



Fund Update For the quarter ended 30 September 2024

Russell Investment Funds

Russell Investments Global Listed Real Estate Fund

This fund update was first made publicly available on: 29 October 2024

What is the purpose of this update?

This document tells you how the Russell Investments Global Listed Real Estate Fund has performed and what fees were charged. The document will help you to compare the fund with other funds. FundRock NZ Limited prepared this update in accordance with the Financial Markets Conduct Act 2013. This information is not audited and may be updated.

Description of this fund

Objective: To provide a total return, before costs and tax, higher than the FTSE EPRA/NAREIT Developed - Net Total Return Index - New Zealand dollar Hedged over the long term by providing exposure to a diversified portfolio of predominantly global listed real estate securities largely hedged into New Zealand dollars.

Strategy: The fund invests predominantly in property trusts and real estate-related securities listed on stock exchanges in developed international markets. The fund may also invest in securities which have exposure to real estate in emerging markets. Foreign currency exposures are largely hedged back to New Zealand dollars.

Total value of the fund	\$58,983,020		
The date the fund started	5 December 2023		

What are the risks of investing? See note 1

Risk indicator for the Russell Investments Global Listed Real Estate Fund.

⇔ Poten	Potentially lower returns				Potentially higher returns \Rightarrow		
1	2	3	4	5	6	7	
Lower risk Higher risk							

The risk indicator is rated from 1 (low) to 7 (high). The rating reflects how much the value of the fund's assets goes up and down. A higher risk generally means higher potential returns over time, but more ups and downs along the way.

To help you clarify your own attitude to risk, you can seek financial advice or work out your risk profile at https://sorted.org.nz/.





Note that even the lowest category does not mean a risk-free investment, and there are other risks that are not captured by this rating.

This risk indicator is not a guarantee of a fund's future performance. The risk indicator is based on the returns data for 5 years to 30 Sep 2024. While risk indicators are usually relatively stable, they do shift from time to time. The risk indicator will continue to be updated in future fund updates.

See the product disclosure statement (PDS) for more information about the risks associated with investing in this fund.

How has the fund performed?

	Past year
Annual return (after deductions for charges and tax)	N/A
Annual return (after deductions for charges but before tax)	N/A
Market index annual return (reflects no deduction for charges and tax)	26.36%

The market index return is FTSE EPRA/NAREIT Developed - Net Total Return Index - New Zealand dollar Hedged. This has been the market index since the inception of the fund.

Additional information about the market index is available on the offer register at <u>https://disclose-register.companiesoffice.govt.nz</u>.

What fees are investors charged?See note 2

Investors in the Russell Investments Global Listed Real Estate Fund are charged fund charges which are:

	% of net asset value (inc. GST)
Total fund charges	1.11%
Which are made up of:	
Total manager and admin charges (inc. GST)	1.11%
Including:	
Manager's basic fee (inc. GST)	0.87%
Other management and administration charges	0.24%
Total performance-based fees	0.00%





Investors may also be charged individual action fees for specific actions or decisions (for example, for withdrawing from or switching funds). See the PDS for the Russell Investments Global Listed Real Estate Fund on the offer register at https://disclose-register.companiesoffice.govt.nz for more information about those fees.

Example of how this applies to an investor See note 3

Small differences in fees and charges can have a big impact on your investment over the long term.

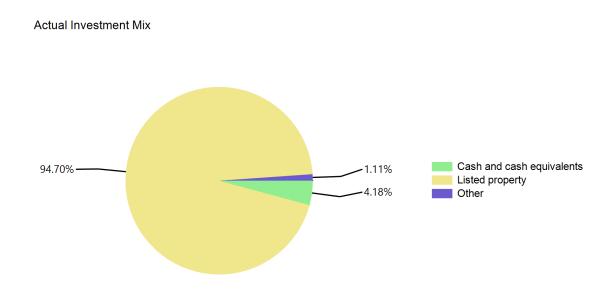
Anthony had \$10,000 in the fund when the fund received its first contribution, 05 December 2023 and did not make any further contributions. At the end of the period to 30 September 2024, Anthony received a return after fund charges were deducted of \$1,861 (that is 18.61% of his initial \$10,000). This gives Anthony a return after tax of \$1,749 for the period.



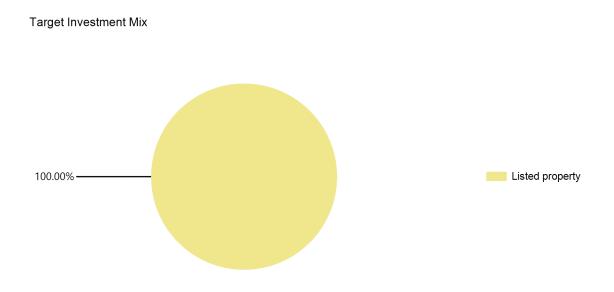


What does the fund invest in?

This shows the types of assets that the fund invests in.



Foreign currency exposure was 100.00% hedged to New Zealand dollars as at 30 September 2024 Note: "Other" includes Derivatives







Top 10 investments

	Asset Name	% of Fund net assets	Туре	Country	Credit Rating (if applicable)
1	Welltower Inc	5.40%	Listed property	US	
2	Prologis Inc Com	5.35%	Listed property	US	
3	Cash at Bank (BNZ)	4.18%	Cash and cash equivalents	NZ	AA-
4	Equinix Inc Com	4.13%	Listed property	US	
5	Simon Property Group Inc Usd	3.60%	Listed property	US	
6	Digital Realty Trust Inc	3.08%	Listed property	US	
7	Realty Income Corporation	2.81%	Listed property	US	
8	Public Storage	2.62%	Listed property	US	
9	Goodman Group	2.58%	Listed property	AU	
10	Iron Mtn Inc New Com Npv	2.36%	Listed property	US	

The top 10 investments make up 36.11% of the net asset value of the fund.

Key Personnel

Name	Current position	Time in current position	Previous or other current position	Time in previous or other current position
Bruce Eidelson	Senior Director Real Listed Assets, Russell Investments		Director, Senior Portfolio Manager, Russell Investments	3 years

Further information

You can also obtain this information, the PDS for the Russell Investment Funds, and some additional information from the offer register at https://disclose-register.companiesoffice.govt.nz.





Notes

- 1. A combination of actual fund returns, and Market index returns have been used to determine the risk indicator as the fund has not been operating for the required five years. Market index returns have been used until 31 December 2023 and fund returns thereafter. The risk indicator may therefore provide a less reliable indicator of the fund's future volatility.
- 2. As the fund only started accepting contributions on 5 December 2023, historical fee information is not available.
- 3. As the fund has not existed for a full year, figures in this example are based on returns from the date of the first fund contribution (5 December 2023).