

Franklin Global Real Estate Fund A (Ydis)

EUR-H1

Real Estate LU0523922176 Factsheet as of 29 February 2024

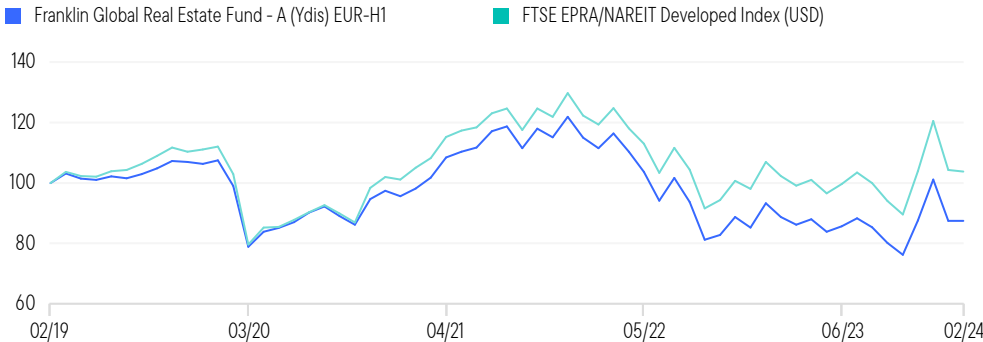
This is a marketing communication. Please refer to the prospectus of the UCITS and to the KID/KIID before making any final investment decisions.

Investment Overview

The Fund aims to maximise the investment return by achieving an increase in the value of its investments and earning income over the medium to long term. The Fund pursues an actively managed investment strategy and invests mainly in real estate investment trusts (REITs), and equity securities issued by corporations of any size located in any country, including emerging markets, and whose business is financing, dealing, holding, developing or managing real estate.

Past performance does not predict future returns.

Performance Over 5 Years in Share Class Currency (%)



Discrete Annual Performance (%)

	02/23	02/22	02/21	02/20	02/19	02/18	02/17	02/16	02/15	02/14
	02/24	02/23	02/22	02/21	02/20	02/19	02/18	02/17	02/16	02/15
A (Ydis) EUR-H1	-1.33	-20.48	13.61	-0.86	-0.98	6.71	-4.01	6.57	-9.66	16.21
Benchmark (USD)	1.54	-14.33	13.56	2.16	2.85	13.04	0.27	13.22	-7.75	16.44

Total Returns (%)

	Cumulative						Average Annual				Inception Date
	1-Mo	3-Mo	YTD	1-Yr	3-Yr	5-Yr	Inception	3-Yr	5-Yr	Inception	
A (Ydis) EUR-H1	-0.10	3.99	-4.33	-1.33	-10.86	-12.49	36.89	-3.76	-2.63	2.35	20/8/2010
Benchmark (USD)	-0.54	4.70	-4.51	1.54	-1.21	3.80	118.96	-0.41	0.75	5.96	—

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 details provided are in share class currency, include the reinvested dividends gross of tax and are net of management fees. Sales charges, taxes and other locally applied costs have not been deducted. The fund's returns may increase or decrease as a result of changes to foreign exchange rates.

Up to date performance figures can be found on our website.

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.

The share class shown has adopted a hedging strategy intended to reduce the effect of exchange rate movements between the currency of the Fund's investment strategy and the currency of the share class. The benchmark returns displayed are shown in the reference currency of the Fund's investment strategy USD, while share class returns are shown in the reference currency of share class EUR. As a result, the returns shown above reflect the effect of the hedging strategy and one can compare the returns of the Fund (net of fees) relative to its benchmark index without the impact of exchange rate movements on index returns.

Fund Overview

Fund Base Currency	USD
Fund Inception Date	29/12/2005
Share Class Inception Date	20/08/2010
Dividend Frequency	Annually
ISIN	LU0523922176
Sedol	B4VN0V6
Valor Number	11499600
Bloomberg	FGREH11 LX
Historic Yield	3.09%
Minimum Investment	USD 1000

Benchmark(s) and Type

FTSE EPRA/NAREIT Developed Index	Comparator
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Charges

Maximum Initial Charge	5.75%
Exit Charge	-
Ongoing Charges Figure	1.90%
Performance Fee	—

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.

Fund Characteristics

	Fund
NAV-A (Ydis) EUR-H1	€10.17
Total Net Assets	\$103.59 Million
Number of Issuers	62
Average Market Cap (Millions USD)	\$32,736
Price to Book	1.41x
Price to Earnings (12-Month Trailing)	23.24x
Price to Cash Flow	16.25x
Standard Deviation (5 Yr)	19.61%

Top Equity Issuers (% of Total)

	Fund
PROLOGIS INC	8.62
EQUINIX INC	6.35
REALTY INCOME CORP	4.24
PUBLIC STORAGE	4.18
WELLTOWER INC	4.09
mitsui fudosan co ltd	3.13
AVALONBAY COMMUNITIES INC	3.05
GOODMAN GROUP	2.77
AMERICAN HOMES 4 RENT	2.74
VICI PROPERTIES INC	2.67

Sector Allocation (% of Total)

	Fund	Benchmark
Industrial Property	20.22	15.50
Residential	16.46	13.33
Diversified	11.61	15.93
Data Centers	8.40	8.13
Triple Net	8.12	8.21
Health Care Property	7.84	7.39
Storage Property	5.60	6.06
Office Space	4.43	7.41
Other	16.75	18.03
Cash & Cash Equivalents	0.58	0.00

Geographic Allocation (% of Total)

	Fund	Benchmark
United States	60.81	64.35
Japan	8.51	9.67
United Kingdom	5.97	4.05
Australia	4.64	3.58
Canada	4.47	2.51
Singapore	3.40	3.29
Hong Kong	3.02	3.52
Sweden	2.82	1.82
Other	5.78	7.22
Cash & Cash Equivalents	0.58	0.00

Portfolio Management

	Years with Firm	Years of Experience
Daniel Scher	21	17
Blair Schmicker, CFA	16	20

What are the Risks?

The Fund does not offer any capital guarantee or protection and you may not get back the amount invested. The Fund is subject to the following risks which are materially relevant: **Derivative Instruments risk:** the risk of loss in an instrument where a small change in the value of the underlying investment may have a larger impact on the value of such instrument. Derivatives may involve additional liquidity, credit and counterparty risks. **Foreign Currency risk:** the risk of loss arising from exchange-rate fluctuations or due to exchange control regulations. **Liquidity risk:** the risk that arises when adverse market conditions affect the ability to sell assets when necessary. Such risk may be triggered by (but not limited to) unexpected events such as environmental disasters or pandemics. Reduced liquidity may have a negative impact on the price of the assets. Complete information on the risks of investing in the Fund are set out in the Fund's prospectus.

Glossary

Ongoing Charges Figure (OCF): The Ongoing Charges Figure (OCF) includes the fees paid to the management company, the investment manager and the depository, as well as certain other expenses. The OCF is calculated by taking the relevant main material costs paid out over the 12-month period indicated and dividing them by the average net assets over the same period. The OCF does not include all expenses paid by the fund (for example, it does not include what the fund pays for buying and selling securities). For a comprehensive list of the types of costs deducted from fund assets, see the prospectus. For recent all-in annual costs, as well as hypothetical performance scenarios that show the effects that different levels of return could have on an investment in the fund, where applicable, see the KID/KIID. **Historic Yield:** The Historic Yield reflects distributions declared over the past 12 months as a percentage of the Net Asset Value of the class as at the reported date. It does not include any subscription charge and investors may be subject to tax on distributions. **Comparator:** Benchmark is used for comparing Fund performance, but is not a constraint to Fund Investment. **Price to Book:** The price per share of a stock divided by its book value (i.e., net worth) per share. For a portfolio, the value represents a weighted average of the stocks it holds. **Price to Earnings (12-Month Trailing)** is the share price of a stock, divided by its per-share earnings over the past year. For a portfolio, the value represents a weighted average of the stocks it holds. **Price to Cash Flow:** Supplements price/earnings ratio as a measure of relative value for a stock. For a portfolio, the value represents a weighted average of the stocks it holds. **Standard Deviation:** 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.

Portfolio Data Information

Holdings are provided for information purposes only and should not be deemed a recommendation to buy or sell the securities mentioned.

Important Information

This is a sub-fund ("Fund") of Franklin Templeton Investment Funds ("FTIF"), a Luxembourg registered SICAV. Subscriptions to shares of the Fund can only be made based on the Fund's current Prospectus and, where available, the relevant Key Information Document ("KID") / Key Investor Information Document ("KIID"), accompanied by the latest available audited annual report and the latest semi-annual report if published thereafter. These documents can be found on our website at www.ftidocuments.com, obtained, free of charge, from your local FT representative or can be requested via FT's European Facilities Service which is available at <https://www.eifs.lu/franklintempleton>. The Fund's documents are available in English, Arabic, French, German, Italian, Polish and Spanish. In addition, a summary of investor rights is available from www.franklintempleton.lu/summary-of-investor-rights. 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 decide to invest, you will be buying units/shares in the Fund and will not be investing directly in the underlying assets of the Fund.

Given the variety of investment options available today, we suggest investors seek guidance from a Financial Adviser.

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Source: FTSE.

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