

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 NZDH Acc; NZD

Dealing frequency; Cut off

Daily; 2.00pm GMT

Domicile; Category

Ireland; UCITS

Fund size

USD 264.69m

ISIN; Bloomberg

IE00BP8Y4068; MSMGRNH ID

Fund launch date

14 December 2005

Share class launch date

20 November 2014

Management fee

0.90%

Share class NAV

NZD 1,287.50

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 lagged the broader equity market. Regionally, Europe was the weakest performer, followed by North America. Asia was the best performer, finishing slightly ahead of the index. Among property sectors in the US, self-storage names were clear laggards, followed by health care. The net lease, office, and industrial sectors also experienced weakness during the quarter. Technology was the best-performing sector, managing modest gains for the month. The Fund outperformed the benchmark during the month. Favourable security selection among real estate securities in Continental Europe benefitted performance. Positive stock selection within the US net lease and office sectors further contributed to outperformance. Negative security selection among US residential real estate investment trusts detracted from performance.

Performance review (%)

Performance to period end Returns shown in NZD	1 month	3 months	Year to date	12 months	3 years	5 years	Since inception*
Return gross of management fee Class NZDH Acc	-3.1	13.4	-3.1	-1.1	1.8	0.7	3.7
Return net of management fee Class NZDH Acc	-3.2	13.1	-3.2	-2.0	0.9	-0.2	2.8
FTSE EPRA/NAREIT Developed Real Estate Index (NZD Hdg) - Net Returns	-3.3	14.2	-3.3	-2.3	1.4	-0.1	3.1

*Inception: 20 November 2014

All returns greater than 1 year are annualised

Discrete rolling 12 month performance (%)

Returns shown in NZD	31/12/23 31/12/22	31/12/22 31/12/21	31/12/21 31/12/20	31/12/20 31/12/19	31/12/19 31/12/18
Return gross of management fee Class NZDH Acc	10.8	-25.5	30.9	-10.2	21.4
Return net of management fee Class NZDH Acc	9.8	-26.2	29.8	-11.0	20.3
FTSE EPRA/NAREIT Developed Real Estate Index (NZD Hdg) - Net Returns	9.4	-24.0	29.0	-13.2	21.5

Returns shown in NZD	31/12/18 31/12/17	31/12/17 31/12/16	31/12/16 31/12/15	31/12/15 31/12/14	31/12/14 31/12/13
Return gross of management fee Class NZDH Acc	-3.5	10.3	5.3	5.8	-
Return net of management fee Class NZDH Acc	-4.4	9.4	4.3	4.8	-
FTSE EPRA/NAREIT Developed Real Estate Index (NZD Hdg) - Net Returns	-3.6	8.5	6.5	4.8	-

Past performance does not predict future returns.

MSMM Global Real Estate Securities Fund (continued)

Portfolio statistics

	Fund	Benchmark
Developer (%)	10	10
Investor (%)	90.0%	90.0%
Number of Securities	142.0%	367.0%

Data as at 31 December 2023
Source: BNY Mellon

3 years	Fund	Benchmark
Volatility	18.0	18.0
Tracking error	1.3%	-
Sharpe ratio	0.0	0.0
Information ratio	-0.3	-
3 year return (net)	0.9%	1.4%
3 year excess return (net)	-0.5%	-

Ten largest holdings by weight

Security	Fund	Benchmark
Prologis, Inc.	7.2%	7.5%
Equinix, Inc.	4.5%	4.6%
Welltower, Inc.	4.5%	2.9%
Simon Property Group, Inc.	3.9%	2.8%
Digital Realty Trust, Inc.	3.4%	2.5%
Public Storage, Inc.	2.7%	2.9%
Realty Income Corp.	2.5%	2.5%
Invitation Homes, Inc.	2.3%	1.3%
Sun Communities, Inc.	2.3%	1.0%
VICI Properties Inc	2.1%	2.0%

Data as at 31 December 2023

Property sector weights

	Fund	Benchmark
Diversified	33.1%	23.9%
Residential	18.7%	16.7%
Industrial	15.9%	14.7%
Retail	15.1%	16.3%
Health Care	6.6%	7.3%
Self Storage	5.0%	7.3%
Office	3.9%	9.7%
Lodging/Resorts	1.7%	3.8%
Office Mixed	-	0.3%

Data as at 31 December 2023

Country weights

	Fund	Benchmark
United States	63.9%	63.0%
Japan	9.6%	9.7%
United Kingdom	4.5%	4.3%
Australia	4.0%	3.6%
Hong Kong	3.7%	3.6%
Singapore	3.4%	3.5%
Canada	2.5%	2.5%
Germany	2.4%	2.2%
France	1.8%	1.6%
Others	4.2%	6.0%

Data as at 31 December 2023

ESG data

	Fund	Benchmark
ESG Score	13.3	13.6
Carbon footprint	90.1	81.5

Data as at 31 December 2023

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%	41.5%
RREEF America LLC	Concentrated, Bottom-up Global	50.0%	46.1%
Russell Investments	Regional Positioning Strategy	10.0%	9.6%
Russell Investments (cash & other)		-	2.8%

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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