Martin Currie Real Income Fund

Fact sheet | 31 July 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 cost[1]	0.85% p.a.
Buy/sell spread	0.10%/0.10%
Suggested minimum investment period	3 Years
Risk level	6 - High
Reference 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.

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 Martin Currie. Franklin Resources, Inc. is listed on the New York Stock Exchange and has over A$2.4 trillion in assets under management (as at 30 September 2024), serving clients in more than 150 countries.

Performance (after tax and fees)[2]

	Performance % (before administration fee)	Performance % (after administration fee)[3]
1 month	-0.60	-0.65
3 months	4.08	3.93
6 months	3.86	3.56
1 year	11.46	10.86
3 years p.a.	4.80	4.20
5 years p.a.	5.56	4.96
Since inception p.a.	4.02	3.42

Notes

1. Investment management costs include investment manager's fees, estimated investment expense recoveries and other indirect costs as a percentage of the total average assets of the investment option based on latest available information, but excludes investment performance fee costs that may be charged or incurred by the investment manager and exclude indirect transaction and operational costs (refer to the Product Disclosure Statement for futher information about fees and 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.

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Investment guidelines

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

Actual asset allocation[4]

	%
Cash	0.15
Australian property	51.53
Australian shares	30.55
International shares	17.77
Total	**100.00**

Notes

4. Asset allocations are updated quarterly. Generation Life's actual asset allocation categories may differ from the Investment Guidelines set by underlying managers who may use separate and distinct asset allocation classifications and measurement standards to define their investment universe.

Investor services

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