



Franklin Templeton Investment Funds

Franklin Global Real Estate Fund

Real Estate Sector

Equity

31.03.2025

Fund Fact Sheet

For the source and calculation basis of Fund information, please refer to the *Explanatory Notes section.

Fund Overview

Base Currency for Fund	USD
Total Net Assets (USD)	89 million
Fund Inception Date	29.12.2005
Number of Issuers	63
Benchmark	FTSE EPRA/NAREIT Developed Index
Morningstar Category™*	Property - Indirect Global
Distribution Yield* – A (Qdis) USD	2.81%

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	99.45
Cash & Cash Equivalents	0.55

Offering Documents



Shareholder Letters



Risk Considerations

INVESTMENT INVOLVES RISKS. The value of the Fund can be volatile and investors may not get back the amount originally invested. Past performance is not indicative of future results.

- Franklin Global Real Estate Fund invests principally in real estate investment trusts and real estate and real estate-related companies located around the world.
- The Fund is subject to market risk, equity risk, emerging markets risk, foreign currency risk, Europe and Eurozone risk, liquidity risk, concentration risk, real assets risk, smaller and midsize companies risk, derivative instruments risk, counterparty risk and securities lending risk.
- The Fund may at its discretion pay dividends out of the capital or out of gross income of the Fund while paying all or part of the Fund's fees and expenses out of the capital of the Fund, which results in effectively paying dividends out of capital. Payment of dividends out of capital amounts to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment. Any distributions involving payment of dividends out of the Fund's capital or payment of dividends effectively out of the Fund's capital (as the case may be) may result in an immediate reduction of the net asset value per share.
- Investors should not invest based on this marketing material alone. Offering documents should be read for further details, including the risk factors. Before you decide to invest, you should make sure the intermediary has explained to you that the Fund is suitable to you.

Performance*

Past performance does not predict future returns.

Performance over 5 Years in Share Class Currency (%)

■ Franklin Global Real Estate Fund A (Qdis) USD



Performance in Share Class Currency (%)

	Cumulative	3 Mths	YTD	1 Yr	3 Yrs	5 Yrs	10 Yrs	Since Incept
A (Qdis) USD	0.74	0.74	0.39	-16.60	25.93	8.11	29.98	
Benchmark in USD	1.85	1.85	4.99	-9.52	41.89	33.93	135.35	

Calendar Year Performance in Share Class Currency (%)

	2024	2023	2022	2021	2020
A (Qdis) USD	-1.56	10.00	-26.83	26.11	-7.46
Benchmark in USD	1.99	10.85	-24.41	27.21	-8.18

Top Ten Holdings* (% of Total)

Issuer Name	
WELLTOWER INC	7.28
EQUINIX INC	5.41
PROLOGIS INC	5.32
REALTY INCOME CORP	4.40
MITSUI FUDOSAN CO LTD	3.89
AVALONBAY COMMUNITIES INC	3.71
EXTRA SPACE STORAGE INC	3.53
DIGITAL REALTY TRUST INC	3.28
CAMDEN PROPERTY TRUST	2.81
GOODMAN GROUP	2.77

Fund Measures

Price to Earnings (12-mo Trailing)	26.60x
Price to Book	1.51x
Price to Cash Flow	16.56x
Standard Deviation (5 Yrs)	18.11%

For the source and calculation basis of Fund information, please refer to the *Explanatory Notes section.

Share Class Information

Share Class	Incept Date	NAV	TER (%) 28.02.2025	Fees			Dividends		Fund Identifiers
				Max. Sales Charge (%)	Max. Annual Charge* (%)	Max. Serv. Charge (%)	Last Paid Date	Last Paid Amount	
A (Qdis) USD	29.12.2005	USD 8.53	1.88	5.00	1.50	N/A	16.01.2025	0.0600	LU0229948244
A (acc) USD	29.12.2005	USD 12.99	1.88	5.00	1.50	N/A	N/A	N/A	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.

Composition of Fund*

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

Geographic		% of Total		Sector		% of Total	
United States		65.03	/ 65.17	Residential		16.48	/ 13.05
Japan		8.14	/ 9.27	Industrial Property		14.10	/ 14.24
Australia		5.73	/ 5.66	Healthcare Property		13.31	/ 10.97
United Kingdom		4.34	/ 3.67	Diversified		10.43	/ 14.72
Canada		3.59	/ 2.02	Data Centers		8.68	/ 7.51
France		2.82	/ 1.57	Triple Net		6.39	/ 8.60
Sweden		2.39	/ 1.78	Retail Property		6.38	/ 5.20
Germany		1.87	/ 1.76	Storage Property		5.27	/ 5.63
Hong Kong		1.32	/ 2.51	Office Space		4.54	/ 6.65
Others		4.23	/ 6.58	Others		13.86	/ 13.43
Cash & Cash Equivalents		0.55	/ 0.00	Cash & Cash Equivalents		0.55	/ 0.00

Important Information

Unless stated otherwise, all information is as of the publishing date of this document. Source: Franklin Templeton.

Copyright © 2025. Franklin Templeton. All rights reserved.

Franklin Templeton Investments (Asia) Limited is the issuer of this document. This document is for information only and nothing contained herein constitutes investment advice. All charts, data, opinions, estimates and other information are provided as of the date of this document and may be subject to change without notice. This document is neither an offer nor solicitation to purchase shares of the fund. **Investment involves risks, fund value may go up as well as down and past performance is not an indicator or a guarantee of future performance.** The investment returns are calculated on NAV to NAV basis, taking into account of reinvestments and capital gain or loss. The investment returns are denominated in stated currency, which may be a foreign currency other than USD and HKD ("other foreign currency"). US/HK dollar-based investors are therefore exposed to fluctuations in the US/HK dollar / other foreign currency exchange rate. Please refer to the offering documents for further details, including the risk factors.

Any share class with "H1" in its name will attempt to hedge the currency risk between the base currency of the Fund and the currency of the share class, although there can be no guarantee that it will be successful in doing so. In some cases, investors may be subject to additional risks.

In addition, a summary of investor rights is available from <https://www.franklintempleton.com.hk/en-hk/about-us/summary-of-investor-rights>. The summary is available in English and Chinese.

The fund(s)/ sub-fund(s) are notified for marketing in various regions under the UCITS Directive. The fund(s)/ sub-fund(s) 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(s)/sub-fund(s) and will not be investing directly in the underlying assets of the fund(s)/sub-fund(s).

Distribution of this document may be restricted in certain jurisdictions. This document does not constitute the distribution of any information or the making of any offer or solicitation by anyone in any jurisdiction in which such distribution or offer is not authorized or to any person to whom it is unlawful to distribute such a report or make such an offer or solicitation. Any person coming into possession of this document should seek advice for details of, and observe, such restrictions (if any). This document has not been reviewed by the Securities and Futures Commission of Hong Kong.

*Explanatory Notes

Performance: Performance information is based on the stated share class only, in Fund Currency, NAV to NAV, taking into account of dividend reinvestments and capital gain or loss. 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. Source: FTSE. Important data provider notices and terms available at www.franklintempletondatasources.com.

Morningstar Category™: Copyright © Morningstar, Inc. All Rights Reserved. The information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is provided for reference purposes only. Past performance is not an indicator or a guarantee of future performance.

Distribution Yield: The Distribution Yield refers to annualized yield. 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. The formula for calculating Distribution Yield of the stated share class: $(nr/p) \times 100$. r = last dividend paid; p = month end NAV; n = distribution frequency. $n = 12$ for monthly distribution; $n = 4$ for quarterly distribution; $n = 1$ for yearly distribution.

Fund Management: In the case of portfolio managers who are CFA Charterholders, CFA® and Chartered Financial Analyst® are trademarks owned by CFA Institute.

Ratings: Copyright © Morningstar, Inc. All Rights Reserved. The information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is provided for reference purposes only. Past performance is not an indicator or a guarantee of future performance.

Top 10 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.

Asset Allocation/Composition of Fund: Due to rounding, the sum of portfolio may not equal 100%.

Fees: Maximum Annual Charge includes Management Fee and Maximum Maintenance Charge.