

Martin Currie Real Income Fund

Class A: SSB0026AU

Factsheet as of 30 April 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 3 Years in Share Class Currency (%)

■ Martin Currie 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 | 4.10 | 2.32 | 3.67 | 13.22 | 2.46 | 8.40 | 6.81 | 10.86 | 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 | \$1.5854 |

Fund Characteristics

| | Fund |
|-----------------------------------|------------------|
| Total Net Assets (AUD) | \$528.14 Million |
| Number of Holdings | 41 |
| Average Market Cap (Millions AUD) | \$20,708 |

Next 12-Months Portfolio (%)

| | |
|---|-------|
| Forecast Franked Yield | 5.84% |
| Forecast Dividend Yield Before Franking | 5.68% |

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 | 6.65 |
| APA Group | 6.34 |
| Digital Realty Trust Inc | 5.63 |
| Aurizon Holdings Ltd | 5.28 |
| Stockland | 5.26 |
| Dexus | 4.99 |
| Transurban Group | 4.59 |
| Chorus Ltd | 3.72 |
| HomeCo Daily Needs REIT | 3.49 |
| Vicinity Ltd | 3.36 |

Sector Allocation (% of Total)

| | Fund |
|-------------------------|-------|
| Retail REITs | 19.53 |
| Diversified REITs | 10.58 |
| Office REITs | 9.45 |
| Electric Utilities | 9.43 |
| Highways & Rail Tracks | 7.00 |
| Industrial REITs | 6.76 |
| Data Center REITs | 6.66 |
| Gas Utilities | 6.34 |
| Others | 23.91 |
| Cash & Cash Equivalents | 0.32 |

Market Cap Breakdown (% of Equity) (AUD)

| | Fund |
|---------------|-------|
| <3 Billion | 31.60 |
| 3-10 Billion | 26.15 |
| 10-25 Billion | 25.89 |
| 25-50 Billion | 4.61 |
| >50 Billion | 11.76 |

Portfolio Management

| | Years with Firm | Years of Experience |
|------------------|-----------------|---------------------|
| Ashton Reid, CFA | 27 | 33 |
| Andrew Chambers | 13 | 30 |

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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.

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