FRANKLIN TEMPLETON

Franklin Templeton Investment Funds

Franklin Global Real Estate Fund - A (acc) USD

Fund Fact Sheet

Real Estate Sector Equity
LU0229948087
30 June 2021

Fund Overview

Base Currency for Fund	USD
Total Net Assets (USD)	151 million
Fund Inception Date	29.12.2005
Number of Issuers	74
Benchmark	FTSE EPRA/NAREIT Developed Index
Morningstar Category™	Property - Indirect Global

Summary of Investment Objective

The Fund aims to maximise total investment return consisting of income and capital appreciation, by investing in real estate investment trusts (REITs) and other companies whose principal business is real estate oriented. These investments shall qualify as transferable securities. The Fund will seek to invest in companies across a wide range of real estate sectors and countries. The base currency of the Fund is U.S. Dollar.

Fund Management

Daniel Scher: United States
Blair Schmicker, CFA: United States

Ratings - A (acc) USD

Overall Morningstar Rating™: ★★★

Asset Allocation

	%
Equity	98.70
Cash & Cash Equivalents	1.30

Performance

Performance over 5 Years in Share Class Currency (%)

Discrete Annual Performance in Share Class Currency (%)

	06/20 06/21	06/19 06/20	06/18 06/19	06/17 06/18	06/16 06/17
A (acc) USD	29.70	-13.32	6.53	3.94	-2.29
Benchmark in USD	34.83	-15.46	8.64	6.70	1.14

Performance in Share Class Currency (%)

	Cumulative								Annualised		
	1 Mth	3 Mths	6 Mths	YTD	1 Yr	3 Yrs	5 Yrs	Since Incept	3 Yrs	5 Yrs	Since Incept
A (acc) USD	1.37	10.08	15.03	15.03	29.70	19.76	21.63	48.50	6.19	3.99	2.58
Benchmark in USD	0.90	9.42	16.11	16.11	34.83	23.84	33.65	146.75	7.39	5.97	6.00

Past performance is not an indicator or a guarantee of future performance. The value of shares in the Fund and income received from it can go down as well as up, and investors may not get back the full amount invested. Performance details provided are in share class currency, include the reinvested dividends gross of basic rate UK tax and are net of management fees. Sales charges and other commissions, other taxes and relevant costs to be paid by an investor are not included in the calculations. Performance may also be affected by currency fluctuations. Up to date performance figures can be found on our local website.

When performance for either the portfolio or its benchmark has been converted, different foreign exchange closing rates may be used between the portfolio and its benchmark.

Top Ten Holdings (% of Total)

Issuer Name	
PROLOGIS INC	6.55
VONOVIA SE	3.26
AVALONBAY COMMUNITIES INC	3.00
PUBLIC STORAGE	2.96
WELLTOWER INC	2.75
HEALTHPEAK PROPERTIES INC	2.70
UDR INC	2.59
ALEXANDRIA REAL ESTATE EQUITIES INC	2.53
SEGRO PLC	2.38
MITSUI FUDOSAN CO LTD	2.34

Fund Measures

Price to Earnings (12-mo Trailing)	28.79x
Price to Book	1.63x
Price to Cash Flow	20.65x
Standard Deviation (5 Yrs)	15.10%

Share Class Information (For a full list of available share classes, please visit your local website)

				Fees		Distribution Frequency			Fund Identifiers	
Share Class	Incept Date	NAV	Ongoing Charges (%)	Max. Sales Charge (%)	Max. Annual Charge (%)	Frequency	Last Paid Date	Last Paid Amount	SEDOL	ISIN
A (acc) USD	29.12.2005	USD 14.85	1.88	5.00	1.50	N/A	N/A	N/A	B0LMPS7	LU0229948087

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Composition of Fund

Franklin Global Real Estate Fund FTSE EPRA/NAREIT Developed Index

Geographic	% of Total	
United States	56.28	56.76
Japan	10.41	10.71
United Kingdom	6.06	4.65
Germany	5.22	4.94
Hong Kong	4.09	5.63
Australia	3.79	3.30
Singapore	3.05	2.89
Canada	2.75	2.99
Sweden	2.07	2.48
Others	4.97	5.65
Cash & Cash Equivalents	1.30	0.00

Sector	% of Total	
Residential	19.01	16.32
Industrial Property	16.55	13.32
Office Space	14.39	11.06
Diversified	14.28	18.31
Health Care Property	7.16	7.43
Triple Net	6.68	6.54
Storage Property	4.39	5.17
Data Centers	3.88	5.25
Shopping Centers	2.52	2.99
Others	9.85	13.61
Cash & Cash Equivalents	1.30	0.00

What Are the Key Risks?

The value of shares in the Fund and income received from it can go down as well as up and investors may not get back the full amount invested. Performance may also be affected by currency fluctuations. Currency fluctuations may affect the value of overseas investments. The Fund invests mainly in REITs and other equity securities of the real estate sector. Such REITs and securities have historically been subject to significant price movements that may occur suddenly due to market or real estate-specific factors. As a result, the performance of the Fund can fluctuate significantly over relatively short time periods. The Fund may distribute income gross of expenses. Whilst this might allow more income to be distributed, it may also have the effect of reducing capital. Other significant risks include: foreign currency risk, liquidity risk, derivative instruments risk. For full details of all of the risks applicable to this Fund, please refer to the "Risk Considerations" section of the Fund in the current prospectus of Franklin Templeton Investment Funds.

Glossary

Price to Book: The price per share of a stock divided by its book value (i.e., net worth) per share. For a portfolio, the value represents a weighted average of the stocks it holds.
Price to Cash Flow: Supplements price/earnings ratio as a measure of relative value for a stock. For a portfolio, the value represents a weighted average of the stocks it holds.
Price to Earnings (12-mo Trailing): The share price of a stock, divided by its per-share earnings over the past year. For a portfolio, the value represents a weighted average of the stocks it holds.
Standard Deviation: A measure of the degree to which a fund's return varies from the average of its previous returns. The larger the standard deviation, the greater the likelihood (and risk) that a fund's performance will fluctuate from the average return.

Important Information

Given the variety of investment options available today, we suggest investors seek guidance from a Financial Adviser.
This document is intended to be of general interest only and does not constitute legal or tax advice nor is it an offer for shares or invitation to apply for shares of the Franklin Templeton Investment Funds SICAV (the Fund). Nothing in this document should be construed as investment advice. Subscriptions to shares of the Fund can only be made on the basis of the current prospectus and where available, the relevant Key Investor Information Document, accompanied by the latest available audited annual report and the latest semi-annual report if published thereafter. No shares of the Fund may be directly or indirectly offered or sold to residents of the United States of America. Shares of the Fund are not available for distribution in all jurisdictions and prospective investors should confirm availability with their local Franklin Templeton representative before making any plans to invest. References to particular industries, sectors or companies are for general information and are not necessarily indicative of a Funds's holding at any one time. The value of shares in the Fund and income received from it can go down as well as up, and investors may not get back the full amount invested. All or most of the protections provided by the UK Regulatory System will not apply to Franklin Templeton Investment Funds (SICAV) Investors. An investment in the Fund entails risks which are described in the Fund's prospectus and where available, the relevant Key Investor Information Document.
Source for data and information provided by Franklin Templeton, as of the date of this document, unless otherwise noted. Benchmark related data provided by FactSet, as of the date of this document, unless otherwise noted. References to indices are made for comparative purposes only and are provided to represent the investment environment existing during the time periods shown. An index is unmanaged and one cannot invest directly in an index. The performance of the index does not include the deduction of expenses and does not represent the performance of any Franklin Templeton fund.

Source: FTSE. Important data provider notices and terms available at www.franklintempletondatasources.com.
The risks associated with a Global REIT strategy include various risks inherent in the ownership of real estate property, such as fluctuations in lease occupancy rates and operating expenses, variations in rental schedules, which in turn may be adversely affected by general and local economic conditions, the supply and demand for real properties, zoning laws, rent control laws, real property tax rates, the availability and costs of financing, environmental laws, and uninsured losses (generally from catastrophic events such as earthquakes, floods, and wars).

Investments in derivative instruments entail specific risks that may increase the risk profile of the fund and are more fully described in the Fund's prospectus.
The Fund invests in a specific sector or geographical area and the returns may be more volatile than a more diversified fund.
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Top Ten Holdings: These securities do not represent all of the securities purchased, sold or recommended for clients, and the reader should not assume that investment in the securities listed was or will be profitable. The portfolio manager for the Fund reserves the right to withhold release of information with respect to holdings that would otherwise be included in the top holdings list.
Ongoing Charges: The Ongoing Charges Figure (OCF) is an amount representing all operating charges and expenses of the Fund in the prior 12 months as a percentage of the Fund's average net assets for the period. Where that figure would not be a fair representation of future costs or if 12 months data is not available, an estimated figure will be shown.
Performance attribution is calculated in the base currency of the fund.
For a free copy of the latest prospectus, the relevant Key Investor Information Document, the annual report and semi-annual report, if published thereafter or for more information about any Franklin Templeton' fund, UK investors should contact: Franklin Templeton, Telephone: 0800 305 306, Email: enquiries@franklintempleton.co.uk or write to us at the address below. Issued by Franklin Templeton Investment Management Limited (FTIML) Registered office: Cannon Place, 78 Cannon Street, London, EC4N 6HL. FTIML is authorised and regulated by the Financial Conduct Authority.

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