

MSMM Global Real Estate Securities Fund



Portfolio Manager
Bruce Eidelson

Russell Investments' Real Asset Team comprises over 23 experienced professionals, including portfolio managers, researchers, portfolio analysts, and strategists in Russell Investments offices around the globe.

The team manages a wide range of mandates, including listed real estate, private real estate, listed infrastructure, and commodities.

Fund facts

Share class; Dealing ccy

Class B Roll Up; USD

Dealing frequency; Cut off

Daily; 2.00pm GMT

Domicile; Category

Ireland; UCITS

Fund size

USD 238.28m

ISIN; Bloomberg

IE00B0SY5R54; FRMMGRB ID

Fund launch date

14 December 2005

Share class launch date

14 December 2005

Management fee

0.90%

Share class NAV

USD 1,682.09

Fund objective

The Fund aims to achieve long term growth and income by investing worldwide in the equities of property-related companies. Each underlying investment strategy has a complementary investment style, with a focus on property-related companies and trusts. The Fund is actively managed with reference to the FTSE EPRA/NAREIT Developed Real Estate Index (USD) - Net Returns (the "Index") which it seeks to outperform by 1.75% over the medium to long term. Russell Investments has full discretion to select investments for the Fund.

Fund update

The global listed property market declined during the month, trailing behind the broader equity market. Higher inflation and weakness among several US property sectors including malls, industrial and technology weighed on the asset classes. Real estate securities in Hong Kong were among the best performers during the month. In this market environment, the Fund underperformed the benchmark, driven by unfavourable security selection. Stock selection among the US residential and specialty sectors was a notable weak spot in the portfolio. Negative security selection among real estate securities in Hong Kong and Canada further detracted. Favourable stock selection among US technology REITs and property stocks in Europe was additive.

Performance review (%)

| Performance to period end Returns shown in EUR | 1 month | 3 months | Year to date | 12 months | 3 years | 5 years | Since inception* |
|---|------------|-------------|-----------------|--------------|------------|------------|---------------------|
| Return gross of management fee Class B Roll Up | -5.4 | -1.3 | -3.6 | 2.9 | -1.1 | 0.6 | 4.5 |
| Return net of management fee Class B Roll Up | -5.5 | -1.6 | -3.8 | 2.0 | -2.0 | -0.3 | 3.5 |
| FTSE EPRA/NAREIT Developed Real Estate Index (USD) - Net Returns | -5.0 | -1.8 | -4.1 | 2.3 | -1.3 | -0.2 | 4.0 |

*Inception: 14 December 2005

All returns greater than 1 year are annualised

Discrete rolling 12 month performance (%)

| Returns shown in EUR | 31/03/24 31/03/23 | 31/03/23 31/03/22 | 31/03/22 31/03/21 | 31/03/21 31/03/20 | 31/03/20 31/03/19 |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|
| Return gross of management fee Class B Roll Up | 9.6 | -20.5 | 22.0 | 25.7 | -19.1 |
| Return net of management fee Class B Roll Up | 8.7 | -21.2 | 20.9 | 24.6 | -19.8 |
| FTSE EPRA/NAREIT Developed Real Estate Index (USD) - Net Returns | 8.1 | -19.5 | 20.9 | 25.7 | -22.2 |

| Returns shown in EUR | 31/03/19 31/03/18 | 31/03/18 31/03/17 | 31/03/17 31/03/16 | 31/03/16 31/03/15 | 31/03/15 31/03/14 |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|
| Return gross of management fee Class B Roll Up | 23.1 | -7.9 | 7.9 | -5.5 | 47.9 |
| Return net of management fee Class B Roll Up | 22.0 | -8.7 | 6.9 | -6.3 | 46.6 |
| FTSE EPRA/NAREIT Developed Real Estate Index (USD) - Net Returns | 24.1 | -10.2 | 7.5 | -5.4 | 47.8 |

Past performance does not predict future returns.

The current benchmark is the FTSE EPRA/NAREIT Developed Real Estate Index (USD) - Net Returns converted into the currency displayed in the performance table above where applicable. The benchmark prior to October 2010 was FTSE EPRA/NAREIT Real Estate Index (Dublin Tax).

MSMM Global Real Estate Securities Fund (continued)

Portfolio statistics

| | Fund Benchmark | |
|----------------------|----------------|--------|
| Developer (%) | 11.0 | 11.0 |
| Investor (%) | 89.0% | 89.0% |
| Number of Securities | 124.0% | 361.0% |

Data as at 31 March 2024
Source: BNY Mellon

| 3 years | Fund Benchmark | |
|----------------------------|----------------|-------|
| Volatility | 16.7 | 16.7 |
| Tracking error | 1.4% | - |
| Sharpe ratio | 0.0 | 0.0 |
| Information ratio | -0.5 | - |
| 3 year return (net) | -2.0% | -1.3% |
| 3 year excess return (net) | -0.7% | - |

Ten largest holdings by weight

| Security | Fund | Benchmark |
|-----------------------------|------|-----------|
| Prologis, Inc. | 7.6% | 7.3% |
| Welltower, Inc. | 5.0% | 3.1% |
| Equinix, Inc. | 4.6% | 4.7% |
| Simon Property Group, Inc. | 4.1% | 3.1% |
| Digital Realty Trust, Inc. | 4.0% | 2.6% |
| Public Storage, Inc. | 2.8% | 2.7% |
| AvalonBay Communities, Inc. | 2.2% | 1.6% |
| Essex Property Trust, Inc. | 2.2% | 0.9% |
| Mitsui Fudosan Co., Ltd. | 2.1% | 1.8% |
| Invitation Homes, Inc. | 2.0% | 1.3% |

Data as at 31 March 2024

Property sector weights

| | Fund | Benchmark |
|-----------------|-------|-----------|
| Diversified | 33.5% | 24.5% |
| Residential | 18.7% | 16.3% |
| Industrial | 15.7% | 15.3% |
| Retail | 15.2% | 16.2% |
| Health Care | 6.5% | 7.2% |
| Self Storage | 4.8% | 6.9% |
| Office | 3.8% | 9.5% |
| Lodging/Resorts | 1.9% | 3.8% |
| Office Mixed | - | 0.3% |

Data as at 31 March 2024

Country weights

| | Fund | Benchmark |
|----------------|-------|-----------|
| United States | 63.5% | 61.7% |
| Japan | 10.3% | 10.2% |
| United Kingdom | 4.9% | 4.2% |
| Australia | 4.7% | 6.1% |
| Hong Kong | 2.9% | 3.1% |
| Singapore | 2.7% | 3.1% |
| Canada | 2.5% | 2.4% |
| Germany | 2.3% | 2.0% |
| France | 1.9% | 1.5% |
| Others | 4.2% | 5.7% |

Data as at 31 March 2024

ESG data

| | Fund | Benchmark |
|------------------|------|-----------|
| ESG Score | 13.3 | 13.5 |
| Carbon footprint | 95.5 | 82.0 |

Data as at 31 March 2024

Source: The portfolio-level ESG Risk Rating is the weighted average of the Sustainalytics' Risk Rating for securities in the portfolio. The Sustainalytics Risk Rating details are available at <https://www.sustainalytics.com/esg-data>. Carbon footprint is the weighted average carbon intensity of the Scope 1 and 2 carbon emission intensity of companies in the portfolio. It is measured in tonnes of CO2e divided by revenue (USD \$M).

MSMM Global Real Estate Securities Fund (continued)

Fund structure

| Manager/Strategy | Role in fund | Target | Actual |
|------------------------------------|------------------------------------|--------|--------|
| Cohen & Steers | NAV, Global Multiple/Growth Models | 40.0% | 41.4% |
| RREEF America LLC | Concentrated, Bottom-up Global | 50.0% | 46.0% |
| Russell Investments | Regional Positioning Strategy | 10.0% | 9.8% |
| Russell Investments (cash & other) | | - | 2.7% |

Russell Investments may trade a portion of the Fund's assets based on a model portfolio provided by the investment advisor. By employing this emulated portfolio approach, the Fund leverages off the implementation capabilities of Russell Investments in order to manage the funds in an efficient manner.

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