



FRANKLIN TEMPLETON  
INVESTMENTS

Franklin Templeton Investment Funds  
**Franklin Global Real Estate Fund**

Real Estate Sector  
Equity  
LU0523922176  
31 January 2019

**Fund Fact Sheet**

**Fund Overview**

Base Currency for Fund	USD
Total Net Assets (USD)	190 million
Fund Inception Date	29.12.2005
Number of Issuers	73
Benchmark	FTSE EPRA/NAREIT Developed Index
Investment Style	Real Estate
Minimum Investment	USD 5,000 or the equivalent in the relevant share class currency
Morningstar Category™	Property - Indirect Other
Distribution Yield – A (Ydis) EUR-H1	2.88%

**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**

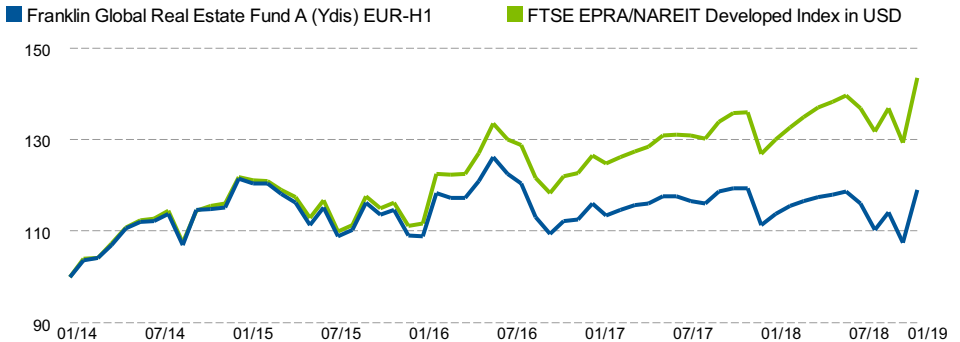
Wilson Magee: United States  
Daniel Petterson: United States  
Donna Ming-Yuan Lee: Hong Kong

**Asset Allocation**

Equity	98.61%
Cash & Cash Equivalents	1.39%

**Performance**

**Performance over 5 Years in Share Class Currency (%)**



**Discrete Annual Performance in Share Class Currency (%)**

	01/18	01/17	01/16	01/15	01/14
A (Ydis) EUR-H1	-0.28	6.05	3.15	-10.17	21.57
Benchmark in USD	5.62	10.81	10.28	-8.71	21.93

**Performance in Share Class Currency (%)**

	Cumulative						
	1 Mth	3 Mths	6 Mths	YTD	1 Yr	3 Yrs	5 Yrs
A (Ydis) EUR-H1	10.73	7.86	0.91	10.73	-0.28	9.08	19.12
Benchmark in USD	10.91	8.85	3.78	10.91	5.62	29.08	43.66

**Calendar Year Performance in Share Class Currency (%)**

	2018	2017	2016	2015	2014
A (Ydis) EUR-H1	-10.01	6.53	-2.20	-0.40	13.94
Benchmark in USD	-4.74	11.42	4.99	0.05	15.89

**Past performance is not an indicator or a guarantee of future performance.** All performance data shown is in the currency stated, include reinvested dividends and are net of management fees. Sales charges and other commissions, taxes and other relevant costs paid by the investor are not included in the calculations.

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.

**Top Ten Holdings (% of Total)**

Issuer Name	% of Total
SIMON PROPERTY GROUP INC	4.36
PROLOGIS INC	3.52
EQUITY RESIDENTIAL	2.83
MITSUI FUDOSAN CO LTD	2.60
AVALONBAY COMMUNITIES INC	2.58
SUN HUNG KAI PROPERTIES LTD	2.41
DEUTSCHE WOHNEN SE	2.41
WELLTOWER INC	2.40
CK ASSET HOLDINGS LTD	2.33
DIGITAL REALTY TRUST INC	2.09

**Fund Measures**

Price to Earnings (12-mo Trailing)	13.81x
Price to Book	1.51x
Price to Cash Flow	16.44x
Standard Deviation (5 Yrs)	11.97%

**Share Class Information** (For a full list of available share classes, please visit our local website)

Share Class	Incept Date	NAV	TER (%)	Fees	Fund Identifiers
				Max. Annual Charge (%)	ISIN Valoren
A (Ydis) EUR-H1	20.08.2010	EUR 13.31	1.86	1.50	LU0523922176 11499600

## Composition of Fund

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

Geographic	% of Total	Sector	% of Total
United States	51.87 / 53.02	Diversified	21.74 / 21.69
Japan	10.40 / 11.18	Residential	15.76 / 14.04
Hong Kong	8.28 / 8.27	Office Space	12.58 / 12.99
Germany	6.06 / 4.81	Industrial Property	12.06 / 8.93
Australia	5.34 / 4.64	Health Care Property	5.97 / 7.74
United Kingdom	5.04 / 4.72	Retail Property	5.13 / 8.84
Singapore	2.96 / 2.44	Regional Malls	5.08 / 4.64
France	2.87 / 1.53	Specialty	4.99 / 2.41
Sweden	2.63 / 1.63	Triple Net	3.72 / 5.80
Others	3.16 / 7.77	Others	11.58 / 12.92
Cash & Cash Equivalents	1.39 / 0.00	Cash & Cash Equivalents	1.39 / 0.00

## What are the Key Risks?

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 may also be affected by currency fluctuations. Currency fluctuations may affect the value of overseas investments.

The Fund invests mainly in REITs and other equity securities of the real estate sector. Such REITs and securities have historically been subject to significant price movements that may occur suddenly due to market or real estate-specific factors. As a result, the performance of the Fund can fluctuate considerably over time.

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.

Other significant risks include: currency risk, liquidity risk, derivatives risk.

For full details of all of the risks applicable to this Fund, please refer to the "Risk Considerations" section of the Fund in the current prospectus of Franklin Templeton Investment Funds.

## Important Information

Data as of 31 January 2019, unless otherwise stated.

This document is intended to be of general interest only and does not constitute legal or tax advice nor is it an offer for shares or invitation to apply for shares of the **Luxembourg-domiciled SICAV** Franklin Templeton Investment Funds. Nothing in this document should be construed as investment advice. Subscriptions to shares of the Fund can only be made on the basis of the current Key Investor Information Document (KIID), the full prospectus of the Fund, accompanied by the latest available audited annual report and the latest semi-annual report, if published thereafter. 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. **Past performance is not an indicator or a guarantee of future performance.** 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. An investment in the Fund entails risks which are described in the Fund's prospectus and Key Investor Information Document. 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 and are more fully described in the Fund's prospectus. No shares of the Fund may be directly or indirectly offered or sold to residents of the United States of America. Any research and analysis contained in this document has been procured by Franklin Templeton Investments for its own purposes and is provided to you only incidentally. References to particular industries, sectors or companies are for general information and are not necessarily indicative of a fund's holding at any one time. Please consult your financial advisor before deciding to invest. A copy of the latest prospectus, of the Key Investor Information Document, the annual report and semi-annual report, if published thereafter can be found, on our website [www.franklintempleton.ch](http://www.franklintempleton.ch) or can be obtained, free of charge, from Franklin Templeton Switzerland Ltd, a Member of Franklin Templeton Investments, Stockerstrasse 38, CH-8002 Zurich, Tel +41 44 217 81 81 / Fax +41 44 217 81 82, [info@franklintempleton.ch](mailto:info@franklintempleton.ch). Paying agent in Switzerland is BNP Paribas Securities Services, Paris, succursale de Zurich, Selnaustrasse 16, 8002 Zurich. Issued by Franklin Templeton Switzerland Ltd, a company authorized and regulated by the Swiss Financial Market Supervisory Authority FINMA as representative of Franklin Templeton Investment Funds.

References to indices are made for comparative purposes only and are provided to represent the investment environment existing during the time periods shown. An index is unmanaged and one cannot invest directly in an index. The performance of the index does not include the deduction of expenses and does not represent the performance of any Franklin Templeton fund.

**Fund Overview:** 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.

All performance data shown is in the Fund currency stated and include reinvested dividends and are net of management fees. Sales charges and other commissions, taxes and other relevant costs incurred on the issue and redemption of units paid by the investor are not included in the calculations.

**Top Ten 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. 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 holdings list.

**TER:** A fund's Total Expense Ratio (TER) is a measure of its total costs and fees expressed as a percentage of the average net assets of the fund in the previous financial year and with reference to the asset class shown in the performance table. As of 31 January 2019. Calculation method according to Luxembourg law. The TER as of fiscal year-end is published in the latest available annual report and the latest semi-annual report, if published thereafter, for Switzerland and is calculated according to SFAMA guidelines.

**Distribution of Dividends:** The Board of Directors intends to distribute all of the income attributable to the Distribution Shares. No distribution of dividends shall be made for the Accumulation Shares (**acc**), however the income attributable will be reflected in the increased value of the Shares. Dividends may be paid monthly (**Mdis**), quarterly (**Qdis**), or annually (**Ydis**).