

Jeffrey Gundlach will discuss DoubleLine's Total Return Bond Fund Go to <u>www.doublelinefunds.com</u>, Home page under "Webcasts" 1:15 pm PDT/4:15 pm EDT

