Franklin Global Real Estate Fund

A (Qdis) USD: LU0229948244 | **Real Estate** | Factsheet as of 30 September 2025

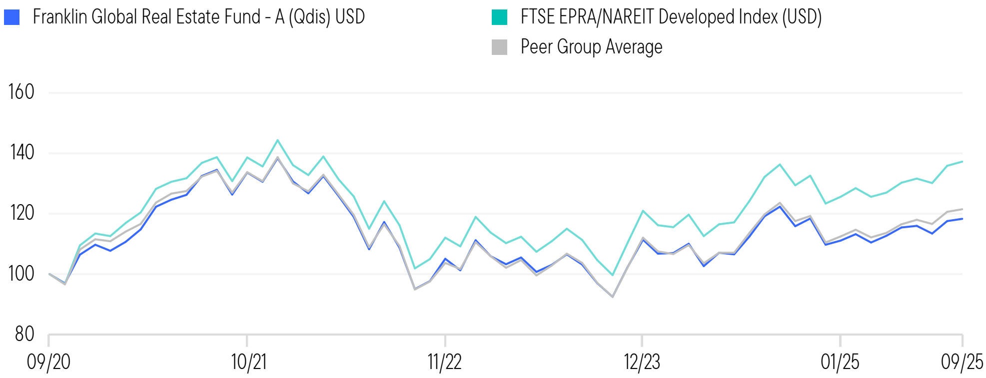
This is a marketing communication. Please refer to the prospectus of the UCITS and to the KID before making any final investment decisions.

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 (%)

	09/24 09/25	09/23 09/24	09/22 09/23	09/21 09/22	09/20 09/21	09/19 09/20	09/18 09/19	09/17 09/18	09/16 09/17	09/15 09/16
A (Qdis) USD	-3.24	25.95	2.11	-24.75	26.34	-13.92	10.83	2.19	-1.23	10.57
Benchmark (USD)	0.74	30.20	2.72	-22.10	30.81	-17.50	14.11	4.62	1.52	15.85
Peer Group Average	-1.74	27.75	2.33	-25.22	26.94	-12.77	10.75	2.47	1.14	10.42

Total Returns (%)

	Cumulative							Average Annual			
	1-Mo	3-Mo	YTD	1-Yr	3-Yr	5-Yr	Inception	3-Yr	5-Yr	Inception	Inception Date
A (Qdis) USD	0.67	2.04	7.85	-3.24	24.44	18.31	39.16	7.56	3.42	1.69	29/12/2005
Benchmark (USD)	1.04	4.31	11.26	0.74	34.73	37.29	157.09	10.45	6.54	4.90	—
Peer Group Average	0.67	2.96	9.98	-1.74	28.45	21.93	90.77	8.70	4.05	3.32	—
Quartile Ranking	3	4	4	3	4	3	—	4	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.

Fund Overview

Umbrella	Franklin Templeton Investment Funds
Fund Base Currency	USD
Fund Inception Date	29/12/2005
Share Class Inception Date	29/12/2005
Dividend Frequency	Quarterly
Minimum Investment	USD 1000
ISIN	LU0229948244
Bloomberg	FGREUAD LX
Historic Yield	3.07%
Morningstar Peer Group	Property - Indirect Global
EU SFDR Category	Article 6

Benchmark(s) and Type

FTSE EPRA/NAREIT Developed Index	Comparator

Charges

Maximum Initial Charge	5.75%
Exit Charge	—
Ongoing Charges Figure	1.90%
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 (Qdis) USD	$8.99
Total Net Assets (USD)	$91.56 Million
Number of Issuers	67
Average Market Cap (Millions USD)	$33,213
Price to Book	1.50x
Price to Earnings (12-Month Trailing)	23.58x
Price to Cash Flow	16.56x
Standard Deviation (5 Yr)	17.83%

Top Equity Issuers (% of Total)

	Fund
WELLTOWER INC	7.35
EQUINIX INC	5.08
PROLOGIS INC	4.36
REALTY INCOME CORP	4.35
DIGITAL REALTY TRUST INC	3.70
GOODMAN GROUP	2.90
AVALONBAY COMMUNITIES INC	2.85
MITSUI FUDOSAN CO LTD	2.84
EXTRA SPACE STORAGE INC	2.83
CAMDEN PROPERTY TRUST	2.40

Sector Allocation (% of Total)

	Fund	Benchmark
Residential	14.99	11.86
Diversified	12.94	15.05
Health Care Property	12.82	12.30
Industrial Property	12.45	14.02
Data Centers	8.77	8.03
Retail Property	7.30	4.97
Triple Net	7.15	8.80
Office Space	5.04	6.36
Others	17.57	18.61
Cash & Cash Equivalents	0.97	0.00

Geographic Allocation (% of Total)

	Fund	Benchmark
United States	61.33	62.50
Japan	8.55	9.55
Australia	6.07	6.64
Canada	4.09	2.12
United Kingdom	4.04	3.43
Singapore	3.42	3.09
France	3.16	1.77
Hong Kong	2.10	3.10
Others	6.26	7.80
Cash & Cash Equivalents	0.97	0.00

Portfolio Management

	Years with Firm	Years of Experience
Daniel Scher	23	19
Blair Schmicker, CFA	18	21

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. **Historic Yield:** The Historic Yield reflects distributions declared over the past 12 months as a percentage of the Net Asset Value of the class as at the reported date. It does not include any subscription charge and investors may be subject to tax on distributions. **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.

Portfolio Data Information

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

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.

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Franklin Templeton ("FT") provides no guarantee or assurance that the Fund's investment objective will be attained. 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 does not predict future returns**. Currency fluctuations may cause the value of a Fund's investments to diminish or increase.

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No shares of the Fund may be directly or indirectly offered or sold to residents of the United States of America. Shares of the Fund are not available for public distribution in all jurisdictions and prospective investors, who are not financial professionals, should consult their financial advisor before deciding to invest. The Fund may use financial derivatives or other instruments which may entail specific risks more fully described in the Fund's Documents.

Subscriptions to shares of the Fund should only be made on the basis of the Fund's current Prospectus, and, where available, the relevant KID, accompanied by the latest available audited annual report and the latest semi-annual report if published thereafter. These documents can be found on our website at www.franklinresources.com/all-sites, obtained, free of charge, from your local FT representative or can be requested via FT's European Facilities Service which is available at www.eifs.lu/franklintempleton. 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 sub-fund at any time by using the process contained in Article 93a of the UCITS Directive.

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Benchmark(s) FTSE EPRA/NAREIT Developed Index. Used for performance comparison only.

The Fund is actively managed. 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.

Intended retail Investor Investors who understand the risks of the Fund and plan to invest for at least 5 years. The Fund may appeal to investors who are looking for long-term investment growth, are interested in exposure to real estate markets as part of a diversified portfolio, have a high risk profile and can tolerate significant short-term changes in the share price.

Product availability The Fund is available to all investors with at least basic investment knowledge, through a wide range of distribution channels, with or without the need for advice.

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