

# ClearBridge Real Income Fund

**Class A: SSB0026AU**

Factsheet as of 30 September 2025

## Investment Overview

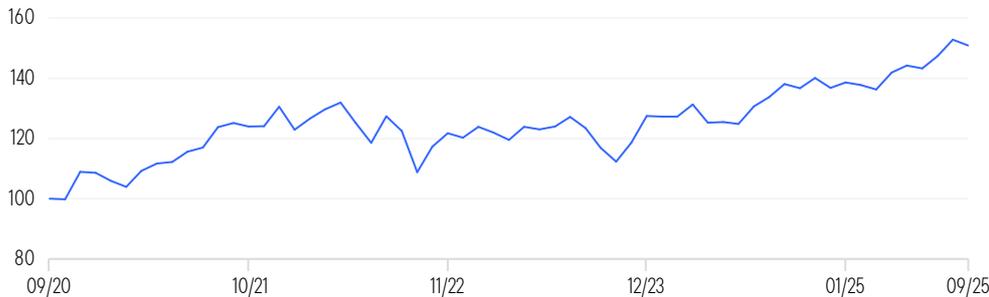
The Fund aims to provide a pre-tax income yield above the S&P/ASX 200 Index yield and to grow this income above the rate of inflation.

## Fund Highlights

- The Fund invests in a diversified portfolio of listed Australian and global developed market companies owning real assets (such as REITs, utilities and infrastructure securities).
- A professionally managed active portfolio, with a strong focus on income growth.
- The Fund combines extensive bottom-up fundamental and quantitative research with disciplined portfolio construction to identify the most attractive income opportunities.

## Performance Over 5 Years in Share Class Currency (%)

■ ClearBridge Real Income Fund - Class A



## Total Returns (%)

	1 Mth	3 Mths	YTD	1 Yr	3 Yr	5 Yr	10 Yr	Inception	Inception Date
Class A	-1.20	5.36	10.30	9.33	11.52	8.58	7.59	11.00	17/11/2010

## Calendar Year (%)

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Class A	7.30	6.03	-7.90	20.19	-11.96	21.81	1.55	11.63	14.87	14.29

Performance returns are shown net of fees and assume the reinvestment of distributions. Returns for periods greater than one year are annualised. Past performance is not an indicator or a guarantee of future performance.

## Fund Ratings



## Fund Overview

Fund Inception Date	17/11/2010
APIR	SSB0026AU
Dividend Frequency	Quarterly
Annual Management Charge	0.85%
Performance Fee	—
Buy/Sell Spread	0.10%/0.10%
Suggested Investment Timeframe	Three Years
NAV	\$1.6172

## Fund Characteristics

	Fund
Total Net Assets (AUD)	\$525.22 Million
Number of Holdings	38
Average Market Cap (Millions AUD)	\$21,993

## Next 12-Months Portfolio (%)

Forecast Franked Yield	5.49%
Forecast Dividend Yield Before Franking	5.28%

Next 12 Months Dividend Forecast is calculated using the weighted average of broker consensus forecasts of each portfolio holding because of this, the forecast figures quoted are estimated figures and are therefore not guaranteed and may differ materially from the figures mentioned. The figures may also be affected by inaccurate assumptions or by known or unknown risks and uncertainties. In respect of the broker consensus data the number of brokers included for each individual stock will depending on active coverage of that stock by a broker at any point in time. A median of brokers is typically utilised. All estimates avoid stale forecasts which are removed after a certain number of days. Assumes zero percent tax rate and full franking benefits realised in tax return.

**Cash Distributions are paid net of fees.**

## Top Equity Issuers (% of Total)

	Fund
Scentre Group	6.73
APA Group	5.75
Digital Realty Trust Inc	5.25
Chorus Ltd	5.16
Aurizon Holdings Ltd	4.94
Transurban Group	4.51
Stockland	4.30
Dexus	4.27
AGL Energy Ltd	3.70
HomeCo Daily Needs REIT	3.47

## Sector Allocation (% of Total)

	Fund
Retail REITs	18.44
Diversified REITs	11.37
Office REITs	8.07
Rail Transportation	7.84
Electric Utilities	7.55
Industrial REITs	7.31
Highways & Rail Tracks	6.70
Data Center REITs	6.21
Gas Utilities	5.75
Alternative Carriers	5.16
Multi-Utilities	3.70
Self-Storage REITs	3.26
Multi-Family Residential REITs	2.32
Water Utilities	1.79
Health Care REITs	1.03
Real Estate Operating Companies	0.95
Other Specialized REITs	0.77
Cash & Cash Equivalents	1.79

## Market Cap Breakdown (% of Equity) (AUD)

	Fund
<3 Billion	29.99
3-10 Billion	26.97
10-25 Billion	26.30
25-50 Billion	4.60
>50 Billion	12.15

## Portfolio Management

	Years with Firm	Years of Experience
Ashton Reid, CFA	28	33
Andrew Chambers	13	30

ClearBridge Investments is a leading fundamental 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 and listed real asset strategies. Stewardship is a critical element of the Australian equities investment team's investment philosophy, and an "Active Ownership" approach, which includes a highly differentiated approach to Environmental, Social and Governance (ESG) analysis, integration, engagement and voting, is embedded in every part of the investment process.

## What are the Risks?

All investments involve risks, including possible loss of principal. **Fixed income securities** involve interest rate, credit, inflation and reinvestment risks, and possible loss of principal. As interest rates rise, the value of fixed income securities falls. **Changes in the credit rating** of a bond, or in the credit rating or financial strength of a bond's issuer, insurer or guarantor, may affect the bond's value. **Low-rated, high-yield bonds** are subject to greater price volatility, illiquidity and possibility of default. **Equity securities** are subject to price fluctuation and possible loss of principal. **Dividends may fluctuate** and are not guaranteed, and a company may reduce or eliminate its dividend at any time. **International investments** are subject to special risks, including currency fluctuations and social, economic and political uncertainties, which could increase volatility. These risks are magnified in **emerging markets**. The **investment style** may become out of favour, which may have a negative impact on performance. **Active management** does not ensure gains or protect against market declines. **Liquidity risk** arises when adverse market conditions affect the ability to sell assets when necessary. For further information relating to the risks that are relevant to this Fund, please refer to the relevant Product Disclosure Statement, Additional Information Booklet and Target Market Determination for the Fund found on our website here [www.franklintempleton.com.au](http://www.franklintempleton.com.au).

## Important Information

**Effective 22 September 2025, the Martin Currie Real Income Fund was renamed ClearBridge Real Income Fund.**

**The fund's investment manager continues to be Franklin Templeton Australia Limited. On 30 September 2025, the fund's investment management team was renamed to ClearBridge Australian Equities Investment Team. The team continues to be employed as a division of Franklin Templeton Australia Limited.**

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