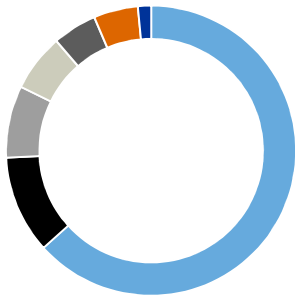


31 May 2023

# Russell Investments International Property Securities Fund - Hedged

## Geographic allocation<sup>3</sup>



United States	63.3%
Japan	10.9%
Asia ex Japan	8.0%
Europe ex UK	6.4%
Australia/New Zealand	4.9%
UK	4.9%
Canada	1.5%
Emerging Markets	0.0%

## 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 review<sup>1</sup>

Period ending 31/05/2023	1 month %	3 months %	1 year %	3 years %p.a.	5 years %p.a.	Since inception %p.a.
Total return	-3.60	-4.90	-15.98	2.46	-0.67	4.48

<sup>1</sup> 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 facts

### Share class

Class A

### Inception date

31 December 2004

### Fund size

AUD 106.73m

### Benchmark

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

### Portfolio manager

Bruce Eidelson and Adrianna Giesey

### Recommended investment timeframe

7 years

### Tax structure

Investment - Class A

### APIR code

RIM0031AU

### ARSN code

111-169-987

### Management fees and costs<sup>†</sup>

0.92%

### Performance fees<sup>‡</sup>

N/A

## Fund commentary

The Russell Investments International Property Securities Fund (AUD hedged) outperformed the benchmark in May. However, the Fund did deliver negative absolute returns for the month.

Strong stock selection in the US contributed positively to performance over the period; notably underweights to poor-performing names like Prologis and Ventas. Other US positions to add value were overweights to Digital Realty Trust and Invitation Homes. The Fund also benefited from positive stock selection in Australia, including overweights to Charter Hall Group, Dexus and industrial property giant Goodman Group. In terms of strategic factor positioning, our tilts toward size and quality added value in May, while momentum, value and volatility factors had no meaningful impact on overall performance. In contrast, stock selection in the UK detracted from returns in May. This included overweights to British Land Co. and self-storage companies Safestore and Big Yellow Group. All three stocks posted sharp declines for the month. Stock selection in Singapore also weighed on performance; notably an ex-benchmark holding in investment company CapitaLand.

Moving forward, the Fund is positioned with tilts toward the UK and Asia ex Japan and away from North America, Continental Europe, Japan 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.

<sup>3</sup> Allocations may not equal 100% due to rounding.

<sup>†</sup> 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.

<sup>‡</sup> 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.

# Russell Investments International Property Securities Fund - Hedged (continued)

## Detailed performance review<sup>1,2</sup>

	1 year %p.a.	3 years %p.a.	5 years %p.a.	Since inception %p.a.
Total return	-16.0	2.5	-0.7	4.5
Distribution	-	0.4	0.8	4.3
Growth	-16.0	2.0	-1.5	0.2

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**	13.25	13.59
Carbon Footprint***	88.75	82.67
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 (CO<sub>2</sub>-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
WELLTOWER INC
PUBLIC STORAGE
DIGITAL REALTY TRUST INC
SIMON PROPERTY GROUP INC
REALTY INCOME CORP
MID-AMERICA APARTMENT COMM
AVALONBAY COMMUNITIES INC
INVITATION HOMES INC

# Russell Investments International Property Securities Fund - Hedged (continued)

## Portfolio structure<sup>4</sup>

Manager	Style	Weight %
Cohen & Steers Capital Management	NAV & dividend discount model	43.0
RREEF America L.L.C.	Fundamental/bottom-up	47.0
Russell Investments positioning strategy	Region & sector positioning	10.0

<sup>4</sup> Russell Investments retains the discretion to change the investment managers at any time without notice. Please check [russellinvestments.com.au/disclosures](https://russellinvestments.com.au/disclosures) for the latest list of managers.

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