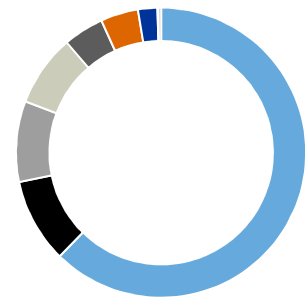


28 February 2023

Russell Investments International Property Securities Fund - Hedged

Geographic allocation³



United States	62.3%
Japan	9.4%
Asia ex Japan	9.0%
Europe ex UK	8.0%
UK	4.5%
Australia/New Zealand	4.2%
Canada	2.2%
Emerging Markets	0.1%
Other	0.3%

Fund objective

To provide a total return, before costs and tax, higher than the Fund's benchmark over the long term by providing exposure to a diversified portfolio of predominantly international and Australian listed property securities, largely hedged into Australian dollars.

Fund strategy

The Fund invests predominantly in property trusts and property related securities listed on stock exchanges in developed international markets. The Fund may also invest in securities which have exposure to properties in emerging markets. Foreign currency exposures are largely hedged back to Australian dollars.

Performance review¹

Period ending 28/02/2023	1 month %	3 months %	1 year %	3 years %p.a.	5 years %p.a.	Since inception %p.a.
Total return	-3.64	0.24	-16.10	-2.01	1.66	4.83

¹ Performance is net of fees and charges. Assumes reinvestment of income. Past performance is not a reliable indicator of future performance.

Growth of \$10,000



Fund commentary

The Russell Investments International Property Securities Fund (AUD hedged) performed in line with the benchmark in February.

An underweight exposure to the poor-performing US office space contributed positively to performance over the period; notably underweights to Alexandria Real Estate Equities and Boston Properties. Both stocks traded lower throughout the month. The Fund also benefited from positive stock selection amongst US healthcare names, including underweights to Medical Properties Trust and Welltower. An ex-benchmark exposure to Japanese developers added further value in February. In contrast, stock selection amongst Japanese real estate investment trusts detracted from overall performance; notably an overweight to MORI TRUST REIT. Other key holdings to impact performance were underweights to US storage names CubeSmart and Extra Space Storage. An overweight to the Hong Kong market also weighed on returns, though this was largely offset by strong stock selection within the country. In terms of strategic factor positioning, our tilt toward size added value in February, while our quality bias detracted from returns. Momentum, value and volatility factors had no meaningful impact on overall performance.

Moving forward, the Fund is positioned with tilts toward the UK and Asia ex Japan and away from North America, Continental Europe and Australia. In terms of sectors, we prefer residential, specialty and data centres and maintain underweights to office, lodging and shopping centres. We also maintain strategic overweights to both quality and size.

³ Allocations may not equal 100% due to rounding.

[†] As a percentage of net assets. Includes management fee, indirect costs and expense recoveries. Reflects RIM's reasonable estimates of the typical fees for the current financial year. All costs reflect the actual amount incurred for previous financial year and may include RIM's reasonable estimates where information was not available or where RIM was unable to determine the exact amount. Refer to the PDS for further information.

[‡] As a percentage of net assets. RIM does not charge a performance fee at the Fund level, however underlying funds and managers may charge a performance fee. This estimated fee is based on the average of actual performance fees incurred over the past 5 financial years. Refer to PDS for further information.

Fund facts

Share class

Class A

Inception date

31 December 2004

Fund size

AUD 97.40m

Benchmark

 FTSE EPRA/NAREIT
Developed Real Estate Index
Net TRI – \$A Hedged

Portfolio manager

Bruce Eidelson

Recommended investment timeframe

7 years

Tax structure

Investment - Class A

APIR code

RIM0031AU

ARSN code

111-169-987

Management fees and costs[†]

0.92%

Performance fees[‡]

N/A

Russell Investments International Property Securities Fund - Hedged (continued)

Detailed performance review^{1,2}

	1 year %p.a.	3 years %p.a.	5 years %p.a.	Since inception %p.a.
Total return	-16.1	-2.0	1.7	4.8
Distribution	-	0.4	0.9	4.4
Growth	-16.1	-2.4	0.8	0.5

1 Performance is net of fees and charges. Assumes reinvestment of income. Past performance is not a reliable indicator of future performance.

2 The distribution return reflects income paid from the Fund, whilst the growth return reflects changes in the capital values of the units.

ESG data

	Fund	Benchmark
ESG Risk Score**	13.31	13.58
Carbon Footprint***	86.92	83.26
Tobacco Exposure	0.00%	0.00%

** Higher scores imply higher ESG risk

*** Higher score implies greater carbon exposure

The ESG Risk Score is the weighted average of the Sustainalytics' Risk Score for companies in the portfolio. The Sustainalytics' Risk Score focuses on ESG issues that are financially material to the company and incorporates both risk exposure and issue management. The scores range from 0 to 100 where higher scores imply higher ESG risk. The carbon footprint is the weighted average carbon intensity of the Scope 1 (direct) and Scope 2 (electricity consumption) carbon emissions of companies in the portfolio, measured in metric tons of carbon dioxide equivalent (CO₂-e) divided by company revenue (USD). Tobacco exposure is defined as the weight of securities in the portfolio classified as being in the GICS tobacco subindustry.

Top ten holdings

Security
PROLOGIS INC
EQUINIX INC
PUBLIC STORAGE
SIMON PROPERTY GROUP INC
MID-AMERICA APARTMENT COMM
WELLTOWER INC
REALTY INCOME CORP
DIGITAL REALTY TRUST INC
AVALONBAY COMMUNITIES INC
INVITATION HOMES INC

Russell Investments International Property Securities Fund - Hedged (continued)

Portfolio structure⁴

Manager	Style	Weight %
Cohen & Steers Capital Management	NAV & dividend discount model	40.0
RREEF America L.L.C.	Fundamental/bottom-up	50.0
Russell Investments positioning strategy	Region & sector positioning	10.0

⁴ Russell Investments retains the discretion to change the investment managers at any time without notice. Please check russellinvestments.com.au/disclosures for the latest list of managers.

Contact Russell Investments

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