


# Martin Currie Real Income Fund

Fact sheet | 30 April 2025

## Fund facts

<b>Sector</b>	Australian property
<b>Tax aware level</b>	 Tax Enhanced
<b>Inception date</b>	12 August 2004
<b>Fund code</b>	UF05
<b>Generation Life APIR code</b>	ALL0018AU
<b>Investment management cost<sup>1</sup></b>	0.85% p.a.
<b>Buy/sell spread</b>	0.10%/0.10%
<b>Suggested minimum investment period</b>	3 Years
<b>Risk level</b>	6 - High
<b>Underlying strategy APIR code</b>	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)<sup>2</sup>

	Performance % (before administration fee)	Performance % (after administration fee) <sup>3</sup>
1 month	3.27	3.22
3 months	2.02	1.87
6 months	3.13	2.83
1 year	10.27	9.67
3 years p.a.	1.52	0.92
5 years p.a.	7.21	6.61
Since inception p.a.	4.01	3.41

# Martin Currie Real Income Fund

Fact sheet | 30 April 2025

## Investment guidelines

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

## Actual asset allocation<sup>4</sup>

	%
Cash	-
Australian property	60.22
Australian shares	20.03
International shares	19.75
<b>Total</b>	<b>100.00</b>

## Notes

<sup>4</sup> Asset allocations are updated quarterly.

## Investor services

Phone 1800 806 362  
Email [enquiry@genlife.com.au](mailto:enquiry@genlife.com.au)

## Adviser services

Phone 1800 333 657  
Email [advisers@genlife.com.au](mailto:advisers@genlife.com.au)

Generation Life Limited (Generation Life) AFSL 225408 ABN 68 092 843 902 is the product issuer. The information provided is general in nature and does not consider the investment objectives, financial situation or needs of any individual and is not intended to constitute personal financial advice. The product's Product Disclosure Statement and Target Market Determination are available at [www.genlife.com.au](http://www.genlife.com.au) and should be considered in deciding whether to acquire, hold or dispose of the product. Professional financial advice is recommended. Generation Life excludes, to the maximum extent permitted by law, any liability (including negligence) that might arise from this information or any reliance on it. Generation Life does not make any guarantee or representation as to any particular level of investment returns. Past performance is not an indication of future performance. Returns are net of fund taxes, management fees and other operating expenses (if applicable) and are based on the unit prices for the quoted periods and exclude the effect of any investor specific transactions such as transaction costs, stamp duty and management fee rebates. Returns are not annualised for periods of less than one year.