

# Russell Investments

## Global Listed Real Estate Fund



**Portfolio Manager**  
Adrianna Giesey

Russell Investments' Global Equity Team comprises of 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 U.S., non-U.S developed, emerging market, frontier market, and global equity mandates.

### Fund facts

#### Inception date

05 December 2023

#### Benchmark

FTSE EPRA/NAREIT Developed Index Net NZD Hedged

#### Currency

NZD

#### Total annual fund charges

1.11%

#### Management fees

0.85%

#### Estimated administration fee

0.26%

#### Dealing frequency; cut off

Daily, 11am NZT

#### Dividend reinvestment available

Yes

### Portfolio 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 global listed real estate securities largely hedged into New Zealand dollars.

### Fund update

Stock selection in the US contributed positively to performance over the period, including underweights to industrial property giant Prologis and internet services company Equinix. Stock selection in Japan also added value, including our holdings in developers Mitsui Fudosan and Mitsubishi Estate Co. In terms of strategic factor positioning, our tilt toward size was positive in January, while our quality bias weighed on overall returns. In contrast, stock selection in Asia ex Japan detracted from performance, albeit modestly. This included our holdings in Hong-Kong listed developers Sun Hung Kai Properties and CK Asset Holdings. Currency hedging also weighed on returns.

Period ending 31/01/2024	1 month	3 months	1 year p.a.	3 years p.a.	5 years p.a.	Since inception p.a.
Gross fund performance	-3.15	-	-	-	-	2.22
Net fund performance	-3.25	-	-	-	-	2.05
Benchmark return	-3.32	-	-	-	-	2.44
Excess fund performance (gross)	0.17	-	-	-	-	-0.22

Note: Performance is calculated using accounting methods. The Performance calculation is measured as Net income generated over the period inclusive of fees and tax. Tax is calculated applying a PIR of 28% on taxable income. Net performance data shown is net of fees and assumes reinvestment of income.

The benchmark return shown does not include any fees and is not intended to be an indicator of the return to an investor. Performance data is provided for informational purposes only and is not intended to imply a recommendation about a product or form the basis for making an investment decision. Past performance is not a reliable indicator of future performance.

### Portfolio statistics

	Fund	Benchmark
Number of equity holdings	143	367
Price/earnings	20.08	18.79
Dividend yield	4.03%	4.00%
Price to book	1.44	1.25

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### Top ten holdings (%)

Security	Fund	Benchmark
PROLOGIS INC	7.11	7.41
EQUINIX INC	4.89	4.91
WELLTOWER INC	4.41	2.94
SIMON PROPERTY GROUP INC	3.76	2.85
DIGITAL REALTY TRUST INC	3.60	2.69
REALTY INCOME CORP	2.90	2.87
PUBLIC STORAGE	2.82	2.81
INVITATION HOMES INC	2.35	1.27
SUN COMMUNITIES INC	2.23	0.98
AVALONBAY COMMUNITIES TRUST	1.87	1.61

### Sector weights (%)

Security	Fund	Benchmark
Diversified	21.29	21.03
Residential	18.20	15.17
Industrial	15.09	15.13
Retail	12.88	13.87
Technology	10.27	7.40
Health Care	7.93	8.56
Self Storage	6.08	6.27
Lodging/Resorts	4.35	5.68
Office	3.57	6.80
Other	0.34	0.09

### Regional weights (%)

	Fund	Benchmark
United States	64.41	62.90
Japan	9.51	10.00
Europe ex UK	7.51	9.32
Asia ex Japan	6.32	6.79
UK	4.66	4.33
Australia/New Zealand	3.84	4.00
Canada	2.12	2.57
Emerging Markets	0.00	0.09
Other	1.63	0.00

### ESG data

	Fund	Benchmark
ESG Risk Score**	13.38	13.60
Carbon Footprint***	89.71	82.54
Tobacco Exposure	0.00%	0.00%

\*\* Higher scores imply higher 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 (CO<sub>2</sub>e/\$1M revenue USD). Tobacco exposure is defined as the weight of securities in the portfolio classified as being in the GICS tobacco subindustry.

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### Portfolio structure (manager weight)

Manager	Style	Target Allocation
RFEF America L.L.C	Fundamental/bottom-up	47%
Cohen & Steers Capital Management	NAV & dividend discount model	43%
Russell Investments	Active positioning strategy	10%

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