



FRANKLIN TEMPLETON
INVESTMENTS

FRANKLIN GLOBAL REAL ESTATE FUND

A SUB-FUND OF LUXEMBOURG-DOMICILED SICAV

31 December 2011

FUND MANAGER AND LOCATION

Wilson Magee, New York, United States
(since 1 September 2010)

Jack Foster, New York, United States
(since 1 September 2010)

David Levy, New York, United States
(since 1 September 2010)

FUND INFORMATION

Base Currency of Fund: US dollar

Fund Size: \$120,89 million

Number of Positions: 99

Fund Index: FTSE Epra/Nareit Developed Index

Morningstar™ Workstation Category: Property - Indirect Global

Date of Fund Launch: 29 December 2005

NET ASSET VALUE AS OF 31 DECEMBER 2011

A(acc)EUR-H1 €10,55

A(Ydis)EUR-H1 €10,46

A(acc)USD \$7,96

A(Qdis)USD \$7,20

I(acc)USD \$8,40

CHARGES AND IDENTIFIERS

Share Class	Max.Initial Sales Charge	Annual Management & Administration Charge
A shares	5,25%	1,50%
I shares	-	0,70%

Share Class	Valoren	ISIN
A(acc)EUR-H1	11499598	LU0523919115
A(Ydis)EUR-H1	11499600	LU0523922176
A(acc)USD	2277323	LU0229948087
A(Qdis)USD	2277327	LU0229948244
I(acc)USD	2277361	LU0229949309

TOTAL EXPENSE RATIO AS OF DECEMBER 2011

A(acc)EUR-H1	1,87%
A(Ydis)EUR-H1	1,87%
A(acc)USD	1,86%
A(Qdis)USD	1,87%
I(acc)USD	1,06%

EUSD STATUS

Redemption: Out of Scope

Distribution: Out of Scope

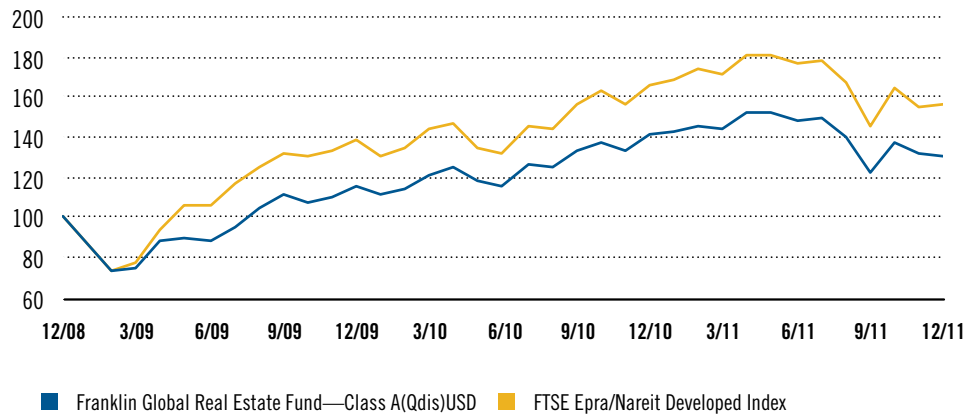
RATINGS³

Morningstar™ Overall Rating: ★★★★★

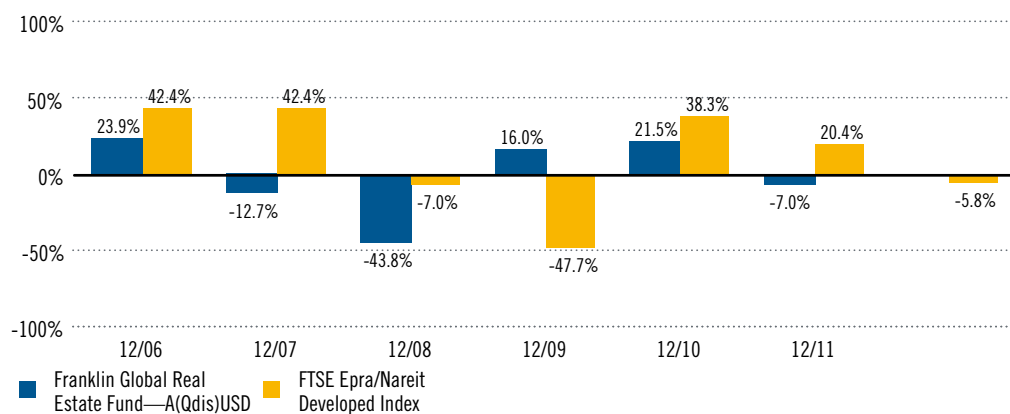
INVESTMENT OBJECTIVE

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.

3 YEAR PERFORMANCE (US DOLLAR)^{1,2}



CALENDAR YEAR PERFORMANCE RETURN (US DOLLAR)^{1,2}



CUMULATIVE AND ANNUALISED (*) PERFORMANCE

	YTD	1-MO	3-MO	6-MO	1-YR	3-YR	*3-YR	5-YR	*5-YR	SINCE LAUNCH	*SINCE LAUNCH
A(acc)EUR-H1	-7,46	-0,28	7,11	-12,08	-7,46	-	-	-	-	5,50	4,00
A(Ydis)EUR-H1	-7,40	-0,19	7,17	-12,12	-7,40	-	-	-	-	5,37	3,91
A(acc)USD	-7,12	-0,13	7,42	-11,95	-7,12	30,92	9,40	-35,81	-8,48	-20,40	-3,73
A(Qdis)USD	-7,01	-0,14	7,49	-12,00	-7,01	30,98	9,42	-35,75	-8,47	-20,37	-3,72
I(acc)USD	-6,25	0,00	7,69	-11,58	-6,25	34,40	10,36	-32,91	-7,67	-16,00	-2,86
Index	-5,82	1,04	7,36	-11,21	-5,82	56,79	16,19	-23,74	-5,28	8,39	1,35

MORNINGSTAR™ SECTOR AVERAGE⁴

	0,00	0,00	0,00	0,00	0,00	0,00	-	0,00	-	0,00	-
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PORTFOLIO COMPOSITION (% OF TOTAL)

EQUITY	FIXED INCOME	CASH
97,93	-	2,07

Franklin Templeton Switzerland Ltd

Bahnhofstrasse 22, P.O. Box, 8022 Zurich

Phone: +41 (0) 44 217 81 81

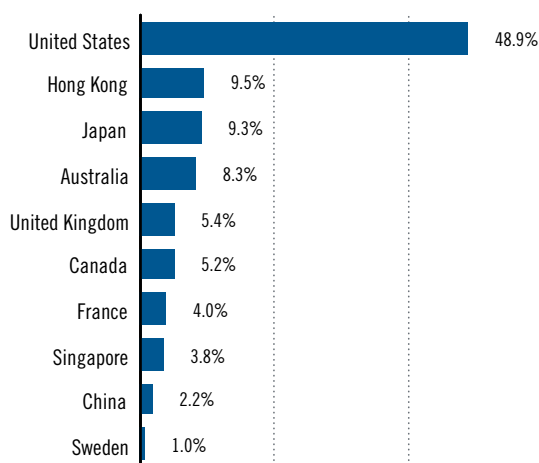
E-mail: info@franklintempleton.ch

Web: www.franklintempleton.ch

TOP 10 ISSUERS WITHIN THE PORTFOLIO (31 DECEMBER 2011)⁵

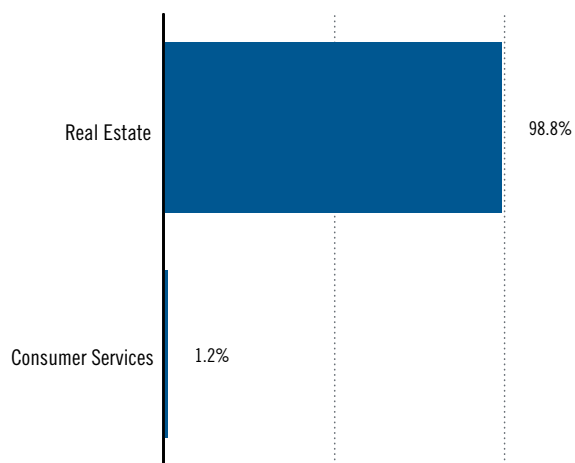
SECURITY	INDUSTRY	COUNTRY	%
SIMON PROPERTY GROUP INC	Real Estate	United States	5,98
SUN HUNG KAI PROPERTIES LTD	Real Estate	Hong Kong	3,71
UNIBAIL-RODAMCO SE	Real Estate	France	3,49
BOSTON PROPERTIES INC	Real Estate	United States	2,90
PUBLIC STORAGE	Real Estate	United States	2,87
MITSUBISHI ESTATE CO LTD	Real Estate	Japan	2,81
EQUITY RESIDENTIAL	Real Estate	United States	2,76
MITSUMI FUDOSAN CO LTD	Real Estate	Japan	2,69
WESTFIELD GROUP	Real Estate	Australia	2,43
PROLOGIS INC	Real Estate	United States	2,27

PORTFOLIO COUNTRY WEIGHTINGS



■ Franklin Global Real Estate Fund

PORTFOLIO INDUSTRY WEIGHTINGS



■ Franklin Global Real Estate Fund

PORTFOLIO PERFORMANCE CONTRIBUTOR DATA IN US DOLLAR (31 DECEMBER 2011)

LARGEST CONTRIBUTING SECURITIES	INDUSTRY	COUNTRY	%
Sun Hung Kai Properties Ltd.	Real Estate	Hong Kong	0,25
Simon Property Group Inc.	Real Estate	United States	0,24
Health Care REIT Inc.	Real Estate	United States	0,15
Boston Properties Inc.	Real Estate	United States	0,15
Equity Residential	Real Estate	United States	0,13
HCP Inc.	Real Estate	United States	0,13
Camden Property Trust	Real Estate	United States	0,09
Prologis Inc.	Real Estate	United States	0,09
Public Storage	Real Estate	United States	0,09
Ventas Inc.	Real Estate	United States	0,09

SMALLEST CONTRIBUTING SECURITIES	INDUSTRY	COUNTRY	%
Wharf (Holdings) Ltd.	Real Estate	Hong Kong	-0,05
Japan Real Estate Investment Corp.	Real Estate	Japan	-0,06
Great Portland Estates PLC	Real Estate	United Kingdom	-0,08
Hammerson PLC	Real Estate	United Kingdom	-0,10
British Land Co. PLC	Real Estate	United Kingdom	-0,11
Unibail-Rodamco S.A.	Real Estate	France	-0,13
Westfield Group Australia	Real Estate	Australia	-0,14
Land Securities Group PLC	Real Estate	United Kingdom	-0,16
Mitsui Fudosan Co. Ltd.	Real Estate	Japan	-0,22
Mitsubishi Estate Co. Ltd.	Real Estate	Japan	-0,27

PERFORMANCE STATISTICS (US DOLLAR)⁶

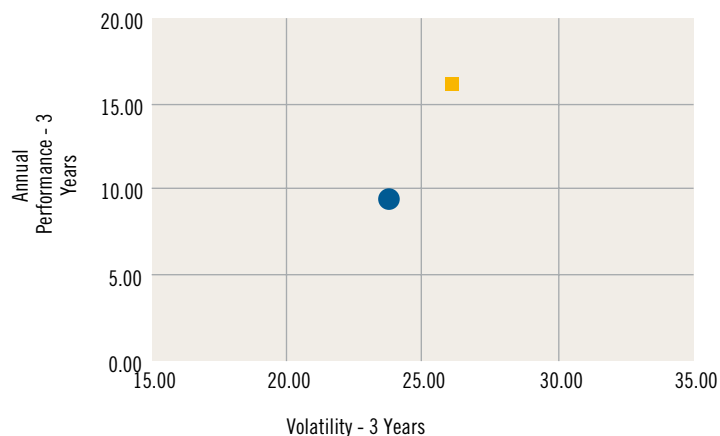
STANDARD DEVIATION	1-YR	3-YR	5-YR
Franklin Global Real Estate Fund	20,71	23,82	24,26
FTSE Epra/Nareit Developed Index	20,70	26,08	27,36
SHARPE RATIO	1-YR	3-YR	5-YR
Franklin Global Real Estate Fund	-0,34	0,39	-0,40
FTSE Epra/Nareit Developed Index	-0,29	0,62	-0,24
% OF POSITIVE MONTHS	1-YR	3-YR	5-YR
Franklin Global Real Estate Fund	50,00	58,33	53,33
FTSE Epra/Nareit Developed Index	58,33	63,89	58,33
GAINS : LOSSES	1-YR	3-YR	5-YR
Franklin Global Real Estate Fund	0,82	1,46	0,83
FTSE Epra/Nareit Developed Index	0,86	1,70	0,96
MAXIMUM LOSS	1-YR	3-YR	5-YR
Franklin Global Real Estate Fund	-19,98	-26,57	-66,70
FTSE Epra/Nareit Developed Index	-19,35	-27,23	-67,20
VS. FTSE EPRA/NAREIT DEVELOPED INDEX	1-YR	3-YR	5-YR
Alpha	-1,06	-3,76	-4,56
Beta	1,02	0,86	0,84
Tracking Error	1,63	8,45	8,59
Information Ratio	-0,73	-0,76	-0,36
Correlation	1,00	0,95	0,95
R Squared	0,99	0,90	0,91

PORTFOLIO CHARACTERISTICS (31 DECEMBER 2011)⁶

	PORTFOLIO
Avg. P/E Ratio	10,70
Avg. P/BV Ratio	1,27
Avg. P/CF Ratio	13,26
Avg. Dividend Yield	3,87%
Avg. Market Capitalisation (in millions)	\$11.624
Median Market Capitalisation (in millions)	\$3.890

MARKET CAPITALISATION BREAKDOWN

	PORTFOLIO
< 1.5 billion	5,1
1.5 billion - 5 billion	29,2
> 5 billion	64,6

RISK VS. RETURN^{1,7}

- Franklin Global Real Estate Fund—A(Qdis)USD
- FTSE Epra/Nareit Developed Index

GLOSSARY

Alpha: Alpha measures the difference between a fund's actual returns and its expected returns given its risk level as measured by its beta. A positive alpha figure indicates the fund has performed better than its beta would predict. In contrast, a negative alpha indicates a fund has underperformed, given the expectations established by the fund's beta. Some investors see alpha as a measurement of the value added or subtracted by a fund's manager.

Benchmark: An unmanaged group of securities whose overall performance is used as a standard to measure investment performance.

Beta: A measure of the magnitude of a portfolio's past share-price fluctuations in relation to the ups and downs of the overall market (or appropriate market index). The market (or index) is assigned a beta of 1.00, so a portfolio with a beta of 1.20 would have seen its share price rise or fall by 12% when the overall market rose or fell by 10%.

Correlation: A measure of the degree to which the price trends of various investment categories or instruments move in the same direction. The correlation quantifies the strength of the relationship as a figure between -1 and +1. The closer the coefficient is to 1, the stronger the correlation. If the coefficient is -1, the investments and the benchmark move in opposite directions. If the value is 0 there is no correlation.

Dividend Yield: A Dividend is a payment of cash or stock from a company's earnings to each stockholder as declared by the company's board of directors. A dividend yield is a snapshot of interest and dividend income from a fund. The yield, expressed as a percentage of the fund's net asset value, is based on income earned over the past 30 days and is annualised for the coming year.

Information ratio: In investing terminology, the ratio of expected return to risk. Usually, this statistical technique is used to measure a manager's performance against a benchmark. This measure explicitly relates the degree by which an Investment has beaten the Benchmark to the consistency by which the Investment has beaten the Benchmark.

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.

Price-to-book value (P/BV): The price per share of a stock divided by its book value (i.e., net worth) per share. For a portfolio, the ratio is the weighted average price/book ratio of the stocks it holds.

Price/cash flow (P/CF): Supplements price/earnings ratio as a measure of relative value; represents a weighted average of the price/cash flow ratios for the underlying fund holdings.

Price/earnings ratio (P/E): The share price of a stock, divided by its per-share earnings over the past year. For a portfolio, the weighted average P/E ratio of the stocks in the portfolio. P/E is a good indicator of market expectations about a company's prospects; the higher the P/E, the greater the expectations for a company's future growth in earnings.

R-squared: A measure of how much of a portfolio's performance can be explained by the returns from the overall market (or a benchmark index). If a portfolio's total return precisely matched that of the overall market or benchmark, its R-squared would be 1.00. If a portfolio's return bore no relationship to the market's returns, its R-squared would be 0.

Sharpe ratio: A measure of risk-adjusted return. To calculate a Sharpe ratio, an asset's excess returns (its return in excess of the return generated by risk-free assets such as Treasury bills) are divided by the asset's standard deviation.

Standard deviation: A measure of the degree to which a fund's return varies from its previous returns or from the average of all similar funds. The larger the standard deviation, the greater the likelihood (and risk) that a security's performance will fluctuate from the average return.

Tracking error: Measure of the deviation of the return of a fund compared to the return of a benchmark over a fixed period of time. Expressed as a percentage. The more passively the investment fund is managed, the smaller the tracking error.

Volatility: The degree of fluctuation in the value of a security, mutual fund, or index, volatility is often expressed as a mathematical measure such as a standard deviation or beta. The greater a fund's volatility, the wider the fluctuations between its high and low prices.

IMPORTANT INFORMATION AND DISCLAIMERS

1. Performance data may represent blended share class performance e.g. hybrid created from an A(dis) share class which was converted to A(acc). Performance figures represent the aggregate total return for the period indicated assuming, where relevant, the reinvestment of dividends and distributions. Performance figures assume reinvestment of dividends. Performance figures above are for A(dis) shares, except where only A(acc) shares are available, then A(acc) performance is shown. S&P sector average represents the Luxembourg universe. The performance data does not take account commissions and/or costs incurred on the issue and redemption of the shares. 2. Chart performance figures are rebased to 100 at the Fund's inception date. 3. Copyright - © 2011 Morningstar, Inc. All Rights Reserved. Morningstar Rating™ as of 31 December 2011, in the Property - Indirect Global Morningstar Category™. 4. Copyright - © 2011 Morningstar, Inc. All Rights Reserved. You will find further information under www.franklintempleton.ch/morningstar/en. 5. The portfolio manager for the Fund reserves the right to withhold release of information with respect to holdings that would otherwise be included in the top 10 holdings list. 6. Please refer to the Glossary section for more explanations on mathematical measures and financial terms. If you need further explanation, please seek guidance from a Financial Adviser. Due to rounding the percentages shown may be within 0.1% tolerance of the true value. 7. Peer Group Source: © 2011 Standard & Poor's Microcap, Inc. 1-800-596-5323 <http://www.funds-sp.com>. The development of the values shown above originates in the past.

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Paying agent of Franklin Templeton Investment Funds in Switzerland is JPMorgan Chase Bank, Dreikönigstrasse 21, 8022 Zurich.

Subscriptions for shares in the Fund can only be made on the basis of the most recent Key Features and Prospectus which are available free of charge from Franklin Templeton Switzerland Ltd, Bahnhofstrasse 22, P.O. Box, 8022 Zurich, Phone: +41 (0) 44 217 81 81, E-mail: info@franklintempleton.ch.

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