

Nuveen Preferred Income Opportunities Fund  
Form N-CSR  
October 08, 2014

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

**FORM N-CSR**

**CERTIFIED SHAREHOLDER REPORT OF REGISTERED  
MANAGEMENT INVESTMENT COMPANIES**

Investment Company Act file number 811-21293

Nuveen Preferred Income Opportunities Fund  
(Exact name of registrant as specified in charter)

Nuveen Investments  
333 West Wacker Drive  
Chicago, IL 60606  
(Address of principal executive offices) (Zip code)

Kevin J. McCarthy  
Nuveen Investments  
333 West Wacker Drive  
Chicago, IL 60606  
(Name and address of agent for service)

Registrant's telephone number, including area code: (312) 917-7700

Date of fiscal year July 31  
end:

Date of reporting period: July 31, 2014

Form N-CSR is to be used by management investment companies to file reports with the Commission not later than 10 days after the transmission to stockholders of any report that is required to be transmitted to stockholders under Rule 30e-1 under the Investment Company Act of 1940 (17 CFR 270.30e-1). The Commission may use the information provided on Form N-CSR in its regulatory, disclosure review, inspection, and policymaking roles.

A registrant is required to disclose the information specified by Form N-CSR, and the Commission will make this information public. A registrant is not required to respond to the collection of information contained in Form N-CSR unless the Form displays a currently valid Office of Management and Budget (OMB) control number. Please direct comments

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concerning the accuracy of the information collection burden estimate and any suggestions for reducing the burden to Secretary, Securities and Exchange Commission, 450 Fifth Street, NW, Washington, DC 20549-0609. The OMB has reviewed this collection of information under the clearance requirements of 44 U.S.C. ss. 3507.

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ITEM 1. REPORTS TO STOCKHOLDERS.

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Closed-End Funds

Nuveen Investments

**Closed-End Funds**

**Annual Report** July 31, 2014

**JPC**

Nuveen Preferred Income Opportunities Fund

**JPI**

Nuveen Preferred and Income Term Fund

**JPW**

Nuveen Flexible Investment Income Fund

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**Nuveen Investments to be acquired by TIAA-CREF**

On April 14, 2014, TIAA-CREF announced that it had entered into an agreement to acquire Nuveen Investments, the parent company of your fund's investment adviser, Nuveen Fund Advisors, LLC ("NFAL") and the Nuveen affiliates that act as sub-advisers to the majority of the Nuveen Funds. TIAA-CREF is a national financial services organization with approximately \$569 billion in assets under management (as of March 31, 2014) and is a leading provider of retirement services in the academic, research, medical and cultural fields. Nuveen anticipates that it will operate as a separate subsidiary within TIAA-CREF's asset management business, and that its current leadership and key investment teams will stay in place.

Your fund investment will not change as a result of Nuveen's change of ownership. You will still own the same fund shares and the underlying value of those shares will not change as a result of the transaction. NFAL and your fund's sub-adviser(s) will continue to manage your fund according to the same objectives and policies as before, and we do not anticipate any significant changes to your fund's operations. Under the securities laws, the consummation of the transaction will result in the automatic termination of the investment management agreements between the funds and NFAL and the investment sub-advisory agreements between NFAL and each fund's sub-adviser(s). The new agreements have been approved by shareholders of your fund.

The transaction is currently expected to close early in the fourth quarter of 2014, but remains subject to customary closing conditions.

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**Table**

**of Contents**

Chairman's Letter to Shareholders	4
Portfolio Managers' Comments	5
Fund Leverage	14
Common Share Information	15
Risk Considerations	17
Performance Overview and Holding Summaries	20
Shareholder Meeting Report	26
Report of Independent Registered Public Accounting Firm	27
Portfolios of Investments	28
Statement of Assets and Liabilities	48
Statement of Operations	49
Statement of Changes in Net Assets	50
Statement of Cash Flows	52
Financial Highlights	54
Notes to Financial Statements	58
Additional Fund Information	72
Glossary of Terms Used in this Report	74
Reinvest Automatically, Easily and Conveniently	75
Board Members & Officers	76
Annual Investment Management Agreement Approval Process	81

Nuveen Investments



## **Chairman's Letter**

### **to Shareholders**

#### **Dear Shareholders,**

After significant growth in 2013, domestic and international equity markets have been less compelling during the first part of 2014. Concerns about deflation, political uncertainty in many places and the potential for more fragile economies to impact other countries have produced uncertainty in the markets.

Europe is beginning to emerge slowly from the recession in mid-2013, with improved GDP and employment trends in some countries. However, Japan's deflationary headwinds have resurfaced; and China shows signs of slowing from credit distress combined with declines in manufacturing and exports. Most recently, tensions between Russia and Ukraine may continue to hold back stocks and support government bonds in the near term.

Despite these headwinds, there are some encouraging signs of forward momentum in the markets. In the U.S., the news is more positive with financial risks slowly receding, positive GDP trends, downward trending unemployment and stronger household finances and corporate spending.

It is in such changeable markets that professional investment management is most important. Investment teams who have experienced challenging markets in the past understand how their asset class can behave in rapidly changing times. Remaining committed to their investment disciplines during these times is a critical component to achieving long-term success. In fact, many strong investment track records are established during challenging periods because experienced investment teams understand that volatile markets place a premium on companies and investment ideas that can weather the short-term volatility. By maintaining appropriate time horizons, diversification and relying on practiced investment teams, we believe that investors can achieve their long-term investment objectives.

As always, I encourage you to communicate with your financial consultant if you have any questions about your investment in a Nuveen Fund. On behalf of the other members of the Nuveen Fund Board, we look forward to continuing to earn your trust in the months and years ahead.

William J. Schneider  
Chairman of the Board  
September 22, 2014

Nuveen Investments

4

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## Portfolio Managers'

### Comments

Nuveen Preferred Income Opportunities Fund (JPC)

Nuveen Preferred and Income Term Fund (JPI)

Nuveen Flexible Investment Income Fund (JPW)

*Nuveen Asset Management, LLC (NAM) and NWQ Investment Management Company, LLC (NWQ), affiliates of Nuveen Investments, Inc., are sub-advisers for the Nuveen Preferred Income Opportunities Fund (JPC). NAM and NWQ each manage approximately half of the Fund's investment portfolio. Douglas Baker, CFA and Brenda Langenfeld, CFA, are the portfolio managers for the NAM team and Michael J. Carne, CFA, and Susi Budiman, CFA, are the portfolio managers for the NWQ team.*

*Effective August 14, 2014 (subsequent to the close of this reporting period), in an effort to broaden investment flexibility, the Fund changed its investment policies providing that up to 5% of the portion of the Fund's portfolio managed by NAM can now be invested in preferred securities issued by companies located in emerging market countries.*

*The Nuveen Preferred and Income Term Fund (JPI) features management by Nuveen Asset Management, LLC, an affiliate of Nuveen Investments, Inc. Douglas Baker, CFA, and Brenda Langenfeld, CFA, have served as the Fund's portfolio managers since its inception.*

*The Nuveen Flexible Investment Income Fund (JPW) features portfolio management by NWQ Investment Management Company, LLC (NWQ), an affiliate of Nuveen Investments, Inc. Michael J. Carne, CFA, and Susi Budiman, CFA, are the portfolio managers.*

*Here they discuss the U.S. economy and equity markets, their management strategies and the performance of the Funds for the twelve-month reporting period ended July 31, 2014.*

### **What factors affected the U.S. economy and equity markets during the twelve-month reporting period ended July 31, 2014?**

During this reporting period, the U.S. economy continued its advance toward recovery from recession. The Federal Reserve (Fed) maintained efforts to bolster growth and promote progress toward its mandates of maximum employment and price stability by holding the benchmark fed funds rate at the record low level of zero to 0.25% that it established in December 2008. Based on its view that the underlying strength in the broader economy was enough to support ongoing improvement in the labor market, the Fed began to reduce or taper its monthly asset purchases in \$10 billion increments over the course of five consecutive meetings (December 2013 through June 2014). As of July 2014, the Fed's monthly purchases comprise \$15 billion in mortgage backed securities (versus the original \$40 billion per month) and \$20 billion in longer-term Treasury securities (versus \$45 billion). Following its June 2014 meeting the Fed reiterated that it would continue to look at a wide range of factors, including labor market conditions, indicators of inflationary pressures and readings on financial developments, in determining future actions, saying that it would likely maintain the current target

**Certain statements in this report are forward-looking statements. Discussions of specific investments are for illustration only and are not intended as recommendations of individual**

**investments. The forward-looking statements and other views expressed herein are those of the portfolio managers as of the date of this report. Actual future results or occurrences may differ significantly from those anticipated in any forward-looking statements and the views expressed herein are subject to change at any time, due to numerous market and other factors. The Funds disclaim any obligation to update publicly or revise any forward-looking statements or views expressed herein.**

**Ratings shown are the highest rating given by one of the following national rating agencies: Standard & Poor's (S&P), Moody's Investors Service, Inc. (Moody's) or Fitch, Inc. (Fitch). Credit ratings are subject to change. AAA, AA, A and BBB are investment grade ratings; BB, B, CCC, CC, C and D are below investment grade ratings. Certain bonds backed by U.S. Government or agency securities are regarded as having an implied rating equal to the rating of such securities. Holdings designated N/R are not rated by these national rating agencies.**

Nuveen Investments

5

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**Portfolio Managers' Comments** (continued)

range for the fed funds rate for a considerable time after the asset purchase program ends, especially if projected inflation continues to run below the Fed's 2% longer-run goal.

In the second quarter of 2014, the U.S. economy, as measured by the U.S. gross domestic product (GDP), grew 4.2%. In the previous quarter, GDP contracted at an annualized rate of 2.1%, the economy's weakest quarter since the recession officially ended in June 2009. The decline during this period was attributed in part to the severe weather of the past winter, which deterred consumer spending and disrupted construction, production and shipping. The Consumer Price Index (CPI) rose 2.4% year-over-year as of July 2014, while the core CPI (which excludes food and energy) increased 1.9% during the same period, in line with the Fed's unofficial longer term objective of 2.0% for this inflation measure. As of July 2014, the national unemployment rate remained at 6.2%, down from the 7.3% reported in July 2013, but still higher than levels that would provide consistent support for optimal GDP growth. During the last twelve months, the unemployment rate and the number of unemployed persons have declined by 1.1% and 1.7 million, respectively. The housing market continued to post gains as the average home price in the S&P/Case-Shiller Index of 20 major metropolitan areas rose 8.1% for the twelve months ended July 2014.

Several events touched off increased volatility in the financial markets. First, in May 2013, then-Fed Chairman Ben Bernanke's remarks about tapering the Fed's asset purchase program triggered widespread uncertainty about the next step for the Fed's quantitative easing program and its impact on the markets as well as the overall economy. Meanwhile, political debate over federal spending continued, as Congress failed to reach an agreement on the federal budget for Fiscal 2014. On October 1, 2013, the start date for Fiscal 2014, the federal government shut down for 16 days until an interim appropriations bill was signed into law. (Consensus on a \$1.1 trillion federal spending bill was ultimately reached in January 2014, and in February 2014, members of Congress agreed to suspend the \$16.7 trillion debt ceiling until March 2015.)

Technical factors also helped keep a lid on Treasury rates. An unexpected increase in tax receipts along with a measure of Congressional fiscal restraint (sequestration) have allowed the Treasury Department to report a greatly improved fiscal position. In fact, the Treasury has reported surpluses in the more recent data. These factors have led the supply of U.S. Treasury bills, notes and bonds to fall 30% below last year. Demand has been strong due to buying from the People's Bank of China as well as pension funds.

The yield curve flattened during the reporting period, mostly due to the 10- and 30- Year Treasury yields moving lower while the yield on the 2- Year Treasury note rose 20 basis points and ended the period at 0.53%. The Fed has indicated an October end to its bond buying program and the market has priced a January 2015 rise in the Fed Funds rate.

These issues aside, the market environment during the reporting period proved to be rewarding for those that held their bonds and fixed income mutual fund shares. The 10- year U.S. Treasury returned a healthy 3.5% for the twelve-month reporting period ended July 31, 2014 and credit markets continue to benefit. High Yield bonds returned 8.0% as measured by the BofA/Merrill U.S. Lynch High Yield Master II Index and Investment Grade Corporates returned 7.1% as measured by the BofA/Merrill U.S. Lynch High Yield Master II Index by the for the reporting period. After taking a toll in the second half of 2013 with a -2.7% return, the fixed rate preferred securities market made a huge comeback in 2014 and returned 8.75% as measured by the BofA/Merrill Lynch Preferred Stock Fixed Rate Index for the reporting period.

The \$1,000 par dominated Barclays USD Capital Securities Index posted a 10.33% return during the reporting period and the \$25 par dominated BofA/Merrill Lynch Preferred Stock Fixed Rate Index posting an 8.75% return.

During the reporting period, relatively subordinate Tier 1 structures once again outperformed more senior Lower Tier 2 structures. The Tier 1 sub-index of the Barclays USD Capital Securities Index posted a return of 12.24%, which was well above the 9.71% return posted by the Lower Tier 2 sub-index. Historically, credit spreads for more subordinate structures, such as Tier 1 securities, tend to move at a greater magnitude than their more senior counterparts. Therefore, in a period when credit spreads generally narrow, as they did during the reporting period, we would expect credit spreads for Tier 1

Nuveen Investments

6

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structures to decline at a greater rate compared to Lower Tier 2 structures. While this was indeed the case, it is likely that the lower duration profile of the Tier 1 sub-index versus the Lower Tier 2 sub-index also contributed to the relative outperformance as investors sought to reduce risk to rising interest rates. As of July 31, 2014, the 5.8 year duration of the Barclays USD Capital Securities Tier 1 Index was approximately 1.2 years shorter than the 7.0 year duration of the Barclays USD Capital Securities Lower Tier 2 Index. The relatively higher proportion of fixed-to-floating rate securities in the Tier 1 sub-index is primarily responsible for the difference in duration between the two sub-indices.

### **How did the Funds perform during this twelve-month reporting period ended July 31, 2014?**

The tables in the Performance Overview and Holding Summaries section of this report provides total return performance for the Funds for the one-year, five-year, ten-year and/or since inception periods ended July 31, 2014. Each Fund's total returns are compared with the performance of a corresponding market index and/or a blended benchmark index. A more detailed account of each Fund's performance is provided later in this report.

### **What key strategies were used to manage the Funds during this twelve-month reporting period ended July 31, 2014 and how did these strategies influence performance?**

#### **Nuveen Preferred Income Opportunities Fund (JPC)**

The table in the Performance Overview and Holding Summaries section of this report provides total return performance for the Fund for the one-year, five-year and ten-year periods ended July 31, 2014. For the twelve-month reporting period ended July 31, 2014, the Fund's common shares at net asset value (NAV) outperformed the BofA/Merrill Lynch Preferred Stock Fixed Rate Index, but underperformed the JPC Comparative Benchmark.

JPC invests at least 80% of its managed assets in preferred securities and up to 20% opportunistically over the market cycle in other types of securities, primarily income oriented securities such as corporate and taxable municipal debt and common equity. The Fund is managed by two experienced portfolio teams with distinctive, complementary approaches to the preferred market. NAM employs a debt-oriented approach that combines top down relative value analysis of industry sectors with fundamental credit analysis. NWQ's investment process identifies undervalued securities within a company's capital structure that offer the most attractive risk/reward potential. This unique, multi-team approach gives investors access to a broader investment universe with greater diversification potential.

#### **NAM**

For the portion of the Fund managed by NAM, we employed a credit-based investment approach, using a top-down process to analyze various structural dimensions of the preferred securities market, while also incorporating bottom-up fundamental credit research analysis. We start by identifying the investable universe of \$1,000 par and \$25 par preferred securities. In an effort to capitalize on the inefficiencies between the different structures within the preferred securities market, we allocate capital between the \$25 par exchange listed market and the \$1,000 par over-the-counter market. Periods of volatility may drive notably different valuations between these two markets. This dynamic is often related to periodic differences in how retail and institutional markets perceive and price risk. Technical factors may also influence the relative valuations between \$25 par exchange listed structures and \$1,000 par over-the-counter structures. While we feel that valuations between the \$25 par retail structures and \$1,000 par institutional securities had converged meaningfully during the measurement period, we will likely maintain an overweight to \$1,000 par securities primarily due to our outlook for gradually higher interest

rates. In an effort to position the Fund's portfolio defensively against rising rates, the management team has taken steps to reduce the overall duration of the strategy. We have accomplished the lower duration profile by investing a meaningful amount of the portfolio's assets in fixed-to-floating rate coupon preferreds, which all else being equal have a lower duration profile compared to traditional fixed rate coupon structures. Because historically the fixed-to-floating rate structures have been favored by institutional investors, an inordinate amount of these securities are found on the \$1,000 par side of the market. Thus, the Fund's current overweight to \$1,000 par securities is more the

Nuveen Investments

7

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**Portfolio Managers' Comments** (continued)

result of duration management than because of a difference in valuations between \$1,000 par and \$25 par securities. While we will continue to monitor developments across the domestic and international financial markets, we do not anticipate significantly changing the Fund's positioning unless our outlook for interest rates changes materially, and/or there is a general shift in relative value between \$1,000 par and \$25 par securities.

We continue to anticipate that the population of "new generation" preferred securities, such as contingent capital securities (otherwise known as CoCos, Additional Tier 1 and enhanced capital notes), will become an ever-increasing presence within the preferred/hybrid security marketplace. New international bank capital standards outlined in Basel III require Tier 1-qualifying securities to contain explicit loss-absorbing features upon the breach of certain predetermined capital thresholds. The three types of loss absorption features are equity conversion, permanent write-down of principal and temporary write-down of principal with the possibility of future write-up to par when/if the issuer is able to grow capital levels back above the Tier 1 threshold trigger. We have participated in select offerings when we believed, as is the case with all our investments, that the return profile is greater than the inherent risks.

With respect to the Fund's allocation to lower investment grade and below investment grade securities, we continue to believe that these segments will over the long term provide a more compelling risk-adjusted return profile than higher rated preferred/hybrid securities. Lower rated securities are often overlooked by retail and institutional investors and especially by investors with investment grade-only mandates. Below investment grade securities typically are not index eligible, limiting the potential investor base and frequently creating opportunities for the Fund within this particular segment of the asset class. While lower rated preferred securities may exhibit periods of higher price volatility, we believe the return potential is disproportionately higher due to inefficiencies inherent in the segment. preferred/hybrid securities are often rated four to five notches below an issuer's senior unsecured debt rating. Consequently, most BB-rated preferred/hybrid securities have been issued by an entity with an investment grade senior unsecured credit rating of BBB or higher.

S&P made public its intent to review its methodology for rating preferred/hybrid securities, with the likely result being lower ratings for certain preferred/hybrid structures. While the timing of changes to the methodology remains unknown, we anticipate that the impact to current ratings will likely be modest. And again, given that news of the review has been public for several months, we do not anticipate a material impact to valuations of those securities affected by the review.

As with any fixed income asset class, preferred securities are not immune from the impact of rising interest rates. As mentioned above, we seek to minimize the impact of higher rates on the market value of the portfolio by establishing a position in less interest rate sensitive securities, like fixed-to-floating rate coupon structures. However, we also feel that rising interest rates are frequently the result of an improving macro-economic landscape. In this type of environment risk premiums should shrink, reflecting the lower risk profile of the overall market, and as a result credit spreads should narrow. Typically, credit spreads of lower rated securities tend to move at a greater magnitude compared to higher rated structures. We believe therefore, that credit spread compression in the preferred security asset class could help mitigate the impact of rising interest rates, and that the strategy's overweight to lower rated securities could provide even greater protection.

In the portion of the Fund managed by NAM, several variables contributed to the strong relative and absolute performance during the reporting period including an overweight to fixed-to-floating rate coupon structures, an overweight to the \$1,000 par side of the market, an overweight to more subordinate Tier 1

structures versus more senior Tier 2 structures, an overweight to lower investment grade and below investment grade securities and finally an overweight to the insurance subsector and corresponding underweight to the bank subsector.

With the \$1,000 par dominated Barclays USD Capital Securities Index posting a 10.33% return during the reporting period and the \$25 par dominated BofA/Merrill Lynch Preferred Stock Fixed Rate Index posting a 8.75% return, one would have accurately expected the Fund's meaningful overweight to \$1,000 par structures to be accretive to performance. Our overweight in the \$1,000 par side of the market was heavily concentrated in fixed-to-floating rate

Nuveen Investments

8

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coupon structures, which, all else being equal, have lower interest rate sensitivity and lower duration extension risk compared to preferred/hybrid securities with standard fixed rate coupons. While the 10-year U.S. Treasury rate was essentially unchanged on July 31, 2014 versus a year earlier, the 10-year yield gyrated during that timeframe between a low of 2.44% and a high of 3.03%. With investors generally of the opinion that interest rates were more likely to move higher than lower during the reporting period, relative demand for fixed-to-floating rate coupon structures increased, driving relative valuations higher and helping to push relative outperformance of the \$1,000 par side of the market.

During the twelve months ended July 31, 2014, relatively subordinate Tier 1 structures once again outperformed more senior Lower Tier 2 structures. The Tier 1 sub-index of the Barclays USD Capital Securities Index posted a return of 12.24%, which was well above the 9.71% return posted by the Lower Tier 2 sub-index. Historically, credit spreads for more subordinate structures, such as Tier 1 securities, tend to move at a greater magnitude than their more senior counterparts. Therefore, in a period when credit spreads generally narrow, as they did during the most recent twelve month reporting period, we would expect credit spreads for Tier 1 structures to decline at a greater rate compared to Lower Tier 2 structures. While this was indeed the case, it is likely that the lower duration profile of the Tier 1 sub-index versus the Lower Tier 2 sub-index also contributed to the relative outperformance as investors sought to reduce risk to rising interest rates. As of July 31, 2014, the 5.8 year duration of the Barclays USD Capital Securities Tier 1 Index was approximately 1.2 years shorter than the 7.0 year duration of the Barclays USD Capital Securities Lower Tier 2 Index. The relatively higher proportion of fixed-to-floating rate securities in the Tier 1 sub-index is primarily responsible for the difference in duration between the two sub-indices.

During the reporting period, the Fund maintained an overweight to lower investment grade and below investment grade securities relative to the JPC Blended Index. Similar to the relative behavior between Tier 1 and Tier 2 structures under different market conditions, we generally expect lower investment and below investment grade preferred/hybrid securities to outperform higher rated counterparts in an environment when credit spreads shrink and vice versa during periods when credit spreads widen. Therefore, with credit spreads generally narrowing during the reporting period, the Fund's overweight to lower investment grade and below investment grade securities was accretive to performance on an absolute and relative basis. This was clearly evidenced by the relative performance of the Barclays USD Capital Securities Lower Tier 2 BBB-rated sub-index which posted a 10.55% return for the reporting period, well above the Lower Tier 2 A-rated or better return of 8.71%.

The Fund held a meaningful overweight to the insurance subsector and corresponding underweights to the bank, utility and real estate investment trust (REIT) subsectors. This positioning was intended to capitalize on what is expected to be light or negligible new issue flow out of the insurance subsector. The insurance subsector is generally over-capitalized and not in need of additional capital. As one might expect then, we observed little new issue flow out of the insurance subsector while new issue flow out of the bank sector was fairly robust during the reporting period. This relative supply/demand advantage of the insurance subsector was enough to overcome its longer average duration profile relative to the bank subsector. Indeed, the insurance subsector posted a return of 13.53%, well above the bank subsector's 10.05% return and the REITs subsector return of 9.69% for the reporting period.

## NWQ

For the portion of the Fund managed by NWQ, we seek to achieve high income and a measure of capital appreciation. While the Fund's investments are primarily preferred securities, a portion of the Fund allows the flexibility to invest across the capital structure in any type of debt, preferred or equity securities offered by a particular company. The portfolio management team then evaluates all available investment choices within a selected company's capital structure to determine the portfolio investment that may offer the most

favorable risk-adjusted return potential. The Fund's portfolio is constructed with an emphasis on maintaining a sustainable level of income and an overall analysis for downside protection.

Nuveen Investments

9

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### **Portfolio Managers' Comments** (continued)

The portion of the Fund managed by NWQ positively contributed to the Fund's performance. Our security selection in the financial, banking and industrial sectors all positively contributed to performance. While our security selection within the real estate and utility sectors detracted from performance.

MetLife 7.875% 12/15/2067 junior subordinated debt and Arch Capital Group 6.75% Series C preferred stock were our top two contributors for the reporting period. Credit spreads compressed on the junior debt as MetLife's fundamentals remained solid with strong capital levels and conservative leverage. The company also enjoys international growth prospects and earnings/revenue diversification and has recorded solid results in its Americas segment. The flattening of the yield curve during the reporting period where the 30-Year Treasury yield fell to 3.32% at the end of the reporting period helped this 2037 debt. Arch Capital Group posted positive returns as well. The company has benefited from a diversified product portfolio and healthy capital position. Arch Capital's preferred stock rebounded significantly since the end of 2013.

The senior debt of regional telecom provider Frontier Communications Corporation also contributed to performance. The company continues to generate significant free cash flow that provides financial flexibility to shift slowly into next generation access networks. Therefore, while Frontier continues to face a challenging top-line, the bonds remain attractive given the risk/reward potential.

Several positions detracted from performance, including BB&T Corporation 5.625% Series E and National Retail Properties (NNN) 5.7% Series E preferred stocks. BB&T Corporation is one of the largest financial services holding companies in the U.S. Based in Winston-Salem, N.C., the company operates approximately 1,824 financial centers in 12 states and Washington, D.C., and offers a full range of consumer and commercial banking, securities brokerage, asset management, mortgage and insurance products and services. NNN is a REIT that acquires, develops and manages retail properties subject to long-term net leases. While both companies are strong from a credit perspective, the preferred securities suffered significant price declines since the Fed announcement in May 2013 due to their long duration profile.

Lastly, Metro AG ADR detracted from performance. The German global diversified retailer has the largest market share in Germany and is the fifth-largest retailer in the world measured by revenues. We sold the position after events in the Ukraine negatively impacted the company's effort to spin off its Russian subsidiary. Our analyst felt that the spin-off had been pushed off to an indeterminate time and that the stock price may be more subject to possible geopolitical events and the effects of G7 sanctions on Russia, than company fundamentals. Without a clear catalyst, we opted to eliminate the position.

During the reporting period, the Fund also wrote covered call options on common stocks to hedge equity exposure. These options had a negligible impact on performance and expired prior to the close of this reporting period.

### **Nuveen Preferred and Income Term Fund (JPI)**

The table in the Performance Overview and Holding Summaries section of this report provides total return performance for the Fund for the one-year and since inception periods ended July 31, 2014. For the twelve-month reporting period ended July 31, 2014, the Fund's shares at net asset value (NAV) outperformed both the JPI Blended Benchmark Index and the BofA/Merrill Lynch Preferred Stock Fixed Rate Index.

Several variables contributed to the relative outperformance including an overweight to fixed-to-floating rate coupon structures, an overweight to the \$1,000 par side of the market, an overweight to more subordinate Tier 1 structures versus more senior Tier 2 structures, an overweight to lower investment grade and below investment grade securities and finally an overweight to the insurance subsector and corresponding underweight to the bank, utility and real estate investment trust (REIT) subsectors.

We continue to anticipate that the population of "new generation" preferred securities, such as contingent capital securities (otherwise known as CoCos, Additional Tier 1 and enhanced capital notes), will become an ever-increasing presence

Nuveen Investments

10

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within the preferred/hybrid security marketplace. New international bank capital standards outlined in Basel III require Tier 1-qualifying securities to contain explicit loss-absorbing features upon the breach of certain predetermined capital thresholds. The three types of loss absorption features are equity conversion, permanent write-down of principle and temporary write-down of principle with the possibility of future write-up to par when/if the issuer is able to grow capital levels back above the Tier 1 threshold trigger. We have participated in select offerings when we believed, as is the case with all our investments, that the return profile is greater than the inherent risks.

With the \$1,000 par dominated Barclays USD Capital Securities Index posting a 10.33% return during the reporting period and the \$25 par dominated BofA/Merrill Lynch Preferred Stock Fixed Rate Index posting an 8.75% return, one would have accurately expected the Fund's meaningful overweight to \$1,000 par structures to result in relative outperformance. Our overweight in the \$1,000 par side of the market was heavily concentrated in fixed-to-floating rate coupon structures, which, all else being equal, have lower interest rate sensitivity and lower duration extension risk compared to preferred/hybrid securities with standard fixed rate coupons. Investor consternation regarding higher interest rates again led to increasing demand for fixed-to-floating rate coupon structures, propelling their valuations higher on a relative basis and helping drive relative outperformance of the \$1,000 par side of the market.

During the reporting period, relatively subordinate Tier 1 structures again outperformed more senior Lower Tier 2 structures. The Tier 1 sub-index of the Barclays USD Capital Securities Index posted a return of 12.24%, which was well above the 9.71% return posted by the Lower Tier 2 sub-index. Historically, credit spreads for more subordinate structures, such as Tier 1 securities, tend to move at a greater magnitude than their more senior counterparts. Therefore, in a period when credit spreads generally narrow, as they did during the most recent reporting period, we would expect credit spreads for Tier 1 structures to decrease at a greater rate compared to Lower Tier 2 structures. While this was indeed the case, it is likely that the lower duration profile of the Tier 1 sub-index versus the Lower Tier 2 sub-index also contributed to the relative outperformance. As of July 31, 2014, the 5.8 year duration of the Barclays USD Capital Securities Tier 1 Index was approximately 1.2 years shorter than the 7.0 year duration of the Barclays USD Capital Securities Lower Tier 2 Index. The relatively higher proportion of fixed-to-floating rate securities in the Tier 1 sub-index is primarily responsible for the difference in duration between the two sub-indices.

During the reporting period, the Fund maintained an overweight to lower investment grade and below investment grade securities relative to the JPI Blended Benchmark Index. Similar to the relative behavior between Tier 1 and Tier 2 structures under different market conditions, we generally expect lower investment and below investment grade preferred/hybrid securities to outperform higher rated counterparts in an environment when credit spreads shrink, and vice versa during periods when credit spreads widen. Therefore, with credit spreads generally narrowing during reporting period, the Fund's overweight to lower investment grade and below investment grade securities contributed to its outperformance versus the JPI Blended Benchmark Index. This was clearly evidenced by the relative performance of the Barclays USD Capital Securities Lower Tier 2 BBB-rated sub-index which posted a 10.55% return for the reporting period, meaningfully above the Lower Tier 2 A-rated return of 8.71%.

The Fund again had a meaningful overweight to the insurance subsector of the preferred/hybrid market and corresponding underweight to the bank, utility and REITs subsectors. This positioning was intended to capitalize on what is expected to be light or negligible new issue flow out of the insurance sector over the next several quarters. The insurance subsector is generally over capitalized and not in need of additional capital. As one might expect then, we observed little new issue flow out of the insurance subsector while new issue flow out of the bank subsector was fairly robust during the reporting period. This relative supply/demand advantage of the insurance subsector was enough to overcome its longer average duration profile relative to the bank subsector. The insurance subsector posted a return of 13.53% for the reporting

period, well above the bank subsector 10.05% return and the REITs subsector 9.69% return for the same period.

Nuveen Investments

11

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## **Portfolio Managers' Comments** (continued)

### **Nuveen Flexible Investment Income Fund (JPW)**

The table in the Performance Overview and Holding Summaries section of this report provides total return performance for the Fund for the one-year and since inception periods ended July 31, 2014. For the twelve-month reporting period ended July 31, 2014, the Fund's total return on common share net asset value (NAV) outperformed the BofA/Merrill Lynch Preferred Stock Fixed Rate Index.

JPW invests at least 80% of its managed assets in income producing preferred, debt and equity securities issued by companies located anywhere in the world. Up to 50% of its managed assets may be in securities issued by non-U.S. companies, though all (100%) Fund assets will be in U.S. dollar-denominated securities. Up to 40% of its managed assets may consist of equity securities, not including preferred securities. Up to 75% of investments in debt and preferred securities that are of a type customarily rated by a credit rating agency, may be rated below investment grade, or if unrated, will be judged to be of comparable quality by NWQ. The Fund will invest at least 25% in securities issued by financial services companies.

The Fund's investment objectives are to provide high current income and, secondarily, capital appreciation. The Fund seeks to achieve its investment objectives by investing in undervalued securities with attractive investment characteristics. The Fund's portfolio is actively managed by NWQ and has the flexibility to invest across the capital structure in any type of debt, preferred or equity securities offered by a particular company. The portfolio management team then evaluates all available investment choices within a selected company's capital structure to determine the portfolio investment that may offer the most favorable risk-adjusted return potential. The Fund's portfolio is constructed with an emphasis on maintaining a sustainable level of income and an overall analysis for downside protection.

Much of the JPW's relative outperformance may be attributed to security selection and underweight within the banking sector combined with an overweight and security selection within, financial and industrial sectors. Our overweight in the real estate sector detracted for the reporting period.

Several positions contributed to performance including the industrials holdings, Energy Transfer Equity LP (ETP) and Valero Partners Energy LP. ETP is a master limited partnership owning and operating one of the largest and most diversified portfolios of energy assets in the U.S., which currently owns and operates approximately 35,000 miles of natural gas and natural gas liquids pipelines. Valero is also a master limited partnership formed by Valero Energy Corporation to own, operate, develop and acquire crude oil and refined petroleum products pipelines, terminals and other transportation and logistics assets. Shares of both have risen sharply as a result of increased crude oil production in the U.S.

Also contributing to performance was the common stock of Wells Fargo & Company. Wells Fargo & Company is an American multi-national banking and financial services holding company with operations around the world and the fourth largest bank in the U.S. by assets and the largest bank by market capitalization. Wells Fargo continues to execute extremely well despite the softness in the mortgage market. Investors are beginning to view the bank as a multiple product business, including capital markets and wealth management, not just mortgages.

Several positions detracted from performance including securities issued by Metro AG ADR. The German global diversified retailer has the largest market share in Germany and is the fifth-largest retailer in the world measured by revenues. We sold the position after events in the Ukraine negatively impacted the company's effort to spin off its Russian subsidiary. Our analyst felt that the spin-off had been pushed off to

an indeterminate time and that the stock price may be more subject to geopolitical events and the effects of G7 sanctions on Russia, than company fundamentals. Without a clear catalyst, we opted to eliminate the position.

CommonWealth REIT also detracted from performance. CommonWealth REIT is a real estate investment trust that primarily owns office properties located throughout the U.S. In April 2013, the company rejected a \$2.9 billion buyout offer by shareholders Corvex Management LP and Related Cos. CommonWealth REIT has been trying to avoid a hostile takeover which detracted from performance and negatively impacted the Fund.

Nuveen Investments

12

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Lastly, Key Energy Service, Inc. detracted from performance. The company provides a range of well services to oil companies. The company missed its earnings estimates during the first and second quarter of 2013. As a result, the share price has continued to suffer.

Nuveen Investments  
13

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**Fund****Leverage****IMPACT OF THE FUNDS' LEVERAGE STRATEGY ON PERFORMANCE**

One important factor impacting the return of the Funds relative to their benchmarks was the Funds' use of leverage through the use of bank borrowings. The Funds use leverage because our research has shown that, over time, leveraging provides opportunities for additional income and total return for common shareholders. However, use of leverage also can expose common shareholders to additional volatility. For example, as the prices of securities held by a Fund decline, the negative impact of these valuation changes on common share NAV and common shareholder total return is magnified by the use of leverage. Conversely, leverage may enhance common share returns during periods when the prices of securities held by a Fund generally are rising. The Funds' use of leverage had a positive impact on performance during this reporting period.

JPC and JPI continued to use swap contracts to partially fix the interest cost of leverage, which as mentioned previously, the Funds' use through the use of bank borrowings. Each Fund's swap contracts detracted modestly from overall Fund performance during this reporting period.

As of July 31, 2014, the Funds' percentages of leverage are shown in the accompanying table.

	<b>JPC</b>	<b>JPI</b>	<b>JPW</b>
Effective Leverage*	28.00%	27.93%	28.86%
Regulatory Leverage*	28.00%	27.93%	28.86%

\* Effective leverage is the Fund's effective economic leverage, and includes both regulatory leverage and the leverage effects of certain derivative and other investments in a Fund's portfolio that increase the Fund's investment exposure. Regulatory leverage consists of preferred shares issued or borrowings of the Fund. Both of these are part of the Fund's capital structure. Regulatory leverage is subject to asset coverage limits set forth in the Investment Company Act of 1940.

**THE FUNDS' REGULATORY LEVERAGE***Bank Borrowings*

The Funds employ regulatory leverage through the use of bank borrowings. As of July 31, 2014, the Funds have outstanding bank borrowings as shown in the accompanying table.

	<b>JPC</b>	<b>JPI</b>	<b>JPW</b>
Bank Borrowings	\$402,500,000	\$225,000,000	\$30,000,000
Refer to Notes to Financial Statements, Note 8 Borrowing Arrangements for further details.			

**Common Share****Information****DISTRIBUTION INFORMATION**

The following information regarding the Funds' distributions is current as of July 31, 2014. Each Fund's distribution levels may vary over time based on each Fund's investment activities and portfolio investment value changes.

During the current reporting period, each Fund's distributions to common shareholders were as shown in the accompanying table.

<b>Ex-Dividend Date</b>	<b>Per Common Share Amounts</b>		
	<b>JPC</b>	<b>JPI</b>	<b>JPW</b>
August 2013	\$ 0.0633	\$ 0.1690	\$ 0.1260
September	0.0633	0.1690	0.1260
October	0.0633	0.1690	0.1260
November	0.0633	0.1690	0.1260
December	0.0633	0.1690	0.1260
January	0.0633	0.1690	0.1260
February	0.0633	0.1690	0.1260
March	0.0633	0.1580	0.1260
April	0.0633	0.1580	0.1260
May	0.0633	0.1580	0.1260
June	0.0633	0.1580	0.1260
July 2014	0.0633	0.1580	0.1260
Long-Term Capital Gain*		\$ 0.0004	
Short-Term Capital Gain*		\$ 0.4879	
Current Distribution Rate**	8.13%	8.20%	8.27%

\* Distribution paid in December 2013.

\*\* Current distribution rate is based on the Fund's current annualized monthly distribution divided by the Fund's current market price. The Fund's monthly distributions to its shareholders may be comprised of ordinary income, net realized capital gains and, if at the end of the fiscal year the Fund's cumulative net ordinary income and net realized gains are less than the amount of the Fund's distributions, a return of capital for tax purposes.

Each Fund in this report seeks to pay regular monthly dividends out of its net investment income at a rate that reflects its past and projected net income performance. To permit each Fund to maintain a more stable monthly dividend, the Fund may pay dividends at a rate that may be more or less than the amount of net income actually earned by the Fund during the period. If a Fund has cumulatively earned more than it has paid in dividends, it will hold the excess in reserve as undistributed net investment income (UNII) as part of the Fund's net asset value. Conversely, if a Fund has cumulatively paid in dividends more than it has earned, the excess will constitute a negative UNII that will likewise be reflected in the Fund's net asset value. Each Fund will, over time, pay all its net investment income as dividends to shareholders.

As of July 31, 2014, all of the Funds in this report had positive UNII balances for tax purposes. JPI had a positive UNII balance, while JPC and JPW had negative UNII balances for financial reporting purposes.

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All monthly dividends paid by the Funds during the fiscal year ended July 31, 2014 were paid from net investment income. In certain future instances, a portion of each Fund's monthly distributions may be paid from sources or comprised of elements other than net investment income, including capital gains and/or a return of capital, and in such a case the shareholders will receive a notice to that effect. The composition and per share amounts of each Fund's monthly

Nuveen Investments

15

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**Common Share Information** (continued)

dividends for the fiscal year are presented in the Statement of Changes in Net Assets and Financial Highlights, respectively (for reporting purposes) and in Note 6 Income Tax Information within the accompany Notes to Financial Statements (for income tax purposes), later in this report.

**JPW'S MANAGED DISTRIBUTION POLICY**

JPW's regular monthly distributions are currently being sourced entirely from net investment income. The Fund's current portfolio is predominantly invested in income producing securities the income from which is expected to be the source of distributions. For periods when the Fund is sourcing its monthly distributions solely from net investment income, the Fund will seek to distribute substantially all of its net investment income over time. There are no assurances given to how long the Fund will source distributions entirely from net investment income.

Market conditions may change, causing the portfolio management team at some future time to focus the mix of portfolio investments less to income-oriented securities. This may cause the regular monthly distributions to be sourced from something other than net investment income. JPW has adopted a managed distribution policy permitting it to source its regular monthly distributions from not only net investment income, but also from realized capital gains and/or return of capital. If a managed distribution policy is employed, the Fund will seek to establish a relatively stable common share distribution rate that roughly corresponds to the projected total return from its investment strategy over an extended period of time. Actual common share returns will differ from projected long-term returns, and the difference between actual returns and total distributions will be reflected in an increasing (returns exceed distributions) or a decreasing (distributions exceed returns) Fund NAV. If the Fund changes to a managed distribution, a press release will be issued describing such change and this change will also be described in subsequent shareholder reports. Additionally, any distribution payment that is sourced from something other than net investment income, there will be a notice issued quantifying the sources of such distribution.

**COMMON SHARE REPURCHASES**

As of July 31, 2014, and since the inception of the Funds' repurchase programs, the Funds have cumulatively repurchased and retired their common shares as shown in the accompanying table.

	<b>JPC</b>	<b>JPI</b>	<b>JPW</b>
Common Shares Cumulatively Repurchased and Retired	2,737,287	0	0
Common Shares Authorized for Repurchase	9,700,000	2,275,000	370,000

During the current reporting period, the Funds repurchased and retired shares at a weighted average price per share and a weighted average discount per share as shown in the accompanying table.

	<b>JPC</b>	<b>JPI</b>	<b>JPW</b>
Shares Repurchased and Retired	13,000	0	0
Weighted Average Price Per Common Share Repurchased and Retired	\$ 9.50	\$ 0	\$ 0
Weighted Average Discount Per Common Share Repurchased and Retired	11.45%	0%	0%

**OTHER COMMON SHARE INFORMATION**

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As of July 31, 2014, and during the current reporting period, the Funds' common share prices were trading at a premium/(discount) to their common share NAVs as shown in the accompanying table.

	<b>JPC</b>	<b>JPI</b>	<b>JPW</b>
Common Share NAV	\$ 10.67	\$ 25.51	\$ 19.96
Common Share Price	\$ 9.34	\$ 23.11	\$ 18.28
Premium/(Discount) to NAV	(12.46)%	(9.41)%	(8.42)%
12-Month Average Premium/(Discount) to NAV	(10.89)%	(8.40)%	(9.05)%

Nuveen Investments

16

## Risk

### Considerations

Fund shares are not guaranteed or endorsed by any bank or other insured depository institution, and are not federally insured by the Federal Deposit Insurance Corporation. Shares of closed-end funds are subject to investment risks, including the possible loss of principal invested. Past performance is no guarantee of future results. Fund common shares are subject to a variety of risks, including:

**Investment, Market and Price Risk.** An investment in common shares is subject to investment risk, including the possible loss of the entire principal amount that you invest. Your investment in common shares represents an indirect investment in the corporate securities owned by the Funds, which generally trade in the over-the-counter markets. Shares of closed-end investment companies like the Funds frequently trade at a discount to their NAV. Your common shares at any point in time may be worth less than your original investment, even after taking into account the reinvestment of Fund dividends and distributions.

**Leverage Risk.** A Fund's use of leverage creates the possibility of higher volatility for a Fund's per share NAV, market price and distributions. Leverage risk can be introduced through regulatory leverage (issuing preferred shares or debt borrowings at the Fund level) or through certain derivative investments held in a Fund's portfolio. Leverage typically magnifies the total return of a Fund's portfolio, whether that return is positive or negative. The use of leverage creates an opportunity for increased common share net income, but there is no assurance that a Fund's leveraging strategy will be successful.

**Tax Risk.** The tax treatment of Fund distributions may be affected by new IRS interpretations of the Internal Revenue Code and future changes in tax laws and regulations.

**Common Stock Risk.** Common stock returns often have experienced significant volatility.

**Issuer Credit Risk.** This is the risk that a security in a Fund's portfolio will fail to make dividend or interest payments when due.

**Interest Rate Risk.** Fixed-income securities such as bonds, preferred, convertible and other debt securities will decline in value if market interest rates rise.

**Reinvestment Risk.** If market interest rates decline, income earned from a Fund's portfolio may be reinvested at rates below that of the original investment that generated the income.

**Preferred Stock Risk.** Preferred stocks are subordinated to bonds and other debt instruments in a company's capital structure, and therefore are subject to greater credit risk.

**Convertible Securities Risk.** Convertible securities generally offer lower interest or dividend yields than non-convertible fixed-income securities of similar credit quality.

**Call Risk or Prepayment Risk.** Issuers may exercise their option to prepay principal earlier than scheduled, forcing the Fund to reinvest in lower-yielding securities.

**Non-U.S. Securities Risk.** Investments in non-U.S securities involve special risks not typically associated with domestic investments including currency risk and adverse political, social and economic developments. These risks often are magnified in emerging markets.

**Below-Investment Grade Securities Risk:** Investments in securities below investment grade quality are predominantly speculative and subject to greater volatility and risk of default.

Nuveen Investments

17

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**Risk Considerations** (continued)

**Derivatives Strategy Risk:** Derivative securities, such as calls, puts, warrants, swaps and forwards, carry risks different from, and possibly greater than, the risks associated with the underlying investments.

**Financial Sector Risk:** Because the Funds invest a substantial portion of their assets (at least 25%) in securities issued by financial services companies, concentration in this sector may present more risks than if the Funds were more diversely invested in numerous sectors of the economy.

**Unrated Investment Risk:** In determining whether an unrated security is an appropriate investment for the Fund, the portfolio manager will consider information from industry sources, as well as its own quantitative and qualitative analysis, in making such a determination. However such a determination by the portfolio manager is not the equivalent of a rating by a rating agency.

**Counterparty Risk:** To the extent that a Fund's derivative investments are purchased or sold in over-the-counter transactions, the Fund will be exposed to the risk that counterparties to these transactions will be unable to meet their obligations.

**Interest Rate Swaps Risk:** The risk that yields will move in the direction opposite to the direction anticipated by a Fund, which would cause a Fund to make payments to its counterparty in the transaction that could adversely affect the Fund's performance.

Nuveen Investments

18

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Nuveen Investments

19

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**JPC****Nuveen Preferred Income Opportunities Fund****Performance Overview and Holding Summaries as of July 31, 2014**

Refer to the Glossary of Terms Used in this Report for further definition of the terms used within this section.

**Average Annual Total Returns as of July 31, 2014**

	<b>Average Annual</b>		
	<b>1-Year</b>	<b>5-Year</b>	<b>10-Year</b>
JPC at Common Share NAV	11.97%	15.91%	5.45%
JPC at Common Share Price	8.50%	18.60%	5.66%
JPC Blended Index (Comparative Benchmark)	12.38%	11.86%	6.91%
BofA/Merrill Lynch Preferred Stock Fixed Rate Index	8.75%	9.44%	2.81%

Past performance is not predictive of future results. Current performance may be higher or lower than the data shown. Returns do not reflect the deduction of taxes that shareholders may have to pay on Fund distributions or upon the sale of Fund shares. Returns at NAV are net of Fund expenses and assume reinvestment of distributions. Comparative index return information is provided for the Fund's shares at NAV only. Indexes are not available for direct investment.

**Common Share Price Performance Weekly Closing Price**

Nuveen Investments

20

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**This data relates to the securities held in the Fund's portfolio of investments as of the end of the reporting period. It should not be construed as a measure of performance for the Fund itself. Holdings are subject to change.**

Ratings shown are the highest rating given by one of the following national rating agencies: Standard & Poor's Group, Moody's Investors Service, Inc. or Fitch, Inc. Credit ratings are subject to change. AAA, AA, A and BBB are investment grade ratings; BB, B, CCC, CC, C and D are below-investment grade ratings. Certain bonds backed by U.S. Government or agency securities are regarded as having an implied rating equal to the rating of such securities. Holdings designated N/R are not rated by these national rating agencies.

## **Fund Allocation**

### **(% of net assets)**

Common Stocks	4.9%
Exchange-Traded Funds	1.0%
\$25 Par (or similar) Retail Preferred	68.2%
Corporate Bonds	5.0%
\$1,000 Par (or similar) Institutional Preferred	56.9%
Investment Companies	1.0%
Short-Term Investments	1.3%
Borrowings	(38.9)%
Other Assets Less Liabilities	0.6%

## **Portfolio Composition**

### **(% of total investments)<sup>1</sup>**

Insurance	25.2%
Banks	24.1%
Real Estate Investment Trust	13.9%
Diversified Financial Services	11.8%
Capital Markets	9.4%
Short-Term Investments	1.0%
Other Industries	14.6%

## **Country Allocation**

### **(% of total investments)<sup>1</sup>**

United States	78.9%
United Kingdom	5.5%
Netherlands	4.5%
Spain	2.8%
France	2.4%
Other Countries	5.9%

## **Top Five Issuers**

### **(% of total long-term investments)<sup>1</sup>**

General Electric Capital Corporation	3.4%
JPMorgan Chase & Company	3.2%
Wells Fargo & Company	2.5%
Citigroup Inc.	2.2%
Farm Credit Bank of Texas	2.1%

**Credit Quality**

**(% of total fixed income)**

AA	3.6%
A	6.4%
BBB	45.3%
BB or Lower	26.0%
N/R (not rated)	18.7%

1 Excluding investments in derivatives.

Nuveen Investments

21

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**JPI**

**Nuveen Preferred and Income Term Fund**

**Performance Overview and Holding Summaries as of July 31, 2014**

Refer to the Glossary of Terms Used in this Report for further definition of the terms used within this section.

**Average Annual Total Returns as of July 31, 2014**

	<b>Average Annual</b>	
	<b>1-Year</b>	<b>Since Inception<sup>1</sup></b>
JPI at Common Share NAV	12.34%	12.77%
JPI at Common Share Price	8.71%	5.47%
BofA/Merrill Lynch Preferred Stock Fixed Rate Index	8.75%	5.08%
JPI Blended Benchmark Index	9.32%	6.22%

Past performance is not predictive of future results. Current performance may be higher or lower than the data shown. Returns do not reflect the deduction of taxes that shareholders may have to pay on Fund distributions or upon the sale of Fund shares. Returns at NAV are net of Fund expenses and assume reinvestment of distributions. Comparative index return information is provided for the Fund's shares at NAV only. Indexes are not available for direct investment.

**Common Share Price Performance Weekly Closing Price**

**This data relates to the securities held in the Fund's portfolio of investments as of the end of the reporting period. It should not be construed as a measure of performance for the Fund itself. Holdings are subject to change.**

Ratings shown are the highest rating given by one of the following national rating agencies: Standard & Poor's Group, Moody's Investors Service, Inc. or Fitch, Inc. Credit ratings are subject to change. AAA, AA, A and BBB are investment grade ratings; BB, B, CCC, CC, C and D are below-investment grade ratings. Certain bonds backed by U.S. Government or agency securities are regarded as having an implied rating equal to the rating of such securities. Holdings designated N/R are not rated by these national rating agencies.

## Fund Allocation

### (% of net assets)

\$25 Par (or similar) Retail Preferred	46.7%
Corporate Bonds	1.4%
\$1,000 Par (or similar) Institutional Preferred	89.1%
Short-Term Investments	0.8%
Borrowings	(38.8)%
Other Assets Less Liabilities	0.8%

## Portfolio Composition

### (% of total investments)<sup>2</sup>

Banks	36.5%
Insurance	34.1%
Diversified Financial Services	10.9%
U.S. Agency	6.1%
Capital Markets	6.1%
Short-Term Investments	0.6%
Other Industries	5.7%

## Country Allocation

### (% of total investments)<sup>2</sup>

United States	68.0%
United Kingdom	10.8%
Netherlands	7.3%
France	4.6%
Spain	3.3%
Other Countries	6.0%

## Top Five Issuers

### (% of total long-term investments)<sup>2</sup>

Wells Fargo & Company	4.8%
JPMorgan Chase & Company	4.8%
Financial Security Assurance Holdings	4.1%



Rabobank Nederland	3.8%
Symetra Financial Corporation	3.8%

**Credit Quality**

**(% of total investments)<sup>2</sup>**

AA	3.7%
A	11.1%
BBB	48.8%
BB or Lower	33.2%
N/R (not rated)	3.2%

1 Since inception returns are from 7/26/12.

2 Excluding investments in derivatives.

**JPW**

**Nuveen Flexible Investment Income Fund**

**Performance Overview and Holding Summaries as of July 31, 2014**

Refer to the Glossary of Terms Used in this Report for further definition of the terms used within this section.

**Average Annual Total Returns as of July 31, 2014**

	<b>Average Annual 1-Year</b>	<b>Average Annual Since Inception<sup>1</sup></b>
JPW at Common Share NAV	14.26%	11.85%
JPW at Common Share Price	0.80%	(0.19)%
BofA/Merrill Lynch Preferred Stock Fixed Rate Index	8.75%	8.93%

Past performance is not predictive of future results. Current performance may be higher or lower than the data shown. Returns do not reflect the deduction of taxes that shareholders may have to pay on Fund distributions or upon the sale of Fund shares. Returns at NAV are net of Fund expenses and assume reinvestment of distributions. Comparative index return information is provided for the Fund's shares at NAV only. Indexes are not available for direct investment.

**Common Share Price Performance Weekly Closing Price**

**This data relates to the securities held in the Fund's portfolio of investments as of the end of the reporting period. It should not be construed as a measure of performance for the Fund itself. Holdings are subject to change.**

Ratings shown are the highest rating given by one of the following national rating agencies: Standard & Poor's Group, Moody's Investors Service, Inc. or Fitch, Inc. Credit ratings are subject to change. AAA, AA, A and BBB are investment grade ratings; BB, B, CCC, CC, C and D are below-investment grade ratings. Certain bonds backed by U.S. Government or agency securities are regarded as having an implied rating equal to the rating of such securities. Holdings designated N/R are not rated by these national rating agencies.

## Fund Allocation

### (% of net assets)

Common Stocks	25.9%
Exchange-Traded Funds	2.0%
\$25 Par (or similar) Retail Preferred	84.1%
Corporate Bonds	15.5%
\$1,000 Par (or similar) Institutional Preferred	10.1%
Investment Companies	3.0%
Short-Term Investments	0.7%
Borrowings	(40.6)%
Other Assets Less Liabilities	(0.7)%

## Top Five Issuers

### (% of total long-term investments)

Liberty Mutual Group	2.1%
Northstar Realty Finance Corporation	1.5%
Teekay Offshore Partners LP	1.4%
Seadrill Limited	1.3%
Hercules Technology Growth Capital Incorporated	1.3%

## Portfolio Composition

### (% of total investments)

Real Estate Investment Trust	24.3%
Capital Markets	17.7%
Oil, Gas & Consumable Fuels	11.6%
Insurance	10.1%
Banks	8.1%
Diversified Financial Services	5.3%
Marine	3.7%
Short-Term Investments	0.5%
Other Industries	18.7%

## Credit Quality

### (% of total fixed income)

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A	0.9%
BBB	25.1%
BB or Lower	25.2%
N/R (not rated)	48.8%

1 Since inception returns are from 6/25/13.

Nuveen Investments

25

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**Shareholder****Meeting Report**

The annual meeting of shareholders was held in the offices of Nuveen Investments on April 11, 2014 for JPC and JPW; at this meeting the shareholders were asked to vote on the election of Board Members.

	<b>JPC</b> Common shares	<b>JPW</b> Common shares
<b>Approval of the Board Members was reached as follows:</b>		
William Adams IV		
For	76,043,879	3,161,669
Withhold	2,222,072	68,636
Total	78,265,951	3,230,305
David J. Kundert		
For	75,945,395	3,099,583
Withhold	2,320,556	130,722
Total	78,265,951	3,230,305
John K. Nelson		
For	76,041,282	3,095,791
Withhold	2,224,669	134,514
Total	78,265,951	3,230,305
Terence J. Toth		
For	76,035,047	3,165,711
Withhold	2,230,904	64,594
Total	78,265,951	3,230,305

Nuveen Investments

26

**Report of**

**Independent Registered Public Accounting Firm**

**The Board of Trustees and Shareholders**

**Nuveen Preferred Income Opportunities Fund**

**Nuveen Preferred and Income Term Fund**

**Nuveen Flexible Investment Income Fund**

We have audited the accompanying statements of assets and liabilities, including the portfolios of investments, of Nuveen Preferred Income Opportunities Fund, Nuveen Preferred and Income Term Fund, and Nuveen Flexible Investment Income Fund (the "Funds") as of July 31, 2014, and the related statements of operations and cash flows for the year then ended, and the statements of changes in net assets and the financial highlights for each of the periods indicated therein. These financial statements and financial highlights are the responsibility of the Funds' management. Our responsibility is to express an opinion on these financial statements and financial highlights based on our audits.

We conducted our audits in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements and financial highlights are free of material misstatement. We were not engaged to perform an audit of the Fund's internal control over financial reporting. Our audits included consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements and financial highlights, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. Our procedures included confirmation of securities owned as of July 31, 2014, by correspondence with the custodian, counterparties, and brokers or by other appropriate auditing procedures where replies from brokers were not received. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements and financial highlights referred to above present fairly, in all material respects, the financial positions of Nuveen Preferred Income Opportunities Fund, Nuveen Preferred and Income Term Fund, and Nuveen Flexible Investment Income Fund at July 31, 2014, and the results of their operations and their cash flows for the year then ended, and the changes in their net assets and the financial highlights for each of the periods indicated therein, in conformity with U.S. generally accepted accounting principles.

Chicago, Illinois  
September 25, 2014

Nuveen Investments  
27





JPC

## Nuveen Preferred Income Opportunities Fund

## Portfolio of Investments July 31, 2014

Shares	Description (1)	Value
	<b>LONG-TERM INVESTMENTS 137.0% (99.0% of Total Investments)</b>	
	<b>COMMON STOCKS 4.9% (3.5% of Total Investments)</b>	
	<b>Automobiles 0.2%</b>	
99,375	Ford Motor Company	\$ 1,691,363
	<b>Banks 0.2%</b>	
35,750	Citigroup Inc.	1,748,533
	<b>Capital Markets 1.8%</b>	
228,400	Ares Capital Corporation, (2)	3,816,564
127,098	Arlington Asset Investment Corporation, Class A	3,314,716
222,875	Hercules Technology Growth Capital, Inc.	3,659,608
128,983	Medley Capital Corporation, (2)	1,621,316
239,860	PennantPark Floating Rate Capital Inc.	3,310,068
36,767	TCP Capital Corporation, (2)	628,716
150,093	TriplePoint Venture Growth Business Development Company Corporation, Class B	2,285,916
	Total Capital Markets	18,636,904
	<b>Communications Equipment 0.2%</b>	
151,700	Ericsson LM Telefonaktiebolaget, ADR	1,885,631
	<b>Energy Equipment &amp; Services 0.3%</b>	
249,625	Key Energy Services Inc., (3)	1,532,698
44,200	Seadrill Limited	1,602,692
	Total Energy Equipment & Services	3,135,390
	<b>Hotels, Restaurants &amp; Leisure 0.2%</b>	
70,300	Hilton Worldwide Holdings Inc., (3)	1,701,963
	<b>Insurance 0.3%</b>	
30,950	American International Group, Inc., (2)	1,608,781
32,800	Endurance Specialty Holdings Limited	1,734,792

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	Total Insurance	3,343,573
	<b>Machinery 0.2%</b>	
35,100	Woodward Governor Company	1,753,596
	<b>Media 0.1%</b>	
80,127	National CineMedia, Inc.	1,286,840
	<b>Oil, Gas &amp; Consumable Fuels 0.4%</b>	
55,150	LinnCo LLC	1,604,314
188,530	Whiting USA Trust II	2,465,972
	Total Oil, Gas & Consumable Fuels	4,070,286
	<b>Pharmaceuticals 0.1%</b>	
57,325	Pfizer Inc.	1,645,228
	<b>Real Estate Investment Trust 0.7%</b>	
134,400	American Realty Capital Properties Inc, Hannon Armstrong Sustainable Infrastructure Capital Inc., (2)	1,761,984
137,450	New Residential Investment	1,884,440
278,325	Northstar Realty Finance Corporation	1,664,384
102,200		1,645,420
	Total Real Estate Investment Trust	6,956,228

Nuveen Investments  
28

Shares	Description (1)			Value
	<b>Real Estate Management &amp; Development</b>	<b>0.1%</b>		
58,349	Forestar Real Estate Group Inc., (3)			\$ 1,091,126
	<b>Semiconductors &amp; Equipment</b>	<b>0.1%</b>		
65,625	Microsemi Corporation, (3)			1,573,684
	Total Common Stocks (cost \$49,539,546)			50,520,345
Shares	Description (1), (4)			Value
	<b>EXCHANGE-TRADED FUNDS</b>	<b>1.0% (0.7% of Total Investments)</b>		
66,025	AdvisorShares TrimTabs Float Shrink ETF			\$ 3,327,660
109,600	Cambria Shareholder Yield ETF			3,300,056
75,725	PowerShares Buyback Achievers Portfolio			3,344,773
	Total Exchange-Traded Funds (cost \$10,208,175)			9,972,489
Shares	Description (1)	Coupon	Ratings (5)	Value
	<b>\$25 PAR (OR SIMILAR) RETAIL PREFERRED</b>		<b>68.2% (49.3% of Total Investments)</b>	
	<b>Banks</b>	<b>12.0%</b>		
4,800	Boston Private Financial Holdings Inc.	6.950%	N/R	\$ 119,808
159,401	Citigroup Inc.	8.125%	BB+	4,641,757
523,567	Citigroup Inc.	7.125%	BB+	14,298,615
290,500	Citigroup Inc.	6.875%	BB+	7,805,735
200,575	City National Corporation	6.750%	BBB	5,768,537
386,015	Countrywide Capital Trust III	7.000%	BB+	9,808,641
70,825	Countrywide Capital Trust IV	6.750%	BB+	1,798,955
152,203	Fifth Third Bancorp.	6.625%	BBB	4,095,783
117,760	First Niagara Finance Group	8.625%	BB+	3,409,152
213,312	First Republic Bank of San Francisco	6.200%	BBB	5,322,134
123,900	FNB Corporation	7.250%	Ba3	3,382,470
251,941	HSBC Holdings PLC	8.000%	BBB+	6,820,043
403,188	PNC Financial Services, (6)	6.125%	BBB	10,978,809
226,200	Private Bancorp Incorporated	7.125%	N/R	5,849,532
79,430	Regions Financial Corporation	6.375%	BB	1,967,481
386,625	Regions Financial Corporation	6.375%	B1	9,839,606

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133,300	TCF Financial Corporation	7.500%	BB	3,496,459
140,600	Texas Capital Bancshares Inc.	6.500%	BB	3,465,790
3,366	Texas Capital Bancshares	6.500%	BB+	82,299
149,800	U.S. Bancorp.	6.500%	BBB+	4,248,328
219,200	Webster Financial Corporation	6.400%	Ba1	5,403,280
114,200	Wells Fargo & Company	6.625%	BBB+	3,148,494
219,755	Zions Bancorporation	7.900%	BB	6,142,152
95,300	Zions Bancorporation	6.300%	BB	2,443,492
	<b>Total Banks</b>			<b>124,337,352</b>
	<b>Capital Markets 8.5%</b>			
2,894	Affiliated Managers Group Inc.	6.375%	BBB	72,813
28,978	Allied Capital Corporation	6.875%	BBB	723,870
130,200	Apollo Investment Corporation	6.875%	BBB	3,232,866
112,775	Apollo Investment Corporation	6.625%	BBB	2,808,098
2,307	Arlington Asset Investment Corporation	6.625%	N/R	55,737
188,895	Capitala Finance Corporation	7.125%	N/R	4,792,266
340,880	Deutsche Bank Capital Funding Trust II	6.550%	BBB	8,931,056
150,400	Fifth Street Finance Corporation	6.125%	BBB	3,660,736
62,800	Gladstone Capital Corporation	6.750%	N/R	1,623,380
56,425	Gladstone Investment Corporation	7.125%	N/R	1,498,084
220,800	Goldman Sachs Group, Inc.	5.500%	BB+	5,290,368
121,700	Hercules Technology Growth Capital Incorporated	7.000%	N/R	3,159,332
107,700	Hercules Technology Growth Capital Incorporated	7.000%	N/R	2,773,275
122,800	Hercules Technology Growth Capital Incorporated, (3)	6.250%	N/R	3,045,440

Nuveen Investments

**JPC Nuveen Preferred Income Opportunities Fund**  
**Portfolio of Investments (continued) July 31, 2014**

Shares	Description (1)	Coupon	Ratings (5)	Value
	<b>Capital Markets (continued)</b>			
23,455	JMP Group Inc.	7.250%	N/R	\$ 604,435
175,750	Ladenburg Thalmann Financial Services Inc.	8.000%	N/R	3,952,618
24,673	Medley Capital Corporation	7.125%	N/R	632,862
29,175	Medley Capital Corporation	6.125%	N/R	722,957
783,300	Morgan Stanley	7.125%	BB+	21,587,748
6,400	Morgan Stanley	6.875%	BB+	170,304
123,900	MVC Capital Incorporated	7.250%	N/R	3,152,016
4,000	Saratoga Investment Corporation	7.500%	N/R	101,120
276,640	Solar Capital Limited	6.750%	BBB	6,708,520
130,000	State Street Corporation	5.900%	BBB+	3,350,100
58,953	Triangle Capital Corporation	7.000%	N/R	1,519,219
159,478	Triangle Capital Corporation	6.375%	N/R	4,022,035
	Total Capital Markets			88,191,255
	<b>Consumer Finance 0.8%</b>			
293,934	Discover Financial Services	6.500%	BB	7,471,802
9,989	SLM Corporation, Series A	6.970%	BB	485,465
	Total Consumer Finance			7,957,267
	<b>Diversified Financial Services 5.7%</b>			
204,089	Ares Capital Corporation	7.000%	BBB	5,194,065
4,800	Ares Capital Corporation	5.875%	BBB	123,504
65,000	ING Groep N.V.	7.375%	BBB	1,665,300
204,023	ING Groep N.V.	7.200%	BBB	5,261,753
783,499	ING Groep N.V.	7.050%	BBB	20,128,089
50,000	ING Groep N.V.	6.125%	BBB	1,265,000
16,600	INTL FCStone Inc.	8.500%	N/R	432,430
72,891	KCAP Financial Inc.	7.375%	N/R	1,882,775
43,369	KKR Financial Holdings LLC	7.500%	A	1,175,734
348,218	KKR Financial Holdings LLC	7.375%	BBB	8,914,381
217,464	Main Street Capital Corporation	6.125%	N/R	5,436,600
57,070		8.125%	N/R	1,447,295

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	Oxford Lane Capital Corporation			
117,371	Oxford Lane Capital Corporation	7.500%	N/R	2,873,242
125,300	PennantPark Investment Corporation	6.250%	BBB	3,129,994
	Total Diversified Financial Services			58,930,162
	<b>Diversified Telecommunication Services 0.6%</b>			
185,180	Qwest Corporation	7.000%	BBB	4,764,681
57,500	Verizon Communications Inc.	5.900%	A	1,461,650
	Total Diversified Telecommunication Services			6,226,331
	<b>Food Products 1.7%</b>			
261,768	CHS Inc.	7.875%	N/R	7,656,714
360,600	CHS Inc.	7.100%	N/R	9,750,624
	Total Food Products			17,407,338
	<b>Insurance 10.8%</b>			
104,045	Aegon N.V.	8.000%	Baa1	2,947,595
203,752	Aegon N.V.	6.375%	Baa1	5,193,638
637,100	Arch Capital Group Limited	6.750%	BBB	17,201,700
273,900	Argo Group US Inc.	6.500%	BBB	6,661,248
54,020	Aspen Insurance Holdings Limited	7.250%	BBB	1,405,600
393,800	Aspen Insurance Holdings Limited	5.950%	BBB	9,797,744
425,908	Axis Capital Holdings Limited	6.875%	BBB	11,031,017
38,000	Delphi Financial Group, Inc., (7)	7.376%	BBB	941,689
165,000	Endurance Specialty Holdings Limited	7.500%	BBB	4,331,250
42,470	Hanover Insurance Group	6.350%	Ba1	1,032,870
138,124	Hartford Financial Services Group Inc.	7.875%	BB+	4,106,427

Nuveen Investments

30

Shares	Description (1)	Coupon	Ratings (5)	Value
	<b>Insurance (continued)</b>			
432,200	Kemper Corporation	7.375%	Ba1	\$ 11,189,658
298,139	Maiden Holdings Limited	8.250%	BB	7,694,968
257,133	Maiden Holdings NA Limited	8.000%	BBB	6,677,744
291,133	Maiden Holdings NA Limited	7.750%	BBB	7,639,330
74,000	Montpelier Re Holdings Limited	8.875%	BBB	2,013,540
76,400	National General Holding Company, (3)	7.500%	N/R	1,910,000
8,205	Prudential PLC	6.750%	A	209,145
361,265	Reinsurance Group of America Inc.	6.200%	BBB	9,790,282
8,800	Selective Insurance Group	5.875%	BBB+	214,016
	Total Insurance			111,989,461
	<b>Marine 1.3%</b>			
101,635	Costamare Inc.	8.500%	N/R	2,630,314
63,671	Costamare Inc.	7.625%	N/R	1,614,060
9,890	International Shipholding Corporation	9.000%	N/R	1,021,143
18,300	Navios Maritime Holdings Inc.	8.750%	N/R	464,820
89,875	Navios Maritime Holdings Inc.	8.625%	N/R	2,199,151
140,000	Seaspan Corporation	8.250%	N/R	3,661,000
59,650	Seaspan Corporation	6.375%	N/R	1,470,969
	Total Marine			13,061,457
	<b>Multi-Utilities 0.1%</b>			
24,079	Dominion Resources Inc.	8.375%	BBB	618,830
26,579	DTE Energy Company	6.500%	Baa1	694,775
	Total Multi-Utilities			1,313,605
	<b>Oil, Gas &amp; Consumable Fuels 2.7%</b>			
51,163	Atlas Pipeline Partners LP	8.250%	CCC+	1,309,261
157,675	BreitBurn Energy Partners LP	8.250%	N/R	4,015,982
39,310	Callon Petroleum Company	10.000%	N/R	2,123,919
40,694	Legacy Reserves LP	8.000%	N/R	1,021,419
173,700	Legacy Reserves LP	8.000%	N/R	4,266,072
3,294	Magnum Hunter Resources Corporation	8.000%	N/R	162,197
44,862		10.500%	N/R	1,142,635

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	Miller Energy Resources Inc.			
304,300	Nustar Logistics Limited Partnership	7.625%	Ba2	8,191,756
44,275	Scorpio Tankers Inc.	6.750%	N/R	1,122,371
79,700	Tsakos Energy Navigation Limited	8.875%	N/R	2,057,057
60,900	Vanguard Natural Resources LLC	7.875%	N/R	1,576,092
57,700	Vanguard Natural Resources LLC	7.625%	N/R	1,424,613
	Total Oil, Gas & Consumable Fuels			28,413,374
	<b>Real Estate Investment Trust</b>	<b>17.1%</b>		
199,300	AG Mortgage Investment Trust	8.000%	N/R	4,787,186
73,949	American Realty Capital Properties Inc.	6.700%	N/R	1,719,314
249,100	Annaly Capital Management	7.625%	N/R	6,080,531
84,575	Apartment Investment & Management Company	6.875%	BB	2,143,976
149,500	Apollo Commercial Real Estate Finance	8.625%	N/R	3,936,335
249,100	Apollo Residential Mortgage Inc.	8.000%	N/R	6,028,220
15,400	Arbor Realty Trust Incorporated	8.250%	N/R	385,000
12,500	Arbor Realty Trust Incorporated	7.750%	N/R	306,375
89,025	Arbor Realty Trust Incorporated	7.375%	N/R	2,198,027
70,546	Ashford Hospitality Trust Inc.	9.000%	N/R	1,911,797
117,231	Ashford Hospitality Trust Inc.	8.450%	N/R	2,995,252
33,100	Campus Crest Communities	8.000%	Ba1	849,015
139,015	Capstead Mortgage Corporation	7.500%	N/R	3,345,952
155,426	CBL & Associates Properties Inc.	7.375%	BB	3,893,421
186,579	Cedar Shopping Centers Inc., Series A	7.250%	N/R	4,754,033

Nuveen Investments



**JPC Nuveen Preferred Income Opportunities Fund**  
**Portfolio of Investments (continued) July 31, 2014**

Shares	Description (1)	Coupon	Ratings (5)	Value
<b>Real Estate Investment Trust (continued)</b>				
	Chesapeake Lodging Trust			
208,314	Trust	7.750%	N/R	\$ 5,451,577
23,967	Colony Financial Inc.	8.500%	N/R	626,737
101,850	Colony Financial Inc.	7.500%	N/R	2,475,974
	Coresite Realty Corporation			
50,000	Corporation	7.250%	N/R	1,282,000
83,159	CYS Invsetments Inc.	7.750%	N/R	2,033,238
71,974	CYS Invsetments Inc.	7.500%	N/R	1,696,427
270,925	DDR Corporation	6.500%	Baa3	6,819,182
	Digital Realty Trust Inc.			
117,328	Inc.	7.375%	Baa3	2,997,730
	Duke Realty Corporation, Series L			
47,807	Corporation, Series L	6.600%	Baa3	1,211,907
	Dupont Fabros Technology			
214,845	Technology	7.875%	Ba2	5,467,805
98,500	Dynex Capital inc.	8.500%	N/R	2,462,500
	Equity Commonwealth			
5,142	Commonwealth	7.250%	Ba1	133,486
	First Potomac Realty Trust			
246,100	Trust	7.750%	N/R	6,435,515
	Hatteras Financial Corporation			
195,710	Corporation	7.625%	N/R	4,638,327
	Health Care REIT, Inc.			
48,490	Inc.	6.500%	Baa3	1,247,163
	Hersha Hospitality Trust			
88,850	Trust	6.875%	N/R	2,251,459
	Hospitality Properties Trust			
63,750	Trust	7.125%	Baa3	1,624,350
	Inland Real Estate Corporation			
178,580	Corporation	8.125%	N/R	4,652,009
	Invesco Mortgage Capital Inc.			
239,102	Capital Inc.	7.750%	N/R	5,824,525
	Kite Realty Group Trust			
20,700	Trust	8.250%	N/R	538,407
185,518	MFA Financial Inc.	8.000%	N/R	4,767,813
11,619	MFA Financial Inc.	7.500%	N/R	278,624
	New York Mortgage Trust Inc.			
117,798	Trust Inc.	7.750%	N/R	2,791,813
	Northstar Realty Finance Corporation			
178,500	Finance Corporation	8.875%	N/R	4,558,890
	Northstar Realty Finance Corporation, (2)			
329,164	(2)	8.250%	N/R	8,229,100
72,400		7.375%	N/R	1,866,472

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	Penn Real Estate Investment Trust			
200,000	Penn Real Estate Investment Trust	8.250%	N/R	5,264,000
19,350	PS Business Parks, Inc.	6.875%	Baa2	494,199
59,960	PS Business Parks, Inc.	6.450%	Baa2	1,484,010
155,923	Rait Financial Trust	7.750%	N/R	3,795,166
123,830	Rait Financial Trust	7.625%	N/R	3,044,980
37,592	Realty Income Corporation	6.625%	Baa2	978,144
217,000	Regency Centers Corporation	6.625%	Baa3	5,620,300
114,300	Resource Capital Corporation	8.625%	N/R	2,786,634
4,809	Sabra Health Care Real Estate Investement Trust	7.125%	B2	125,226
350,700	Senior Housing Properties Trust	5.625%	BBB	8,094,156
157,149	Strategic Hotel Capital Inc., Series B	8.250%	N/R	4,016,728
1,175	Sun Communities Inc.	7.125%	N/R	30,162
149,300	Urstadt Biddle Properties	7.125%	N/R	3,799,685
315,850	Winthrop Realty Trust Inc.	9.250%	N/R	8,243,685
69,475	Winthrop Realty Trust Inc.	7.750%	N/R	1,788,981
	Total Real Estate Investment Trust			177,263,520
	<b>Real Estate Management &amp; Development 0.3%</b>			
100,977	Kennedy-Wilson Inc.	7.750%	BB	2,574,914
	<b>Thrifths &amp; Mortgage Finance 0.1%</b>			
39,002	Everbank Financial Corporation	6.750%	N/R	963,739
	<b>U.S. Agency 6.5%</b>			
123,700	AgriBank FCB, (7)	6.875%	A	13,065,813
157,375	Cobank Agricultural Credit Bank, (7)	6.250%	A	16,278,477
38,725	Cobank Agricultural Credit Bank, (7)	6.125%	A	3,568,753
259,800	Farm Credit Bank of Texas, (7)	6.750%	Baa1	27,270,897
160,700	Federal Agricultural Mortgage Corporation	6.875%	N/R	4,129,990
100,000	Federal Agricultural Mortgage Corporation, (3)	6.000%	N/R	2,507,000
	Total U.S. Agency			66,820,930
				705,450,705

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Total \$25 Par (or  
similar) Retail  
Preferred (cost  
\$678,105,228)

Nuveen Investments

32

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Principal Amount (000)	Description (1)	Coupon	Maturity	Ratings (5)	Value
	<b>CORPORATE BONDS 5.0% (3.6% of Total Investments)</b>				
	<b>Capital Markets 0.7%</b>				
\$ 7,070	Prosepect Capital Corporation	5.875%	3/15/23	BBB	\$ 7,344,712
	<b>Commercial Services &amp; Supplies 0.4%</b>				
3,225	Iron Mountain Inc.	5.750%	8/15/24	B1	3,225,000
650	R.R. Donnelley & Sons Company	6.500%	11/15/23	BB	667,875
300	R.R. Donnelley & Sons Company	6.000%	4/01/24	BB	297,000
4,175	Total Commercial Services & Supplies				4,189,875
	<b>Diversified Financial Services 0.5%</b>				
4,100	Jefferies Finance LLC Corporation, 144A	7.375%	4/01/20	B1	4,294,750
1,525	Jefferies Finance LLC Corporation, 144A	6.875%	4/15/22	B1	1,523,094
5,625	Total Diversified Financial Services				5,817,844
	<b>Energy Equipment &amp; Services 0.5%</b>				
5,355	McDermott International Inc., 144A	8.000%	5/01/21	BB	5,462,100
	<b>Food Products 0.1%</b>				
1,010	Land O'Lakes Capital Trust I	7.450%	3/15/28	BB	1,035,250
	<b>Marine 0.6%</b>				
6,120	Teekay Offshore Partners LP	6.000%	7/30/19	N/R	6,074,100
	<b>Oil, Gas &amp; Consumable Fuels 1.1%</b>				
1,657	Breitburn Energy Partners LP	7.875%	4/15/22	B	1,731,565
7,583	DCP Midstream LLC	5.850%	5/21/43	Baa3	7,355,510
2,120	Legacy Reserves LP Finance Corporation, 144A	6.625%	12/01/21	B	2,125,300
11,360	Total Oil, Gas & Consumable Fuels				11,212,375
	<b>Real Estate Management &amp; Development 0.3%</b>				
3,150	Forestar USA Real Estate Group Inc., 144A	8.500%	6/01/22	BB	3,276,000
	<b>Tobacco 0.1%</b>				
650	Vector Group Limited, 144A	7.750%	2/15/21	Ba3	689,000
	<b>Wireless Telecommunication Services 0.7%</b>				
2,325	Frontier Communications Corporation	7.125%	1/15/23	Ba2	2,406,375
4,500	Frontier Communications	7.625%	4/15/24	Ba2	4,691,250

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		Corporation			
6,825	Total Wireless Telecommunication Services				7,097,625
	Total Corporate Bonds (cost \$51,047,550)				52,198,881
\$ 51,340					
Principal Amount (000)/ Shares	Description (1)	Coupon	Maturity	Ratings (5)	Value
	<b>\$1,000 PAR (OR SIMILAR) INSTITUTIONAL PREFERRED Investments)</b>				<b>56.9% (41.2% of Total</b>
	<b>Banks 19.2%</b>				
19,361	Abbey National Capital Trust I	8.963%	N/A (8)	BBB	\$24,394,860
9,625	Bank of America Corporation	8.000%	N/A (8)	BB+	10,588,559
1,850	Bank of America Corporation	8.125%	N/A (8)	BB+	2,047,832
3,575	Barclays Bank PLC, 144A	10.179%	6/12/21 N/A (8)	A	4,911,235
4,430	Barclays PLC	8.250%	N/A (8)	BB+	4,695,800
2,235	Citigroup Inc.	6.300%	N/A (8)	BB+	2,243,940
1,000	Citigroup Inc.	8.400%	N/A (8)	BB+	1,150,500
3,960	Commerzbank AG, 144A	8.125%	9/19/23 N/A (8)	BB+	4,650,612
6,725	Credit Agricole SA	7.875%	N/A (8)	BB+	7,143,631
4,500	First Empire Capital Trust I	8.234%	2/01/27	BBB	4,577,513

Nuveen Investments  
33

**JPC Nuveen Preferred Income Opportunities Fund**  
**Portfolio of Investments (continued) July 31, 2014**

Principal Amount (000)/ Shares	Description (1)	Coupon	Maturity	Ratings (5)	Value
<b>Banks (continued)</b>					
1,000	HSBC Bank PLC	0.688%	N/A (8)	A	\$ 690,000
500	HSBC Bank PLC	0.600%	N/A (8)	A	344,500
4,654	HSBC Capital Funding LP	10.176%	N/A (8)	BBB+	6,957,730
3,740	JPMorgan Chase & Company	5.150%	N/A (8)	BBB	3,536,544
17,020	JPMorgan Chase & Company	6.750%	N/A (8)	BBB	18,168,850
22,082	JPMorgan Chase & Company	7.900%	N/A (8)	BBB	24,317,803
11,525	Lloyd's Banking Group PLC	7.500%	N/A (8)	BB	12,101,250
2,150	M&T Bank Corporation	6.450%	N/A (8)	BBB	2,279,000
5,000	PNC Financial Services Inc.	6.750%	N/A (8)	BBB	5,575,000
4,883	Royal Bank of Scotland Group PLC	7.648%	N/A (8)	BB	5,811,747
11,656	Societe Generale, 144A	7.875%	N/A (8)	BB+	12,195,090
570	Standard Chartered PLC, 144A	7.014%	N/A (8)	BBB+	649,800
22,101	Wells Fargo & Company	7.980%	N/A (8)	BBB+	25,062,534
7,290	Wells Fargo & Company	5.900%	N/A (8)	BBB+	7,614,405
6,765	Zions Bancorporation	7.200%	N/A (8)	BB	7,204,725
<b>Total Banks</b>					<b>198,913,460</b>
<b>Capital Markets 2.0%</b>					
14,820	Credit Suisse Group AG	7.500%	N/A (8)	BB+	16,264,950
3,775	Goldman Sachs Group Inc.	5.700%	N/A (8)	BB+	3,844,838
175	Morgan Stanley	5.450%	N/A (8)	BB+	175,219
<b>Total Capital Markets</b>					<b>20,285,007</b>
<b>Consumer Finance 0.3%</b>					
2,640	Ally Financial Inc.	7.000%	N/A (8)	B	2,626,800
<b>Diversified Financial Services 10.0%</b>					

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16,400	Agstar Financial Services Inc., 144A	6.750%	N/A (8)	BB	16,728,000
7,085	BNP Paribas, 144A	7.195%	N/A (8)	BBB	8,192,031
9,500	General Electric Capital Corporation	6.250%	N/A (8)	AA	10,545,000
32,205	General Electric Capital Corporation, (6)	7.125%	N/A (8)	AA	37,679,850
2,765	ING US Inc.	5.650%	5/15/53	Ba1	2,813,388
20,713	Rabobank Nederland, 144A	11.000%	N/A (8)	A	27,776,133
Total Diversified Financial Services					103,734,402
<b>Insurance 23.6%</b>					
1,183	AG2R La Mondiale Vie	7.625%	N/A (8)	BBB	1,316,895
4,800	AIG Life Holdings Inc.	8.500%	7/01/30	BBB	6,408,000
5,000	Allstate Corporation, (2)	6.500%	5/15/57	Baa1	5,462,500
2,650	Aquarius & Investments PLC fbo SwissRe	8.250%	N/A (8)	N/R	2,958,063
8,000	Aviva PLC, Reg S	8.250%	N/A (8)	BBB	9,013,600
1,675	AXA SA	8.600%	12/15/30	A3	2,252,875
23,799	Catlin Insurance Company Limited	7.249%	N/A (8)	BBB+	24,572,468
2,815	Cloverie PLC Zurich Insurance	8.250%	N/A (8)	A	3,251,325
2,300	CNP Assurances	7.500%	N/A (8)	BBB+	2,564,588
32,040	Financial Security Assurance Holdings, 144A	6.400%	12/15/66	BBB+	28,515,600
1,755	Friends Life Holdings PLC	7.875%	N/A (8)	BBB+	1,966,478
14,055	Glen Meadows Pass Through Trust	6.505%	2/12/67	BB+	13,879,313
1,030	Great West Life & Annuity Insurance Capital LP II, 144A	7.153%	5/16/46	A	1,071,200
12,225	Liberty Mutual Group, 144A	7.800%	3/15/37	Baa3	14,486,625
2,665	Lincoln National Corporation, (2)	7.000%	5/17/66	BBB	2,736,622
1,750	Lincoln National Corporation, (2)	6.050%	4/20/67	BBB	1,767,500
9,335	MetLife Capital Trust IV, 144A	7.875%	12/15/67	BBB	11,808,775
10,745	MetLife Capital Trust X, 144A	9.250%	4/08/38	BBB	15,419,075

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1,150	Nationwide Financial Services Capital Trust	7.899%	3/01/37	Baa2	1,319,226
13,770	Nationwide Financial Services Inc.	6.750%	5/15/37	Baa2	14,449,894
6,855	Provident Financing Trust I	7.405%	3/15/38	Baa3	7,964,002
3,415	Prudential Financial Inc., (2)	5.875%	9/15/42	BBB+	3,696,738
13,535	QBE Capital Funding Trust II, 144A	7.250%	5/24/41	BBB	14,651,638
18,168	Symetra Financial Corporation, 144A	8.300%	10/15/37	BBB	19,258,080

Nuveen Investments

34



Principal Amount (000)/ Shares	Description (1)	Coupon	Maturity	Ratings (5)	Value
<b>Insurance (continued)</b>					
5,944	Swiss Re Capital I, 144A	6.854%	N/A (8)	A	\$ 6,315,500
14,485	White Mountains Insurance Group	7.506%	N/A (8)	BB+	15,281,675
8,250	XL Capital Ltd, (2)	6.500%	N/A (8)	BBB	8,085,000
4,000	ZFS Finance USA Trust II, 144A	6.450%	12/15/65	A	4,310,000
Total Insurance					244,783,255
<b>Machinery 0.1%</b>					
1,020	Stanley Black and Decker, Inc.	5.750%	12/15/53	BBB+	1,104,788
<b>Real Estate Investment Trust 1.5%</b>					
11,705	Sovereign Real Estate Investment Trust, 144A	12.000%	N/A (8)	BB+	15,426,300
<b>US Agency 0.2%</b>					
1,700	Farm Credit Bank of Texas	10.000%	N/A (8)	Baa1	2,072,931
Total \$1,000 Par (or similar) Institutional Preferred (cost \$537,444,679)					588,946,943
<b>Shares</b>	<b>Description (1), (4)</b>				<b>Value</b>
<b>INVESTMENT COMPANIES 1.0% (0.7% of Total Investments)</b>					
82,080	AllianceBernstein Global High Income Fund				\$ 1,126,958
155,134	Ares Dynamic Credit Allocation Fund				2,735,012
148,108	Cushing Royalty and Income Fund				2,882,182
679,485	MFS Intermediate Income Trust				3,546,912
Total Investment Companies (cost \$10,474,228)					10,291,064
<b>Total Long-Term Investments (cost \$1,336,819,406)</b>					<b>1,417,380,427</b>
<b>Principal Amount (000)</b>	<b>Description (1)</b>	<b>Coupon</b>	<b>Maturity</b>		<b>Value</b>
<b>SHORT-TERM INVESTMENTS 1.3% (1.0% of Total Investments)</b>					
\$ 13,779	Repurchase Agreement with Fixed Income Clearing Corporation, dated 7/31/14, repurchase price	0.000%	8/01/14		\$ 13,779,419

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\$13,779,419,  
collateralized by  
\$14,120,000 U.S.  
Treasury Notes,  
2.125%,  
due 6/30/21, value  
\$14,057,474

<b>Total Short-Term Investments (cost \$13,779,419)</b>		<b>13,779,419</b>
<b>Total Investments (cost \$1,350,598,825)</b>	<b>138.3%</b>	<b>1,431,159,846</b>
<b>Borrowings (38.9)% (9), (10)</b>		<b>(402,500,000)</b>
<b>Other Assets Less Liabilities 0.6% (11)</b>		<b>6,485,693</b>
<b>Net Assets Applicable to Common Shares 100%</b>		<b>\$1,035,145,539</b>

Investments in Derivatives as of July 31, 2014

**Interest Rate Swaps outstanding:**

Counterparty	Notional Amount	Fund Pay/Receive Floating Rate	Floating Rate Index	Fixed Rate (Annualized)	Fixed Rate Payment Frequency	Effective Date	Termination Date	Unrealized Appreciation (Depreciation) (11)
JPMorgan	\$114,296,000	Receive	1-Month USD-LIBOR-BBA	.255%	Monthly	12/01/12	12/01/18	\$ 2,034,031
JPMorgan	114,296,000	Receive	1-Month USD-LIBOR-BBA	.673	Monthly	12/01/12	12/01/20	3,321,235
Morgan Stanley	69,725,000	Receive	1-Month USD-LIBOR-BBA	2.064	Monthly	3/21/13	3/21/16	(1,856,561)
	\$298,317,000							\$ 3,498,705

Nuveen Investments

**JPC Nuveen Preferred Income Opportunities Fund**  
**Portfolio of Investments (continued) July 31, 2014**

For Fund portfolio compliance purposes, the Fund's industry classifications refer to any one or more of the industry sub-classifications used by one or more widely recognized market indexes or ratings group indexes, and/or as defined by Fund management. This definition may not apply for purposes of this report, which may combine industry sub-classifications into sectors for reporting ease.

- (1) All percentages shown in the Portfolio of Investments are based on net assets applicable to common shares unless otherwise noted.
- (2) Investment, or portion of investment, is out on loan as described in Note 8 Borrowing Arrangements. The total value of investments out on loan as of the end of the reporting period was \$14,317,300.
- (3) Non-income producing; issuer has not declared a dividend within the past twelve months.
- (4) A copy of the most recent financial statements for the exchange-traded funds and investment companies in which the Fund invests can be obtained directly from the Securities and Exchange Commission on its website at <http://www.sec.gov>.
- (5) Ratings (not covered by the report of independent registered public accounting firm): Using the highest of Standard & Poor's Group ("Standard & Poor's"), Moody's Investors Service, Inc. ("Moody's") or Fitch, Inc. ("Fitch") rating. Ratings below BBB by Standard & Poor's, Baa by Moody's or BBB by Fitch are considered to be below investment grade. Holdings designated N/R are not rated by any of these national rating agencies.
- (6) Investment, or portion of investment, has been pledged to collateralize the net payment obligations for investments in derivatives.
- (7) For fair value measurement disclosure purposes, \$25 Par (or similar) Retail Preferred classified as Level 2. See Notes to Financial Statements, Note 2 Investment Valuation and Fair Value Measurements for more information.
- (8) Perpetual security. Maturity date is not applicable.
- (9) The Fund may pledge up to 100% of its eligible investments (excluding any investments separately pledged as collateral for specific investments in derivatives, when applicable) in the Portfolio of Investments as collateral for Borrowings. As of the end of the reporting period, investments with a value of \$877,967,233 have been pledged as collateral for Borrowings.
- (10) Borrowings as a percentage of Total Investments is 28.1%.
- (11) Other Assets Less Liabilities includes the Unrealized Appreciation (Depreciation) of derivative instruments as listed within Investments in Derivatives as of the end of the reporting period.
- (12) Effective date represents the date on which both the Fund and Counterparty commence interest payment accruals on each contract.

N/A Not applicable.

ADR American Depositary Receipt.

144A Investment is exempt from registration under Rule 144A of the Securities Act of 1933, as amended. These investments may only be resold in transactions exempt from registration, which are normally those transactions with qualified institutional buyers.

Reg S Regulation S allows U.S. companies to sell securities to persons or entities located outside of the United States without registering those securities with the Securities and Exchange Commission. Specifically, Regulation S provides a safe harbor from the registration requirements of the Securities Act for the offers and sales of securities by both foreign and domestic issuers that are made outside the United States.

REIT Real Estate Investment Trust.

USD-LIBOR-BBA United States Dollar London Inter-Bank Offered Rate British Bankers' Association.

*See accompanying notes to financial statements.*

Nuveen Investments

36

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## JPI

## Nuveen Preferred and Income Term Fund

## Portfolio of Investments July 31, 2014

Shares	Description (1)	Coupon	Ratings (2)	Value
	<b>LONG-TERM INVESTMENTS</b>	<b>137.2% (99.4% of Total Investments)</b>		
	<b>\$25 PAR (OR SIMILAR) RETAIL PREFERRED</b>	<b>46.7% (33.8% of Total Investments)</b>		
	<b>Banks 9.9%</b>			
487,466	Citigroup Inc.	7.125%	BB+	\$13,312,696
326,869	Citigroup Inc.	6.875%	BB+	8,782,970
80,500	City National Corporation	6.750%	BBB	2,315,180
15,100	Countrywide Capital Trust III	7.000%	BB+	383,691
121,300	Fifth Third Bancorp.	6.625%	BBB	3,264,183
125,000	PNC Financial Services Private Bancorp	6.125%	BBB	3,403,750
98,653	Incorporated	7.125%	N/R	2,551,167
87,100	Regions Financial Corporation	6.375%	BB	2,157,467
356,800	Regions Financial Corporation	6.375%	B1	9,080,560
153,800	Texas Capital Bancshares Inc.	6.500%	BB	3,791,170
38,800	U.S. Bancorp.	6.500%	BBB+	1,100,368
122,900	Wells Fargo & Company	6.625%	BBB+	3,388,353
145,900	Zions Bancorporation, (4)	6.300%	BB	3,740,876
	<b>Total Banks</b>			<b>57,272,431</b>
	<b>Capital Markets 4.7%</b>			
242,100	Goldman Sachs Group, Inc.	5.500%	BB+	5,800,716
645,200	Morgan Stanley	7.125%	BB+	17,781,712
7,000	Morgan Stanley	6.875%	BB+	186,270
139,800	State Street Corporation	5.900%	BBB+	3,602,646
	<b>Total Capital Markets</b>			<b>27,371,344</b>
	<b>Consumer Finance 0.6%</b>			
149,800	Discover Financial Services	6.500%	BB	3,807,916
	<b>Diversified Financial Services 5.1%</b>			
601,000	ING Groep N.V.	7.375%	BBB	15,397,620
276,273	ING Groep N.V.	7.200%	BBB	7,125,081
167,268	ING Groep N.V.	7.050%	BBB	4,297,115
40,000	ING Groep N.V.	6.375%	BBB	1,015,200
76,800		7.375%	BBB	1,966,080

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	KKR Financial Holdings LLC			
	Total Diversified Financial Services			29,801,096
	<b>Diversified Telecommunication Services</b>	<b>0.3%</b>		
62,000	Verizon Communications Inc.	5.900%	A	