



Franklin Templeton Investment Funds Franklin Global Real Estate Fund

Real Estate Sector
Equity
LU0976565175
31 August 2023

Fund Fact Sheet

Fund Overview

Base Currency for Fund	USD
Total Net Assets (USD)	107 million
Fund Inception Date	29.12.2005
Number of Issuers	66
Benchmark	FTSE EPRA/NAREIT Developed Index
Investment Style	Real Estate
Morningstar Category™	Property - Indirect Global
Distribution Yield – W (Qdis) USD	3.43%

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 - W (Qdis) USD

Overall Morningstar Rating™: ★★ ★

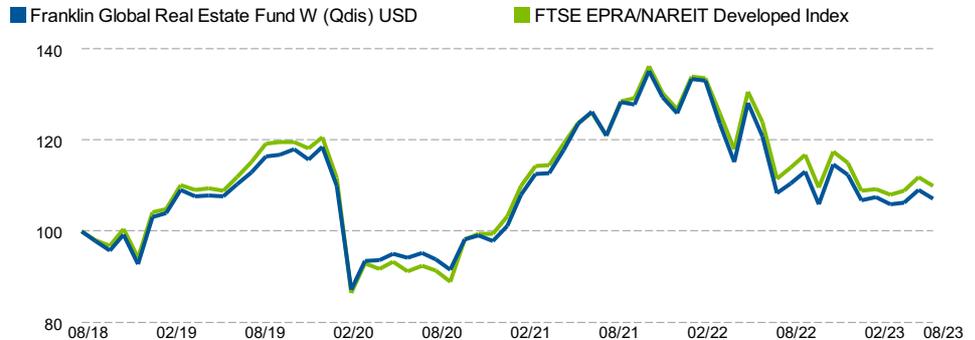
Asset Allocation

Equity	98.88%
Cash & Cash Equivalents	1.12%

Performance

Past performance does not predict future returns.

Performance over 5 Years in EUR (%)



Discrete Annual Performance in EUR (%)

	08/22	08/21	08/20	08/19	08/18	08/17	08/16	08/15	08/14	08/13
	08/23	08/22	08/21	08/20	08/19	08/18	08/17	08/16	08/15	08/14
W (Qdis) USD	-11.34	-4.22	32.51	-15.70	13.03	7.14	-7.29	15.27	12.63	19.35
W (acc) USD	-11.28	-4.22	32.51	-15.66	13.11	7.06	-7.92	14.49	11.62	18.67
Benchmark in EUR	-11.25	-1.68	36.32	-19.75	15.27	8.87	-5.54	19.07	12.83	20.42

Performance in EUR (%)

	Cumulative				Annualised		
	1 Yr	3 Yrs	5 Yrs	10 Yrs	3 Yrs	5 Yrs	10 Yrs
W (Qdis) USD	-11.34	12.53	7.22	65.03	4.02	1.40	5.14
W (acc) USD	-11.28	12.60	7.42	60.60	4.04	1.44	4.85
Benchmark in EUR	-11.25	18.95	10.03	83.07	5.96	1.93	6.23

Calendar Year Performance in EUR (%)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
W (Qdis) USD	-21.60	36.43	-14.33	24.64	-2.28	-3.51	3.18	11.77	30.44	-2.85
W (acc) USD	-21.55	36.49	-14.29	24.75	-2.47	-3.82	2.52	10.81	29.23	-2.92
Benchmark in EUR	-19.45	36.87	-15.77	25.33	0.06	-2.13	8.13	11.45	31.97	-0.12

The fund's returns may increase or decrease as a result of changes to foreign exchange rates.

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 performance data shown is in the currency stated, include reinvested dividends and are net of management fees. Sales charges and other commissions, taxes and other relevant costs paid by the investor are not included in the calculations. The fund offers other share classes subject to different fees and expenses, which will affect their performance.

The W (Qdis) USD share class launched on 25.10.2013. Performance data prior to that date is for the A (Qdis) USD share class launched on 29.12.2005 which has higher annual charges.

The W (acc) USD share class launched on 23.06.2017. Performance data prior to that date is for the A (acc) USD share class launched on 29.12.2005 which has higher annual charges.

Top Ten Holdings (% of Total)

Issuer Name	% of Total
PROLOGIS INC	7.89
EQUINIX INC	5.75
PUBLIC STORAGE	4.10
WELLTOWER INC	3.78
AVALONBAY COMMUNITIES INC	3.10
MITSUI FUDOSAN CO LTD	2.98
REALTY INCOME CORP	2.94
AMERICAN HOMES 4 RENT	2.75
VICI PROPERTIES INC	2.63
CAMDEN PROPERTY TRUST	2.41

Fund Measures

Price to Earnings (12-mo Trailing)	20.77x
Price to Book	1.35x
Price to Cash Flow	15.89x
Standard Deviation (5 Yrs, USD)	19.29%

Share Class Information

Share Class	Incept Date	NAV	TER (%)	Fees		Distribution Frequency			Fund Identifiers	
				Max. Sales Charge (%)	Max. Annual Charge (%)	Frequency	Last Paid Date	Last Paid Amount	Bloomberg ID	ISIN
W (Qdis) USD	25.10.2013	USD 9.57	1.10	N/A	0.70	Qtr	17.07.2023	0.0820	FGRWQDU LX	LU0976565175
W (acc) USD	23.06.2017	USD 10.56	1.09	N/A	0.70	N/A	N/A	N/A	FGREWAU LX	LU1626020983

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	60.78 / 63.43	Industrial Property	18.79 / 15.04
Japan	9.50 / 10.06	Residential	17.02 / 14.23
United Kingdom	5.94 / 4.02	Diversified	12.90 / 16.19
Singapore	3.90 / 3.52	Triple Net	8.06 / 8.62
Canada	3.77 / 2.58	Health Care Property	8.02 / 7.50
Australia	3.60 / 3.59	Storage Property	6.62 / 5.96
Hong Kong	3.36 / 4.09	Office Space	6.57 / 7.92
Sweden	2.32 / 1.64	Data Centers	6.28 / 7.45
Germany	1.82 / 1.82	Retail Property	3.78 / 5.98
Others	3.87 / 5.24	Others	10.82 / 11.13
Cash & Cash Equivalents	1.12 / 0.00	Cash & Cash Equivalents	1.12 / 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.

Important Information

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For the avoidance of doubt, if you make a decision to invest, you will be buying units/shares in the Fund and will not be investing directly in the underlying assets of the Fund.

Benchmark related data provided by FactSet, as of the date of this document, unless otherwise noted.

Please consult your financial advisor before deciding to invest.

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

Fund Overview: 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.

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Performance: References to indices are made for comparative purposes only and are provided to represent the investment environment existing during the time periods shown. 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: 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.