



Franklin Templeton Investment Funds

Franklin Global Real Estate Fund

Real Estate Sector

Equity

31.03.2023

Fund Fact Sheet

For the source and calculation basis of Fund information, please refer to the *Explanatory Notes section.

Fund Overview

| | |
|---------------------------------------|-------------------------------------|
| Base Currency for Fund | USD |
| Total Net Assets (USD) | 108 million |
| Fund Inception Date | 29.12.2005 |
| Number of Issuers | 65 |
| Benchmark | FTSE EPRA/NAREIT Developed Index |
| Morningstar Category™* | Property - Indirect Global |
| Distribution Yield* – A (Qdis) USD | 2.84% |

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 (Qdis) USD

Overall Morningstar Rating™*: ★★ ★★

Asset Allocation*

| | |
|-------------------------|-------|
| | % |
| Equity | 99.52 |
| Cash & Cash Equivalents | 0.48 |

Offering Documents



Shareholder Letters



Risk Considerations

INVESTMENT INVOLVES RISKS. The value of the Fund can be volatile and investors may not get back the amount originally invested. Past performance is not indicative of future results.

- Franklin Global Real Estate Fund invests principally in real estate investment trusts and real estate and real estate-related companies located around the world.
- The Fund is subject to market risk, equity risk, emerging markets risk, foreign currency risk, Europe and Eurozone risk, liquidity risk, concentration risk, real assets risk, smaller and midsize companies risk, derivative instruments risk, counterparty risk and securities lending risk.
- The Fund may at its discretion pay dividends out of the capital or out of gross income of the Fund while paying all or part of the Fund's fees and expenses out of the capital of the Fund, which results in effectively paying dividends out of capital. Payment of dividends out of capital amounts to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment. Any distributions involving payment of dividends out of the Fund's capital or payment of dividends effectively out of the Fund's capital (as the case may be) may result in an immediate reduction of the net asset value per share.
- Investors should not invest based on this marketing material alone. Offering documents should be read for further details, including the risk factors. Before you decide to invest, you should make sure the intermediary has explained to you that the Fund is suitable to you.

Performance*

Past performance does not predict future returns.

Performance over 5 Years in Share Class Currency (%)

■ Franklin Global Real Estate Fund A (Qdis) USD



Performance in Share Class Currency (%)

| | Cumulative | 3 Mths | YTD | 1 Yr | 3 Yrs | 5 Yrs | 10 Yrs | Since Incept |
|------------------|------------|--------|------|--------|-------|-------|--------|--------------|
| A (Qdis) USD | | 1.91 | 1.91 | -22.07 | 17.67 | 1.58 | 15.32 | 21.45 |
| Benchmark in USD | | 1.04 | 1.04 | -20.61 | 24.49 | 9.29 | 39.35 | 106.49 |

Calendar Year Performance in Share Class Currency (%)

| | 2022 | 2021 | 2020 | 2019 | 2018 |
|------------------|--------|-------|-------|-------|-------|
| A (Qdis) USD | -26.83 | 26.11 | -7.46 | 21.13 | -7.61 |
| Benchmark in USD | -24.41 | 27.21 | -8.18 | 23.06 | -4.74 |

Top Ten Holdings* (% of Total)

| | |
|---------------------------|------|
| Issuer Name | |
| PROLOGIS INC | 7.91 |
| EQUINIX INC | 5.30 |
| PUBLIC STORAGE | 3.82 |
| WELLTOWER INC | 3.43 |
| REALTY INCOME CORP | 3.33 |
| VICI PROPERTIES INC | 2.79 |
| UDR INC | 2.69 |
| AVALONBAY COMMUNITIES INC | 2.66 |
| MITSUI FUDOSAN CO LTD | 2.57 |
| AMERICAN HOMES 4 RENT | 2.40 |

Fund Measures

| | |
|------------------------------------|--------|
| Price to Earnings (12-mo Trailing) | 19.98x |
| Price to Book | 1.31x |
| Price to Cash Flow | 15.64x |
| Standard Deviation (5 Yrs) | 19.02% |

For the source and calculation basis of Fund information, please refer to the *Explanatory Notes section.

Share Class Information

| Share Class | Incept Date | NAV | TER (%) 28.02.2023 | Fees | | | Dividends | | Fund Identifiers |
|--------------|-------------|-----------|--------------------|-----------------------|-------------------------|-----------------------|----------------|------------------|------------------|
| | | | | Max. Sales Charge (%) | Max. Annual Charge* (%) | Max. Serv. Charge (%) | Last Paid Date | Last Paid Amount | |
| A (Qdis) USD | 29.12.2005 | USD 8.45 | 1.89 | 5.00 | 1.50 | N/A | 16.01.2023 | 0.0600 | LU0229948244 |
| A (acc) USD | 29.12.2005 | USD 12.14 | 1.89 | 5.00 | 1.50 | N/A | N/A | N/A | LU0229948087 |

The charges are the fees the fund charges to investors to cover the costs of running the Fund. Additional costs, including transaction fees, will also be incurred. These costs are paid out by the Fund, which will impact on the overall return of the Fund.

Fund charges will be incurred in multiple currencies, meaning that payments may increase or decrease as a result of currency exchange fluctuations.

Composition of Fund*

■ Franklin Global Real Estate Fund ■ FTSE EPRA/NAREIT Developed Index

| Geographic | % of Total | Sector | % of Total |
|-------------------------|---------------|-------------------------|---------------|
| United States | 60.94 / 61.91 | Industrial Property | 18.68 / 15.52 |
| Japan | 9.19 / 10.56 | Residential | 15.78 / 13.24 |
| United Kingdom | 5.31 / 4.11 | Diversified | 13.91 / 16.63 |
| Australia | 4.32 / 3.62 | Triple Net | 8.72 / 9.12 |
| Singapore | 4.25 / 3.78 | Storage Property | 7.58 / 6.71 |
| Hong Kong | 4.18 / 5.09 | Office Space | 7.20 / 7.76 |
| Canada | 3.13 / 2.73 | Healthcare Property | 6.42 / 7.01 |
| Sweden | 1.85 / 1.61 | Data Centers | 5.29 / 6.19 |
| Belgium | 1.83 / 1.09 | Retail Property | 4.30 / 6.55 |
| Others | 4.52 / 5.50 | Others | 11.65 / 11.28 |
| Cash & Cash Equivalents | 0.48 / 0.00 | Cash & Cash Equivalents | 0.48 / 0.00 |

Important Information

Unless stated otherwise, all information is as of the publishing date of this document. Source: Franklin Templeton.

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Please refer to the offering documents for further details, including the risk factors.

Any share class with "H1" in its name will attempt to hedge the currency risk between the base currency of the Fund and the currency of the share class, although there can be no guarantee that it will be successful in doing so. In some cases, investors may be subject to additional risks.

In addition, a summary of investor rights is available from <https://www.franklintempleton.com.hk/en-hk/about-us/summary-of-investor-rights>.

The fund(s)/ sub-fund(s) are notified for marketing in various regions under the UCITS Directive. The fund(s)/ sub-fund(s) can terminate such notifications for any share class and/or sub-fund at any time by using the process contained in Article 93a of the UCITS Directive.

For the avoidance of doubt, if you make a decision to invest, you will be buying units/shares in the fund(s)/sub-fund(s) and will not be investing directly in the underlying assets of the fund(s)/sub-fund(s).

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*Explanatory Notes

Performance: Performance information is based on the stated share class only, in Fund Currency, NAV to NAV, taking into account of dividend reinvestments and capital gain or loss.

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.

Source: FTSE. Important data provider notices and terms available at www.franklintempletondatasources.com.

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Distribution Yield: The Distribution Yield refers to annualized yield. The Distribution Yield is based on the most recent month's distribution and shown as an annualized percentage as of the date shown. It does not include any preliminary charge and investors may be subject to tax on distributions. Information is historical and may not reflect current or future distributions. The formula for calculating Distribution Yield of the stated share class: $(nr/p) \times 100$. r = last dividend paid; p = month end NAV; n = distribution frequency. $n = 12$ for monthly distribution; $n = 4$ for quarterly distribution; $n = 1$ for yearly distribution.

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Top 10 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.

Asset Allocation/Composition of Fund: Due to rounding, the sum of portfolio may not equal 100%.

Fees: Maximum Annual Charge includes Management Fee and Maximum Maintenance Charge.