



Franklin Templeton Investment Funds
Franklin Global Real Estate Fund

Real Estate Sector
 Equity
 30.04.2023

Fund Fact Sheet

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

Minimum Investment

Share Class	Initial	Subsequent
A (Qdis) USD	USD 1,000	USD 500

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™: ★★ ★

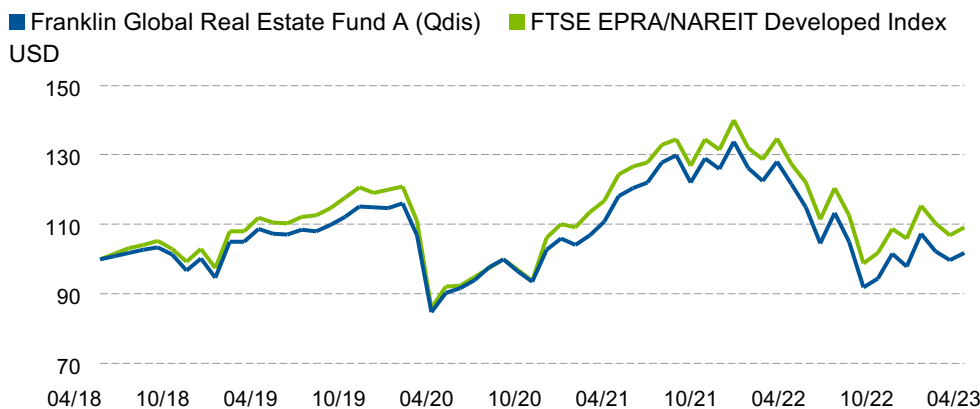
Asset Allocation

	%
Equity	99.50
Cash & Cash Equivalents	0.50

Performance

Past performance does not predict future returns.

Performance over 5 Years in Share Class Currency (%)



Performance in Share Class Currency (%)

	Cumulative					Annualised	
	1 Mth	3 Mths	YTD	1 Yr	Since Incept	3 Yrs	Since Incept
A (Qdis) USD	2.17	-5.13	4.12	-16.20	24.08	4.11	1.25
After Sales Charge*	-2.94	-9.87	-1.08	-20.39	17.88	2.34	0.95
Benchmark in USD	1.94	-5.52	3.00	-14.43	110.50	5.82	4.39

Top Ten Holdings (% of Total)

Issuer Name	
PROLOGIS INC	7.76
EQUINIX INC	5.19
PUBLIC STORAGE	4.29
WELLTOWER INC	3.70
REALTY INCOME CORP	3.23
VICI PROPERTIES INC	2.83
AVALONBAY COMMUNITIES INC	2.78
MITSUI FUDOSAN CO LTD	2.68
UDR INC	2.64
AMERICAN HOMES 4 RENT	2.47

Share Class Information (For a full list of available share classes, please visit www.franklintempleton.com.sg.)

Share Class	Incept Date	NAV	TER (%)	Fees	
				Max. Sales Charge (%)	Max. Annual Charge (%)
A (Qdis) USD	29.12.2005	USD 8.57	1.89	5.00	1.50

Additional Share Class Information

Share Class	Incept Date	Subscription Type	Distribution	Fund Identifiers	
			Frequency	Bloomberg ID	ISIN
A (Qdis) USD	29.12.2005	Cash	Qtr	FGREUAD LX	LU0229948244

Composition of Fund

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

Geographic	% of Total	Sector	% of Total
United States	60.14 / 61.26	Industrial Property	18.47 / 15.50
Japan	9.35 / 10.71	Residential	16.37 / 13.75
United Kingdom	6.37 / 4.35	Diversified	13.91 / 16.84
Australia	4.34 / 3.73	Triple Net	8.58 / 8.92
Singapore	4.29 / 3.73	Storage Property	7.35 / 6.44
Hong Kong	4.13 / 4.98	Office Space	7.07 / 7.55
Canada	3.12 / 2.69	Health Care Property	6.70 / 7.27
Sweden	1.94 / 1.66	Data Centers	5.21 / 6.12
Germany	1.60 / 1.63	Retail Property	4.32 / 6.58
Others	4.22 / 5.24	Others	11.51 / 11.01
Cash & Cash Equivalents	0.50 / 0.00	Cash & Cash Equivalents	0.50 / 0.01

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

This advertisement or publication has not been reviewed by the Monetary Authority of Singapore.

In addition, a summary of investor rights is available from <https://www.franklintempleton.com.sg/summary-of-investors-rights.pdf>. The summary is available in English. The sub-funds of FTIF are notified for marketing in multiple EU Member States under the UCITS Directive. FTIF 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 and will not be investing directly in the underlying assets of the Fund.

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

Performance: Performance details provided are in the share class currency, based on NAV-NAV and include reinvested dividends. Performances of different share classes will vary. Please refer to the Fund Manager for more information.

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.

Charges: 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.

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Important Information (continued)

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After Sales Charge*: Calculated based on initial sales charge of 5%; or 0% for Money Market Funds.

Top Ten Holdings: These securities do not represent all of the securities purchased, sold or recommended and readers should not assume that investment in the securities listed was or will be profitable. All portfolio holdings are subject to change.