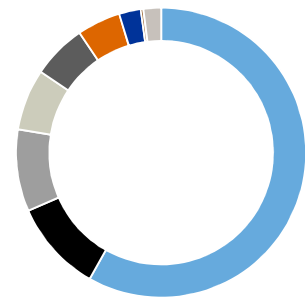


28 February 2022

Russell Investments International Property Securities Fund - Hedged

Geographic allocation³



United States	58.2%
Europe ex UK	10.3%
Japan	9.2%
Asia ex Japan	6.8%
UK	6.1%
Australia/New Zealand	4.9%
Canada	2.4%
Emerging Markets	0.3%
Other	2.0%

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 review¹

Period ending 28/02/2022	1 month %	3 months %	1 year %	3 years %p.a.	5 years %p.a.	Since inception %p.a.
Total return	-3.04	-2.90	14.94	4.68	5.15	6.20

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

Fund facts

Share class

Class A

Inception date

31 December 2004

Fund size

AUD 151.78m

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

Growth of \$10,000



Fund commentary

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

Contributing to the Fund's underperformance was poor stock selection in the US; notably amongst healthcare names. This included overweights to Healthpeak Properties and Medical Properties Trust. Both stocks posted double-digit declines for the month. A material underweight to the US office space also weighed on returns, with the sector outperforming the broader market in February. Performance was further impacted by stock selection in Continental Europe, including an overweight to Germany's Vonovia SE and an ex-benchmark holding in Belgium's VGP Group. In terms of strategic factor positioning, our tilts toward quality and size detracted from returns over the period, while momentum, value and volatility had no meaningful impact on overall performance. In contrast, the Fund benefited from strong stock selection amongst Japanese developers; notably an overweight to Mitsui Fudosan Co. Stock selection amongst Japanese real estate investment trusts also added value in February, including an ex-benchmark holding in MORI TRUST Hotel Reit. Other notable positions to add value were ex-benchmark holdings in Singapore's CapitaLand and US gaming and hospitality company Boyd Gaming.

Moving forward, the Fund is positioned with tilts toward the UK, Japan, Australia and Asia Pacific ex Japan and away from North America and Continental Europe. In terms of sectors, we prefer residential, malls and storage and maintain underweights to office, net lease and data 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.

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	14.9	4.7	5.2	6.2
Distribution	1.5	0.4	2.5	4.7
Growth	13.5	4.2	2.6	1.5

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**	13.54	14.13
Carbon Footprint***	93.90	93.29
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
PUBLIC STORAGE
VONOVIA SE
SIMON PROPERTY GROUP INC
WELLTOWER INC
DIGITAL REALTY TRUST INC
AVALONBAY COMMUNITIES INC
SUN COMMUNITIES INC
HEALTHPEAK PROPERTIES INC
KIMCO REALTY CORP

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

To find out more about Russell Investments or how you can diversify your portfolio in just one transaction, you can:

visit our website at russellinvestments.com.au

To invest in Russell Investments Retail Funds, contact your adviser today.

For more information:

NSW, QLD, ACT & NT : 02 9229 5111 VIC, SA, WA & TAS: 03 9270 8111

Important information

Issued by Russell Investment Management Ltd ABN 53 068 338 974, AFS Licence 247185 (RIM). This document provides general information only and has not been prepared having regard to your objectives, financial situation or needs. Before making an investment decision, you need to consider whether this information is appropriate to your objectives, financial situation or needs. This information has been compiled from sources considered to be reliable, but is not guaranteed. The performance data shown does not take into account fees, charges and taxes, and is not a reliable indicator of the net return to you as an investor. Past performance is not a reliable indicator of future performance. This document is not intended to be a complete statement or summary of the Russell Investments Funds (the Funds). Investing in the Funds has risks. You should consider these risks in light of your objectives, financial situation and needs. Any potential investor should consider the latest PDS in deciding whether to acquire, or to continue to hold, an investment in any Russell Investments product. The PDS can be obtained by visiting russellinvestments.com.au or by phoning (02) 9229 5111. The Target Market Determinations for the RIM Funds are available on our website at www.russellinvestments.com/au/support/tmds. RIM is part of Russell Investments. Russell Investments or its associates, officers or employees may have interests in the financial products referred to in this information by acting in various roles including broker or adviser, and may receive fees, brokerage or commissions for acting in these capacities. In addition, Russell Investments or its associates, officers or employees may buy or sell the financial products as principal or agent. The Russell Indexes mentioned in this document are trademarks of Frank Russell Company (Russell). Russell is the owner of the Russell trademarks and all trademark rights related to the Russell trademarks, which the members of the Russell Investments group of companies are permitted to use under licence from Russell. The members of the Russell Investments group of companies are not affiliated in any manner with Russell or any entity operating under the 'FTSE Russell' brand. Russell Investments' ownership is composed of a majority stake held by funds managed by TA Associates, with a significant minority stake held by funds managed by Reverence Capital Partners. Russell Investments' employees and Hamilton Lane Advisors, LLC also hold minority, non-controlling, ownership stakes. This work is copyright 2022. Apart from any use permitted under the Copyright Act 1968, no part may be reproduced by any process, nor may any other exclusive right be exercised, without the permission of Russell Investment Management Ltd. Russell Investments became a signatory of the Principles for Responsible Investment (PRI) in 2009; the Carbon Disclosure Project's climate change program since 2010; and the Climate Action 100 in 2017. Russell Investments is also a member of the Institutional Investors Group on Climate Change (IIGCC) since 2015; and the Responsible Investment Association of Australasia. Russell Investments became a supporter for the Taskforce on Climate-Related Financial Disclosures (TCFD) in May 2019. Russell Investments has consecutively achieved an A+ rating for our strategy and governance approach from the PRI from 2016-2020. For further information visit russellinvestments.com.