


Martin Currie Real Income Fund

Fact sheet | 31 December 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
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.

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 further 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.

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	-0.35	-0.40
3 months	1.04	0.89
6 months	5.09	4.79
1 year	9.12	8.52
3 years p.a.	6.37	5.77
5 years p.a.	5.18	4.58
Since inception p.a.	4.16	3.56

Martin Currie Real Income Fund

Fact sheet | 31 December 2025

Investment guidelines

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

Actual asset allocation⁴

	%
Cash	0.11
Australian property	55.77
Australian shares	24.21
International shares	19.91
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

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

Adviser services

Phone 1800 333 657
Email 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 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.