

Legg Mason Martin Currie Real Income Fund

Fact sheet | 28 February 2021

| Fund facts | |
|---|--|
| Asset class | Property - Australian |
| Tax aware level |  Enhanced |
| Inception date | 12 August 2004 |
| Investment menu code | UF05 |
| APIR code | ALL0018AU |
| Investment management cost ¹ | 0.85%p.a. |
| Buy/sell spread | 0.25% / 0.25% |
| Suggested minimum investment period | 3 Years |
| Risk level | 4 - Medium |
| Underlying strategy | Legg Mason Martin Currie Real Income Fund (APIR: SSB0026AU) |

Recent option history

Please note this investment option changed from MLC to Legg Mason Martin Currie on 21 November 2018.

Notes

¹ Includes the investment manager's fees, estimated performance fee (if applicable), estimated expense recoveries and other indirect costs as a percentage of total average assets of the investment option as at 27 October 2020, but excludes indirect transactions and operation costs (refer to current PDS for further information).

² Past performance is not an indicator of future performance.

³ Generation Life administration fee is deducted directly from the investment option before unit prices are declared.

Investment objective

The fund seeks to provide a growing income stream by investing in a diversified portfolio of listed real asset securities (such as A-REITs, infrastructure and utilities) characterised by established physical assets with recurring cash flows.

Investment approach

The manager's approach is premised on the philosophy that high-quality listed real assets can sustain dividends, match rises in the cost of living and are likely to be less volatile than the wider equity market. The manager relies on complementary fundamental and quantitative research, and collective insights into the current investment landscape, to identify the most attractive opportunities. The fund aims to hold approximately 20 to 45 securities.

About the investment manager

Legg Mason is guided by a mission of Investing to Improve Lives™, Legg Mason helps investors globally achieve better financial outcomes by expanding choice across investment strategies, vehicles and investor access through independent investment managers with diverse expertise in equity, fixed income, alternative and liquidity investments. Legg Mason is a global equity specialist manager and has had a presence in Australia since 1954. Today, Legg Mason is a leading provider of active equity solutions, managing a growing suite of equity, multi-sector and tailored strategies.

Performance² (after tax and fees)

| | Performance % (before administration fee) | Performance % (after administration fee) ³ |
|----------------------|--|--|
| 1 month | -1.89 | -1.91 |
| 3 months | -3.75 | -3.75 |
| 6 months | 1.66 | 1.66 |
| 1 year | -11.51 | -12.11 |
| 2 years p.a. | -1.30 | -1.90 |
| 3 years p.a. | 2.37 | 1.77 |
| 5 years p.a. | 2.66 | 2.06 |
| 10 years p.a. | 6.41 | 5.81 |
| Since inception p.a. | 3.59 | 2.99 |

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Growth of \$1,000 since inception



Investment guidelines

| | Range |
|-----------------------------|---------|
| Cash | 0-10% |
| Property and infrastructure | 90-100% |

Actual asset allocation⁴

| | % |
|---------------------------|--------|
| Cash | 2.35 |
| Australian fixed interest | - |
| Australian property | 67.36 |
| Australian shares | 30.29 |
| Total | 100.00 |

Notes

⁴ Asset allocations are updated quarterly.

Investor services

Phone 1800 806 362
Email enquiry@genlife.com.au

Adviser services

Phone 1800 333 657
Email advisers@genlife.com.au

Important notice: Generation Life Limited (Generation Life) AFSL 225408 ABN 68 092 843 902 is the issuer of Investment Bonds (IB). In deciding to acquire an IB or to hold an IB (including switching between investment options), you should obtain the relevant PDS and consider its content. We recommend that you obtain financial, legal and taxation advice before making any investment decision, including switching investment options. Generation Life does not guarantee (whether expressly or impliedly) investment returns or the return of capital invested when investing in IB investment options. The information provided does not take account of your objectives, financial situation or needs. Past performance is not an indicator of future performance. Performance is measured by unit price movements (after tax and fees). The above-listed information is correct up to and including 28 February 2021 only.