

ClearBridge Real Income Fund

Fact sheet | 28 February 2026

Fund facts	
Sector	Property - Australian
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	5 Years
Risk level	6 - High
Reference underlying strategy APIR code	SSB0026AU

Recent Investment management history

Investment option name changed from Martin Currie Real Income Fund effective XX 2026.

Investment option name changed from Legg Mason Martin Currie Real Income Fund effective 1 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 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. The fund may invest up to 20% in real asset securities listed on global developed market exchanges. This limit does not include exposure gained via investments in securities which are dual listed in Australia and global developed market exchanges. The fund does not use derivatives and does not intend to borrow.

About the investment manager

The ClearBridge Australian Equities Investment Team (a division of Franklin Templeton Australia Limited) and ClearBridge Investment Management Limited are operationally integrated under the "ClearBridge Investments" global brand, alongside ClearBridge Investments, LLC, and other ClearBridge entities wholly and indirectly owned by Franklin Resources, Inc. ClearBridge Investments is a leading global equity manager, committed to delivering long-term results through authentic active management across channels, geographies, and investment vehicles. Australian equities at ClearBridge Investments are managed by the specialist Australian Equities Investment Team that has enjoyed a long history in active funds management. For more than 40 years, the Melbourne-based team have been applying their disciplined, proprietary, bottom-up fundamental research and consistent investment philosophy & process across a range of tailored investment options in Australian equities, listed real asset and multi-asset strategies.

Performance (after tax and fees)²

	Performance % (before administration fee)	Performance % (after administration fee) ³
1 month	1.35	1.30
3 months	-0.60	-0.75
6 months	-0.24	-0.54
1 year	8.08	7.48
3 years p.a.	5.89	5.29
5 years p.a.	5.90	5.30
Since inception p.a.	4.12	3.52

ClearBridge Real Income Fund

Fact sheet | 28 February 2026

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.