

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

Franklin Global Real Estate Fund

Class A (Ydis) EUR-H1 • ISIN LU0523922176 • A sub-fund of Franklin Templeton Investment Funds (UCITS)

Management company: Franklin Templeton International Services S.à r.l., part of Franklin Templeton group.

Website: www.franklintempleton.lu

Call (+352) 46 66 67-1 for more information

The Commission de Surveillance du Secteur Financier (CSSF) is responsible for supervising Franklin Templeton International Services S.à r.l. in relation to this Key Information Document.

This PRIIP is authorised in Luxembourg.

Date of Production of the KID: 21/02/2023

What is this product?

Type

The product is a share of the sub-fund Franklin Global Real Estate Fund (the "Fund") which is part of Franklin Templeton Investment Funds, an open-ended investment company with variable capital (SICAV), qualifying as a UCITS.

Term

The Fund has no maturity date. The Fund could be closed under the conditions laid down in the current prospectus of the Fund.

Objectives

Investment Objective

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.

Investment Policy

The Fund pursues an actively managed investment strategy and invests mainly in:

- real estate investment trusts (REITs)
- 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

The Fund can invest to a lesser extent in:

- derivatives for hedging purposes and/or efficient portfolio management

The investment team looks for securities that present superior investment characteristics.

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.

The benchmark of the Fund is the FTSE EPRA/NAREIT Developed Index (the "Benchmark"). Although the Fund does not intend to track the performance of the benchmark, it is referenced for comparison purposes. Given the limited investment universe within the listed Real Estate sector, most of the Fund's assets are likely to be components of the Benchmark. While the Investment Manager is unconstrained in the active management of the Fund and has absolute discretion to invest in companies not included in the Benchmark, the Fund's performance may, from time to time, present close similarities with it.

Share Class Policy

For the distribution share class shown in this document, dividend income is distributed to shareholders.

For this share class, the manager applies a portfolio hedge that is intended to minimize the currency risk between the currency of the share class (which is in a non-base currency) and the base currency of the Fund.

Processing of subscription and redemption orders

You may request the sale of your shares on any Luxembourg business day.

Intended retail investor

The Fund may appeal to investors looking to maximise their investment return with a combination of income and capital appreciation by obtaining exposure to equity securities of companies across a wide range of real estate sectors and countries and willing to hold their investment over the medium to long term for a minimum period of 3 to 5 years. The Fund is suitable for investors who do not need to have specific knowledge and/or experience of financial markets with the understanding that they may not get back the full amount invested in the Fund.

Depository

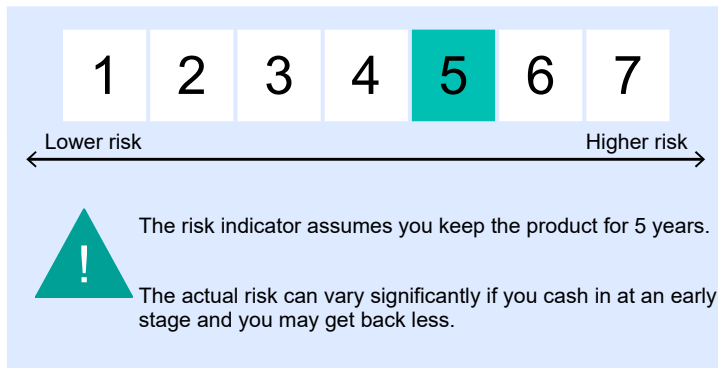
J.P. Morgan SE, Luxembourg Branch

Further Information

Please refer to the 'Other relevant information' section below.

What are the risks and what could I get in return?

Risk Indicator



The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets.

We have classified this product as 5 out of 7, which is a medium-high risk class. Due to the nature of the Fund's investments, the Fund's performance can fluctuate considerably over time.

Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

Other risks materially relevant to the PRIIP not included in the summary risk indicator:

- Liquidity risk

For a full discussion of all the risks applicable to this Fund, please refer to the "Risk Considerations" section of the current prospectus of the Fund.

This product does not include any protection from future market performance so you could lose some or all of your investment.

Performance Scenarios

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 10 years. Markets could develop very differently in the future.

Recommended holding period:

5 years

Example Investment:

10,000 EUR

If you exit after 1 year

If you exit after 5 years

Scenarios

Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs	750 EUR	950 EUR
	Average return each year	-92.50%	-37.55%
Unfavourable	What you might get back after costs	6,600 EUR	6,600 EUR
	Average return each year	-34.00%	-7.97%
Moderate	What you might get back after costs	9,510 EUR	10,220 EUR
	Average return each year	-4.90%	0.44%
Favourable	What you might get back after costs	12,860 EUR	12,180 EUR
	Average return each year	28.60%	4.02%

The stress scenario shows what you might get back in extreme market circumstances.

Unfavourable scenario: This type of scenario occurred for an investment between December 2021 and December 2022.

Moderate scenario: This type of scenario occurred for an investment between February 2013 and February 2018.

Favourable scenario: This type of scenario occurred for an investment between December 2016 and December 2021.

What happens if Franklin Templeton International Services S.à r.l. is unable to pay out?

Franklin Templeton International Services S.à r.l. ("FTIS") is the management company of the Fund. The assets of the Fund are held separately by the Fund's appointed depositary, i.e. J.P. Morgan SE, Luxembourg branch. The depositary is liable to the Fund or its shareholders for losses caused by its negligent or intentional failure to fulfill its safekeeping or record-keeping obligations. (Cash could however be lost in case of default of the depositary or its delegates).

There is no compensation or guarantee scheme protecting you from a default of the Fund's depositary.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over Time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario
- EUR 10,000 is invested

	If you exit after 1 year	If you exit after 5 years
Total costs	787 EUR	1,801 EUR
Annual cost impact (*)	7.9%	3.3% each year

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 3.7% before costs and 0.4% after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you. They will inform you of the amount.

Please note that the figures shown here do not include any additional fees that may be charged by your distributor, advisor or any insurance wrapper in which the fund may be placed.

Composition of Costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	5.75% of the amount you pay in when entering this investment.	Up to 575 EUR
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	0 EUR
Ongoing costs taken each year		
Management fees and other administrative or operating costs	1.87% of the value of your investment per year. This is an estimate based on actual costs over the last year.	187 EUR
Transaction costs	0.25% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	25 EUR
Incidental costs taken under specific conditions		
Performance fees (and carried interest)	There is no performance fee for this product.	0 EUR

How long should I hold it and can I take money out early?

Recommended holding period: 5 years

This Product has no minimum required holding period, the 5 years has been calculated as the fund is designed for long-term investment.

You may sell your shares on any dealing day. The value of your investments may go down as well as up irrespective of the period you are holding your investments, depending on such factors as the performance of the Fund, movements in stock and bond prices, and conditions in financial markets generally.

Please contact your broker, financial adviser or distributor for information on any costs and charges relating to the sale of the shares.

How can I complain?

Investors who would like to receive the procedures relating to complaints handling or wish to make a complaint about the Fund, the operation of FTIS or the person advising on or selling the Fund, should go on the website www.franklintempleton.lu, contact FTIS, 8A, rue Albert Borschette L-1246 Luxembourg or send an e-mail to the client service department lucs@franklintempleton.com.

Other relevant information

For further information on the Objectives and Investment Policy of the Fund, please refer to the section "Fund Information, Objectives and Investment Policies" of the current prospectus. Copies of the latest prospectus of Franklin Templeton Investment Funds are available in English, French, German, Italian, Polish and Spanish and the latest annual & semi-annual reports in English, French, German, Italian, Polish and Spanish are available on the website www.franklintempleton.com, your local Franklin Templeton website, or may be obtained free of charge from FTIS, 8A, rue Albert Borschette, L- 1246 Luxembourg or your financial adviser. The latest prices and other information on the Fund (including other share classes of the Fund) are available from FTIS, www.fundinfo.com or www.franklintempleton.lu.

The past performance presenting on the last 10 years and previous performance scenario calculations are available under:

- https://docs.data2report.lu/documents/KID_PP/KID_annex_PP_FTI_LU0523922176_en.pdf.
- https://docs.data2report.lu/documents/KID_PS/KID_annex_PS_FTI_LU0523922176_en.pdf.