generation

Legg Mason Martin Currie Real Income Fund

Fact sheet | 31 May 2021

Fund facts		
Sector	Australian property	
Tax aware level	Tax Enhanced	
Inception date	12 August 2004	
Fund code	UF05	
Generation Life 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	6 - High	
Underlying strategy APIR code	SSB0026AU	

Recent Investment management history

Investment option name changed from MLC Wholesale Property Securities Fund effective 21 November 2018

Investment manager changed from MLC Investments to Martin Currie on 21 November 2018.

Investment objective

Aims 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 35 securities.

About the investment manager

Franklin Resources, Inc., is a global investment management organisation, operating as Franklin Templeton, which is headquartered in California. Franklin Resources, Inc., provides, through its subsidiaries, deep investment expertise across all asset classes - including equity, fixed income and multiasset solutions. Franklin Templeton provides centralised business and distribution support for all of its specialist investment managers, which includes world renowned investment managers such as Brandywine Global, Clarion Partners, Martin Currie and Western Asset. Franklin Templeton has helped clients in more than 160 countries achieve their financial goals for more than 70 years with over USD \$1.4 trillion in assets under management as at 30 June 2020.

Performance (after tax and fees)²

	Performance % (before administration fee)	Performance % (after administration fee) ³
1 month	0.31	0.26
3 months	6.24	6.09
6 months	2.41	2.11
1 year	13.99	13.39
3 years p.a.	2.81	2.21
5 years p.a.	2.70	2.10
Since inception p.a.	3.90	3.30

Notes

^{1.} Investment management costs include investment manager's fees, estimated investment expense recoveries and other indirect investment costs as a percentage of the total average assets of the investment option based on latest available information, but excludes indirect transaction and operational costs.

^{2.} Past performance is not an indicator of future performance.

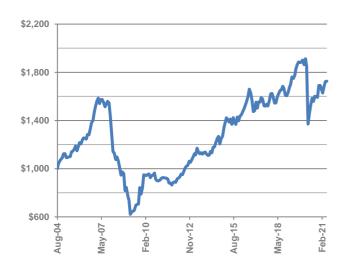
^{3.} The administration fee is deducted directly from the investment option before unit prices are declared.

generation

Legg Mason Martin Currie Real Income Fund

Fact sheet | 31 May 2021

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		Adviser services	
Phone	1800 806 362	Phone	1800 333 657
Email	enquiry@genlife.com.au	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).