



# Franklin Templeton Investment Funds Franklin Global Real Estate Fund

Real Estate Sector  
Equity  
LU0229948087  
31 January 2023

## Fund Fact Sheet

**For Professional Client Use Only. Not for distribution to Retail Clients.**

### Fund Overview

Base Currency for Fund	USD
Total Net Assets (USD)	120 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

### 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™: ★★ ★

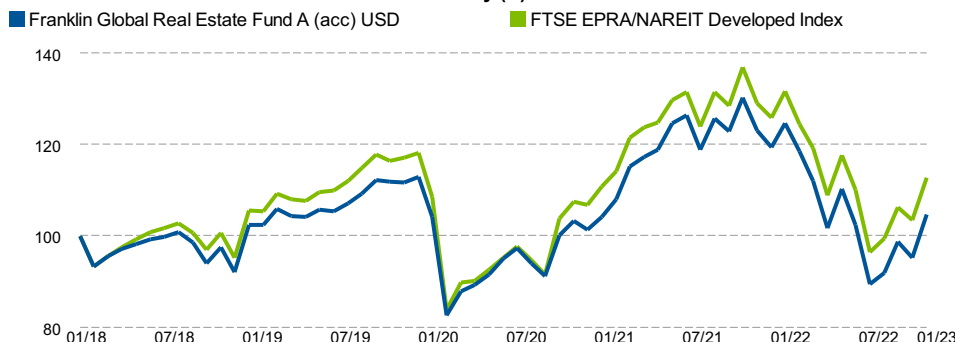
### Asset Allocation

	%
Equity	99.34
Cash & Cash Equivalents	0.66

### Performance

**Past performance does not predict future returns.**

**Performance over 5 Years in Share Class Currency (%)**



### Discrete Annual Performance in Share Class Currency (%)

	01/22	01/21	01/20	01/19	01/18	01/17	01/16	01/15	01/14	01/13
A (acc) USD	-14.90	21.41	-10.34	10.40	2.40	8.89	4.75	-9.73	20.82	-2.14
Benchmark in USD	-12.59	20.88	-9.69	11.93	5.62	10.81	10.28	-8.71	21.93	0.94
Benchmark in EUR	-9.77	31.00	-17.62	15.89	14.67	-3.87	10.42	-4.80	45.71	1.60

### Performance in Share Class Currency (%)

	Cumulative							Annualised		
	1 Mth	6 Mths	YTD	1 Yr	3 Yrs	10 Yrs	Since Incept	3 Yrs	10 Yrs	Since Incept
A (acc) USD	9.82	-5.15	9.82	-14.90	-7.36	27.49	30.81	-2.52	2.46	1.58
Benchmark in USD	9.02	-4.19	9.02	-12.59	-4.57	54.89	122.80	-1.55	4.47	4.80
Benchmark in EUR	7.13	-10.05	7.13	-9.77	-2.63	93.59	142.98	-0.88	6.83	5.33
Category Average	8.74	-5.12	8.74	-14.98	-7.41	30.29	73.66	-2.53	2.68	3.28
Quartile	1	2	1	3	3	3	4	3	3	4

### Calendar Year Performance in Share Class Currency (%)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
A (acc) USD	-26.80	26.03	-7.45	21.10	-7.55	9.20	-0.70	-0.52	13.68	1.20
Benchmark in USD	-24.41	27.21	-8.18	23.06	-4.74	11.42	4.99	0.05	15.89	4.39
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.

### Top Ten Holdings (% of Total)

Issuer Name	
PROLOGIS INC	7.52
EQUINIX INC	5.01
PUBLIC STORAGE	4.54
REALTY INCOME CORP	3.30
WELLTOWER INC	2.99
VICI PROPERTIES INC	2.70
AVALONBAY COMMUNITIES INC	2.59
UDR INC	2.58
ALEXANDRIA REAL ESTATE EQUITIES INC	2.46
CAMDEN PROPERTY TRUST	2.42

### Fund Measures

Price to Earnings (12-mo Trailing)	15.48x
Price to Book	1.37x
Price to Cash Flow	16.65x
Standard Deviation (5 Yrs)	19.12%

### Share Class Information

Share Class	Incept Date	NAV	TER (%)	Fees	Distribution Frequency		Last Paid Amount	Fund Identifiers	
				Max. Annual Charge (%)	Frequency	Last Paid Date		Bloomberg ID	ISIN
A (acc) USD	29.12.2005	USD 13.08	1.89	1.50	N/A	N/A	N/A	FGREUAA LX	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.

**For Professional Client Use Only. Not for distribution to Retail Clients.****Composition of Fund**

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

Geographic	% of Total		Sector	% of Total	
United States	60.74	62.02	Industrial Property	18.18	14.85
Japan	8.81	9.99	Residential	16.23	13.56
United Kingdom	5.16	4.11	Diversified	13.78	16.25
Australia	4.49	3.77	Triple Net	8.68	9.34
Singapore	4.20	3.66	Office Space	7.83	8.57
Hong Kong	3.98	4.82	Storage Property	6.98	6.01
Canada	2.80	2.91	Health Care Property	6.72	7.30
Germany	2.27	1.91	Data Centers	5.02	6.04
Sweden	1.96	1.72	Retail Property	4.10	6.51
Others	4.94	5.08	Others	11.82	11.57
Cash & Cash Equivalents	0.66	0.00	Cash & Cash Equivalents	0.66	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.

Source: FTSE. Important data provider notices and terms available at [www.franklintempletondatasources.com](http://www.franklintempletondatasources.com).

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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.