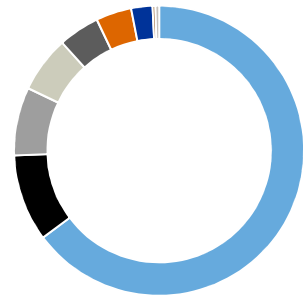


29 February 2024

Russell Investments International Property Securities Fund - Hedged

Geographic allocation³



United States	64.8%
Japan	9.7%
Europe ex UK	7.6%
Asia ex Japan	6.3%
UK	4.6%
Australia/New Zealand	4.0%
Canada	2.4%
Emerging Markets	0.3%
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 review¹

Period ending 29/02/2024	1 month %	3 months %	1 year %	3 years %p.a.	5 years %p.a.	Since inception %p.a.
Total return	0.72	4.27	1.12	-0.84	-0.54	4.63

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) outperformed the benchmark in February.

Much of the Fund's outperformance was driven by stock selection in the US; notably an ex-benchmark exposure to enterprise information management services company Iron Mountain. Iron Mountain jumped more than 18% on the back of better-than-expected earnings fuelled by strong demand for data centre space. Overweights to Welltower, a real estate investment trust (REIT) that invests in healthcare infrastructure, and Sun Communities, a REIT that invests in manufactured housing communities, also added value. Stock selection in Japan added further value over the period, including our holdings in major developers Mitsubishi Estate Co. and Mitsui Fudosan. Other notable positions to contribute positively to performance were our holdings in Australian industrial property giant Goodman Group and Hong Kong developer Sun Hung Kai Properties. Both stocks posted strong gains for the month. In terms of strategic factor positioning, our tilt toward size was positive in February, while our quality bias weighed on returns. Momentum, value and volatility factors had no meaningful impact on overall performance.

Moving forward, the Fund is positioned with tilts toward North America, the UK and emerging markets, and away from Continental Europe and Asia ex Japan. The Fund is relatively neutral on Japan and Australia. In terms of sectors, we prefer residential, specialty and technology-related names 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 115.48m

Benchmark

FTSE EPRA Nareit Developed 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[†]

0.94%

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	1.1	-0.8	-0.5	4.6
Distribution	-	0.4	0.3	4.1
Growth	1.1	-1.3	-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**	13.35	13.62
Carbon Footprint***	101.27	89.66
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 which we define as relative carbon emissions as the weighted average of portfolio companies' Scope 1 & 2 GHG emissions divided by revenue (CO₂e/\$1M 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
DIGITAL REALTY TRUST INC
SIMON PROPERTY GROUP INC
PUBLIC STORAGE
REALTY INCOME CORP
SUN COMMUNITIES INC
INVITATION HOMES INC
ESSEX PROPERTY TRUST INC

Russell Investments International Property Securities Fund - Hedged (continued)

Portfolio structure⁴

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

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

For further information about Russell Investments please visit russellinvestments.com.au

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