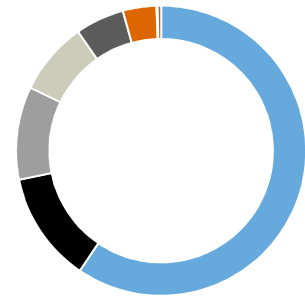


31 July 2021

# Russell Investments International Property Securities Fund - Hedged

## Geographic allocation



North America	59.5%
Continental Europe	12.3%
Japan	10.4%
Asia Ex Japan	8.2%
United Kingdom	5.5%
Australia	3.7%
Emerging Markets	0.1%
Other	0.4%

## 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 31/07/2021	1 month %	3 months %	1 year %	3 years %p.a.	5 years %p.a.	Since inception %p.a.
Total return	3.78	7.76	33.99	6.65	5.32	6.59

## Fund facts

### Share class

Class A

### Inception date

31 December 2004

### Fund size

AUD 167.48m

### 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 cost<sup>†</sup>

0.92%

### Performance-related fee<sup>‡</sup>

N/A

## Growth of \$10,000



## Fund commentary

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

Stock selection in the US contributed positively to performance; notably overweights to residential names such as Sun Communities and UDR. Also positive were overweights to self-storage names Life Storage and Extra Space Storage. An overweight to the UK also added value, including overweights to Safestore Holdings and Big Yellow Group; both of which posted double-digit gains for the month. Stock selection in Australia was also positive in July, including underweights to diversified heavyweights Stockland and Dexus. In terms of strategic factor positioning, our tilt toward quality added value over the period, while our size bias detracted from returns. Momentum, value and volatility had no meaningful impact on overall performance. In contrast, stock selection in Continental Europe detracted from returns, including an overweight to France's Klepierre S.A. Stock selection in Asia Pacific ex Japan also weighed on performance; notably overweights to Hong Kong-listed names Sands China and CK Asset Holdings.

Moving forward, the Fund is positioned with tilts toward the UK and Australia and away from North America and Continental Europe. In terms of sectors, we prefer residential and self-storage, while maintaining underweights to office, net lease and data centres. We also maintain our strategic overweights to both quality and size.

<sup>†</sup> For the year ending 30/6/2020 as a percentage of net assets. Includes performance-related fees. Refer to PDS for further information.

<sup>‡</sup> For the year ending 30/6/2020. May be charged if performance targets are met. 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	34.0	6.6	5.3	6.6
Distribution	1.7	0.5	2.5	4.9
Growth	32.3	6.2	2.8	1.7

## ESG data

	Fund	Benchmark
ESG Risk Score**	14.46	14.78
Carbon Footprint***	88.25	96.04
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
SIMON PROPERTY GROUP INC
VONOVIA SE
EXTRA SPACE STORAGE INC
WELLTOWER INC
SUN COMMUNITIES INC
PUBLIC STORAGE
EQUINIX INC
AVALONBAY COMMUNITIES INC
VENTAS INC

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

## Portfolio structure\*

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

### 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](http://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

### Footnotes

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.

\*Russell Investments retains the discretion to change the investment managers at any time without notice. Please check [russellinvestments.com.au/disclosures](http://russellinvestments.com.au/disclosures) for the latest list of managers.

Allocations may not equal 100% due to rounding

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