



Franklin Real Estate Securities Fund

Real Estate
June 30, 2021

Fund Fact Sheet | Share Classes: A, C

Fund Description

The fund seeks to maximize total return. Under normal market conditions, the fund invests at least 80% of its net assets in equity securities of companies operating in the real estate industry, predominantly in the United States, including: companies qualifying under federal tax law as real estate investment trusts (REITs); and companies that derive at least half of their assets or revenues from the ownership, construction, management, operation, development or sale of commercial or residential real estate (such as real estate operating or service companies, homebuilders, lodging providers, and developers).

Fund Overview

Total Net Assets [All Share Classes]	\$448 million
Fund Inception Date	1/3/1994
Distribution Frequency	Quarterly in March, June, September and December
Number of Issuers	43

Share Class Information

Share Class	CUSIP	NASDAQ Symbol
Advisor	354 602 302	FRLAX
A	354 602 104	FREEX
C	354 602 203	FRRSX
R6	354 602 500	FSERX

Fund Management

	Years with Firm	Years of Experience
Blair Schmicker, CFA	13	17
Daniel Scher	18	15

Maximum Sales Charge

Class A: 5.50% initial sales charge
Class C: 1.00% contingent deferred sales charge (CDSC) in the first year only

Total Annual Operating Expenses

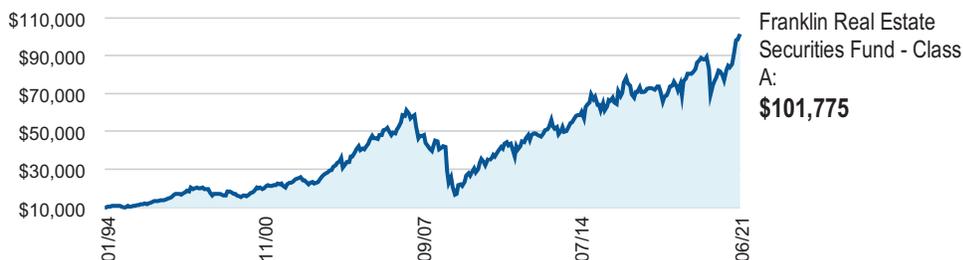
Share Class	
A	1.00%
C	1.75%

Asset Allocation (%)

Equity	99.29
Cash & Cash Equivalents	0.71

Performance

Growth of a \$10,000 Investment - Without Sales Charge (from 01/03/1994-06/30/2021)



Total Returns % (as of 6/30/2021)

Share Class	YTD	AVERAGE ANNUAL					Since Inception	Inception Date
		CUMULATIVE	1 Yr	3 Yrs	5 Yrs	10 Yrs		
A With Sales Charge	12.94	22.42	9.05	4.83	8.36	8.58	1/3/1994	
A Without Sales Charge	19.50	29.55	11.12	6.02	8.97	8.81	1/3/1994	
C With Sales Charge	18.02	27.50	10.27	5.22	8.15	8.11	5/1/1995	
C Without Sales Charge	19.02	28.50	10.27	5.22	8.15	8.11	5/1/1995	

Calendar Year Total Returns % - Without Sales Charge

Share Class	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
A	-3.51	27.17	-6.41	3.94	4.77	3.86	30.04	2.17	15.79	9.23
C	-4.25	26.24	-7.12	3.14	3.97	3.09	29.10	1.42	15.00	8.36

Share Class	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001
A	26.90	17.16	-38.12	-27.78	21.28	13.22	32.13	37.64	1.70	7.64
C	25.84	16.34	-38.58	-28.32	20.40	12.37	31.14	36.66	0.89	6.93

Performance data represents past performance, which does not guarantee future results. Current performance may differ from figures shown. The fund's investment returns and principal values will change with market conditions, and you may have a gain or a loss when you sell your shares. Please call Franklin Templeton at (800) DIAL BEN/(800) 342-5236 or visit franklintempleton.com for the most recent month-end performance.

If the sales charge had been included, the return would have been lower.

Top Ten Holdings (% of Total)

Issuer Name	
PROLOGIS INC	7.97
EQUINIX INC	6.94
AMERICAN TOWER CORP	6.05
CROWN CASTLE INTERNATIONAL CORP	5.83
SBA COMMUNICATIONS CORP	4.84
AVALONBAY COMMUNITIES INC	4.01
PUBLIC STORAGE	3.91
AMERICAN HOMES 4 RENT	3.48
HEALTHPEAK PROPERTIES INC	3.44
ALEXANDRIA REAL ESTATE EQUITIES INC	3.44

Fund Measures

Standard Deviation (3 Yrs) - Class A	16.81%
Beta (3 Yrs, vs. Linked Estate 25/50/ S&P US Property Index) - Class A	0.91

Composition of Fund

■ Franklin Real Estate Securities Fund ■ MSCI US IMI Real Estate 25/50 Index

Geographic	% of Total
United States	99.29 / 100.00
Cash & Cash Equivalents	0.71 / 0.00

Sector	% of Total
Towers/Infrastructure	16.79 / 16.44
Residential	13.57 / 11.77
Industrial Property	13.17 / 10.93
Office Space	9.22 / 7.07
Triple Net	8.97 / 8.77
Data Centers	8.05 / 9.07
Healthcare Property	7.67 / 8.37
Storage Property	5.03 / 6.08
Shopping Centers	3.88 / 3.63
Others	12.94 / 17.87
Cash & Cash Equivalents	0.71 / 0.00

What Are the Risks?

All investments involve risks, including possible loss of principal. The fund's concentration in real estate securities involves special risks, such as declines in the value of real estate and increased susceptibility to adverse economic or regulatory developments affecting the sector. The fund's investments in REITs involves additional risks, since REITs typically are invested in a limited number of projects or in a particular market segment they are more susceptible to adverse developments affecting a single project or market segment than more broadly diversified investments. These and other risks are described more fully in the fund's prospectus.

Glossary

Beta: A measure of the fund's volatility relative to the market, as represented by the stated Index. A beta greater than 1.00 indicates volatility greater than the market.

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

Investors should carefully consider a fund's investment goals, risks, charges and expenses before investing. To obtain a summary prospectus and/or prospectus, which contains this and other information, talk to your financial professional, call us at (800) DIAL BEN/342-5236 or visit franklintempleton.com. Please carefully read a prospectus before you invest or send money.

Information is historical and may not reflect current or future portfolio characteristics. All portfolio holdings are subject to change.

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Performance: Effective 12/31/96, the fund began offering Advisor Class shares. For periods prior to the fund's Advisor Class inception date, a restated figure is used based on the fund's oldest share class, Class A performance, excluding the effect of Class A's maximum initial sales charge but reflecting the effect of the Class A Rule 12b-1 fees; and for periods after the fund's Advisor Class inception date, actual Advisor Class performance is used, reflecting all charges and fees applicable to that class. The fund offers other share classes subject to different fees and expenses, which will affect their performance.

Class A: Prior to 9/10/18, these shares were offered at a higher initial sales charge of 5.75%; thus actual returns would have differed. Total returns with sales charges have been restated to reflect the current maximum initial sales charge of 5.50%. Class C: Prior to 1/1/04, these shares were offered with an initial sales charge; thus actual returns would have differed.

Top Ten Holdings: The portfolio manager for the fund reserves the right to withhold release of information with respect to holdings that would otherwise be included.

Fund Measures: Linked MSCI US IMI Real Estate 25/50/S&P US Property Index reflects performance of the S&P US Property Index through 6/30/2019 and performance of the MSCI US IMI Real Estate 25/50 Index thereafter.

Composition of Fund: Percentage may not equal 100% due to rounding.

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