

Franklin Global Real Estate Fund

A (acc) USD: LU0229948087

Real Estate | Minimum Disclosure Document as of 28 February 2026 | Published on: 10 Mar 2026

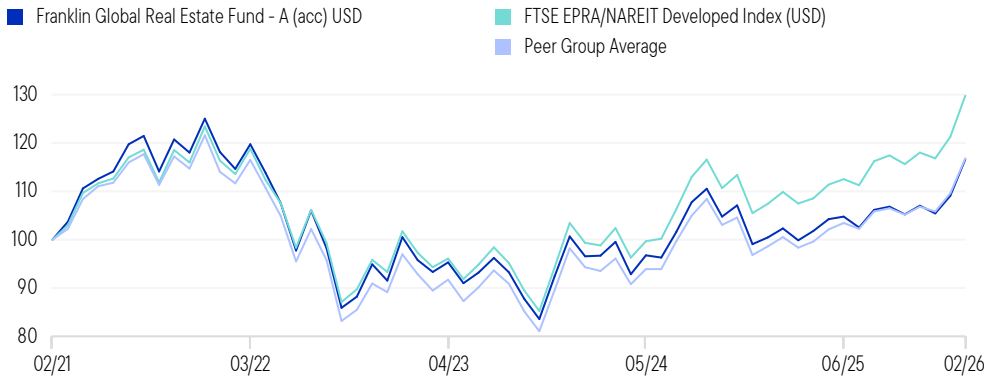
This is a marketing communication. Please refer to the prospectus of the UCITS and to the KID before making any final investment decisions.

Investment Overview

To seek to maximise income and growth of capital (total return). The Fund mainly invests in real estate investment trusts (REITS) and equities of companies of any market capitalisation active in financing, dealing, holding, developing and managing real estate. These investments may be from anywhere in the world, including emerging markets.

Past performance does not predict future returns.

Performance Over 5 Years in Share Class Currency (%)



Discrete Annual Performance (%)

	02/25	02/24	02/23	02/22	02/21	02/20	02/19	02/18	02/17	02/16
	02/26	02/25	02/24	02/23	02/22	02/21	02/20	02/19	02/18	02/17
A (acc) USD	13.97	5.80	0.97	-16.43	14.61	0.00	1.64	9.78	-1.35	8.14
Benchmark (USD)	18.20	11.18	1.54	-14.33	13.56	2.16	2.85	13.04	0.27	13.22
Peer Group Average	16.29	7.90	0.71	-16.87	11.69	2.88	4.05	7.33	2.19	9.07

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 (acc) USD	6.91	8.98	10.57	13.97	21.75	16.61	51.71	6.78	3.12	2.09	29.12.2005
Benchmark (USD)	7.06	10.00	11.14	18.20	33.44	29.82	184.30	10.09	5.36	5.32	—
Peer Group Average	6.62	9.39	10.40	16.29	26.36	17.33	109.67	8.11	3.25	3.74	—
Quartile Ranking	3	3	2	3	3	3	—	3	3	—	—

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.

Performance is calculated as a lump-sum and is quoted in USD or in the base currency of the fund and its respective share classes currencies. Performance is calculated for the portfolio, individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestment and dividend withholding tax. Annualised performance is the fund's total return expressed as an annual equivalent percentage rate over the time period listed. Currency fluctuations may affect the value of overseas investments. When investing in a fund denominated in a foreign currency, your performance may also be affected by currency fluctuations. In emerging markets, the risks can be greater than in developed markets. Investments in derivative instruments entail specific risks that may increase the risk profile of the fund.

Fund Overview

Umbrella	Franklin Templeton Investment Funds
Fund Base Currency	USD
Fund Inception Date	29.12.2005
Share Class Inception Date	29.12.2005
ISIN	LU0229948087
Bloomberg	FGREUAA LX
Morningstar Peer Group	Property - Indirect Global
EU SFDR Category	Article 6
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	1.92%
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 (acc) USD	\$15.17
Total Net Assets (USD)	\$93.63 Million
Number of Issuers	67
Average Market Cap (Millions USD)	\$41,470
Price to Book	1.54x
Price to Earnings (12-Month Trailing)	24.90x
Price to Cash Flow	17.61x
Standard Deviation (5 Yr)	17.49%

Top Equity Issuers (% of Total)

	Fund
WELLTOWER INC	8.13
EQUINIX INC	5.67
PROLOGIS INC	4.97
REALTY INCOME CORP	4.39
DIGITAL REALTY TRUST INC	3.47
MITSUI FUDOSAN CO LTD	3.22
AVALONBAY COMMUNITIES INC	2.82
VENTAS INC	2.76
GOODMAN GROUP	2.70
CAMDEN PROPERTY TRUST	2.32

Sector Allocation (% of Total)

	Fund	Benchmark
Industrial Property	15.46	14.66
Diversified	15.20	17.15
Health Care Property	15.11	13.34
Residential	11.59	10.36
Data Centers	9.14	8.30
Triple Net	7.08	8.50
Retail Property	5.53	4.73
Storage Property	3.76	5.01
Others	15.78	17.96
Cash & Cash Equivalents	1.35	0.00

Geographic Allocation (% of Total)

	Fund	Benchmark
United States	60.87	61.71
Japan	9.04	10.03
Australia	4.96	5.97
Hong Kong	4.08	3.21
Singapore	3.88	3.51
United Kingdom	3.30	3.49
Canada	3.27	2.04
France	3.08	1.89
Others	6.17	8.16
Cash & Cash Equivalents	1.35	0.00

Portfolio Data Information

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

Effective Annual Cost (EAC)

Impact of Charges	1 Yr	3 Yrs	5 Yrs	10 Yrs
Investment Management (%)	1.05	1.05	1.05	1.05
Administration (%)	0.35	0.35	0.35	0.35
Advice (%)	0.50	0.50	0.50	0.50
Other (%)	0.00	0.00	0.00	0.00
Effective Annual Cost (%)	1.90	1.90	1.90	1.90

The Effective Annual Cost (EAC) is a measure which has been introduced to allow you to compare the charges you incur and their impact on investment returns when you invest in different funds and share classes. It is expressed as an annualised percentage. The EAC is made up of four components, which are added together, as shown in the table above. The effect of some of the charges may vary, depending on your investment period. The EAC calculation assumes that an investor terminates his or her investment in the share class at the end of the relevant periods shown in the table.

EAC mentioned above is forward looking estimations for 1/3/5/10 years. It is a reasonable best estimate based on the last financial year or last half year actual cost figures (as applicable).

EAC will be updated twice a year.

For a list of EACs for all share classes, please refer to our website www.franklintempleton.co.za.

Portfolio Management

	Years with Firm	Years of Experience
Daniel Scher	23	19
Blair Schmicker, CFA	18	22

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. **Comparator:** Benchmark is used for comparing Fund performance, but is not a constraint to Fund Investment.

Weighted Average Market Capitalization: A determination of a company's value, calculated by multiplying the total number of company stock shares outstanding by the price per share. For a portfolio, the value represents a weighted average based on the stocks held. **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.

Practical Information

Custodian: The Custodian of Franklin Templeton Investment Funds is J.P. Morgan Bank Luxembourg S.A. The contact details of the Custodian are: European Bank & Business Centre, 6 route de Trèves, L-2633 Senningerberg, Grand Duchy of Luxembourg.

Literature: Copies of the latest prospectus and the latest annual and semi-annual reports of Franklin Templeton Investment Funds are available on the website www.franklintempleton.co.za or may be obtained free of charge from Franklin Templeton International Services S.à r.l., 8A, rue Albert Borschette, L-1246 Luxembourg or your financial adviser.

Fund Valuation & Cut-off Times: The prices at which Shares of the relevant Classes can be purchased, sold or switched in each Share Class are calculated on each Valuation Day by reference to the Net Asset Value per Share of the Class concerned and are available on the following Business Day. Orders to be executed on the same Valuation Day must be received by FT prior to the dealing cut-off time on the day. Orders received after this cut-off time or on a non-Validation Day will be processed on the following Valuation Day. For orders received by fax, the cut-off time is 18:00 (CET). For orders received by electronic dealing, the cut-off time is 22:00 (CET) for transactions in the currency of the share class and 18:00 (CET) for other currencies and hedged share classes. The latest prices and other information of the Fund (including other share classes of the Fund) are available from Franklin Templeton International Services S.à r.l., 8A, rue Albert Borschette, L-1246 Luxembourg or www.franklintempleton.co.za. You may request the sale of your shares on any Luxembourg business day.

Important Information

This fund meets the requirements under Article 6 of the EU Sustainable Finance Disclosure Regulation (SFDR); the fund does not promote environmental and/or social characteristics or have a sustainable investment objective under EU regulations.

Franklin Templeton International Services S.à r.l. ("**FTIS**") is a registered manager of the Franklin Templeton Investment Funds ("**FTIF**"). FTIF is regulated in Luxembourg and is an approved foreign collective investment scheme in terms of section 65 of the Collective Investment Schemes Control Act, 45 of 2002 ("**CISCA**"). Several of the portfolios of FTIF are currently approved by the Financial Sector Conduct Authority for distribution in South Africa.

Please note that not all of the portfolios of FTIF are approved for distribution in South Africa in terms of section 65 of CISCA ("Unapproved Funds") and any information contained herein in relation to Unapproved Funds must be disregarded by South African investors. The FTIF prospectus is not an invitation to South African investors to invest in Unapproved Funds and must not be considered by South African investors to constitute, in any way whatsoever, a solicitation for investment in Unapproved Funds or a promotion of Unapproved Funds to South African investors.

Franklin Templeton Investments SA Proprietary Limited is an authorised financial services provider, (FSP number 44475) and a member of the Association for Savings & Investment South Africa (ASISA).

Investments in collective investment schemes in securities and hedge funds ("CIS") are generally medium to long term investments. The value of participatory interests or the investment may go down as well as up and past performance is not necessarily a guide to the future performance. Fluctuations or movements in exchange rates may cause the value of underlying international investments to go up or down. CIS are traded at ruling prices and can engage in borrowing and scrip lending.

FTIF is fund of funds portfolios and accordingly invest in portfolios of other CIS that levy their own charges, which could result in a higher fee structure for the fund of funds. A schedule of fees and charges and maximum commissions is available on request from FTIS at 8A rue Albert Borschette, L-1246 Luxembourg.

Commission and incentives may be paid and if so, would be included in the overall costs. The charges of the most expensive class offered by FTIF for direct investment by members of the public are reflected in the Minimum Disclosure Document ("**MDD**") in respect of each relevant fund, which is available on our website (www.franklintempleton.co.za) or which may be obtained free of charge from FTIS or your local Franklin Templeton Investments ("**FTI**") representative. Where a performance fee is charged, for a full description of how performance fees are calculated and applied, please refer to the MDD.

FTIF is priced on a forward basis and prices are calculated daily.

Investments in foreign securities may expose the fund to risks such as potential constraints on liquidity and repatriation of funds, macroeconomic, political, foreign exchange, tax, settlement and potential limitations on the availability of market information. For full information on all the risks applicable to this fund, please refer to the FTIF prospectus.

A portfolio of FTIF, or a share class within such portfolios, may be closed to new investors or to all new subscriptions or "switches in" (but not to redemptions, "switches out" or transfers) if, in the opinion of the FTIS, closing is necessary to protect the interests of existing shareholders or is necessary to manage the portfolio more efficiently in accordance with FTIS's mandate.

Additional information including application forms, copies of the latest prospectus, MDD and the latest annual and semi-annual reports of FTIF are available on the website www.franklintempleton.co.za or may be obtained free of charge from FTIS or your local FTI representative.

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 subfund 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 obtained free of charge from FTIS or your local FTI representative.

Any investment entails risks in buying or selling any financial product, which risks are described in the relevant offering documents. Investors should take cognisance that they may not regain the full amount invested. Neither Franklin Templeton, FTIF nor any of their affiliates provide any guarantee in respect of either the capital or the return of a portfolio.

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Portfolio Management: Franklin Templeton International Services S.à r.l. is the Management Company. Investment Managers have been appointed by the Management Company to provide day-to-day management of the net assets of the Funds. Details of the Investment Manager are available in the Fund prospectus.

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