


Martin Currie Real Income Fund

Fact sheet | 31 March 2025

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 cost¹	0.85% p.a.
Buy/sell spread	0.10%/0.10%
Suggested minimum investment period	3 Years
Risk level	6 - High
Underlying strategy APIR code	SSB0026AU

Recent Investment management history

Investment option name changed from Legg Mason Martin Currie Real Income Fund effective 01 October 2021.

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.

Notes

- 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.
- Past performance is not an indicator of future performance.
- The administration fee is deducted directly from the investment option before unit prices are declared.

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 multi-asset 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	-0.90	-0.95
3 months	-0.20	-0.35
6 months	-1.05	-1.35
1 year	2.71	2.11
3 years p.a.	1.14	0.54
5 years p.a.	7.82	7.22
Since inception p.a.	3.87	3.27

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Investment guidelines

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

Actual asset allocation⁴

	%
Cash	-
Australian property	60.22
Australian shares	20.03
International shares	19.75
Total	100.00

Notes

⁴ Asset allocations are updated quarterly.

Investor services

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