



USD

Real Estate LU0229948244 Factsheet as of 31 July 2024

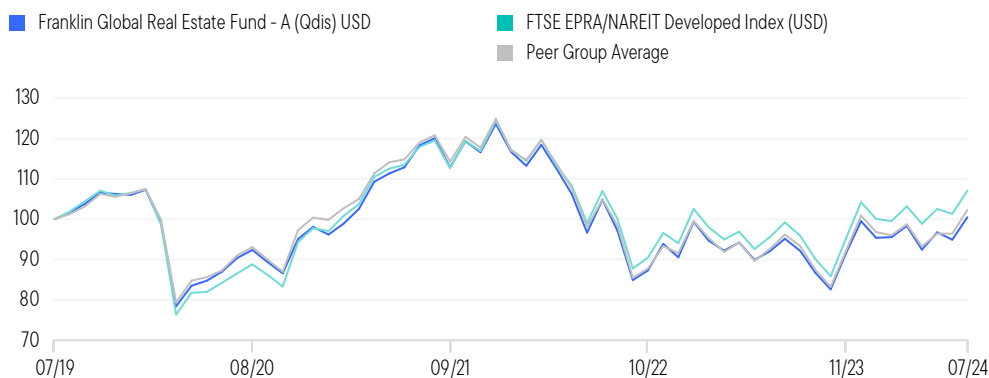
This is a marketing communication. Please refer to the prospectus of the UCITS and to the KID/KIID before making any final investment decisions.

Investment Overview

The Fund aims to maximise the investment return by achieving an increase in the value of its investments and earning income over the medium to long term. The Fund pursues an actively managed investment strategy and invests mainly in real estate investment trusts (REITs), and equity securities issued by corporations of any size located in any country, including emerging markets, and whose business is financing, dealing, holding, developing or managing real estate.

Past performance does not predict future returns.

Performance Over 5 Years in Share Class Currency (%)



Discrete Annual Performance (%)

	07/23	07/22	07/21	07/20	07/19	07/18	07/17	07/16	07/15	07/14
	07/24	07/23	07/22	07/21	07/20	07/19	07/18	07/17	07/16	07/15
A (Qdis) USD	5.56	-9.20	-11.43	30.95	-9.64	5.36	2.82	-4.86	10.77	2.30
Benchmark (USD)	7.97	-7.32	-9.27	36.17	-13.40	8.13	5.67	-1.93	14.30	3.55
Peer Group Average	6.80	-8.34	-11.88	30.83	-8.99	5.78	3.72	-1.55	8.16	0.43

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 (Qdis) USD	5.46	9.49	0.89	5.56	-15.11	0.45	32.26	-5.31	0.09	1.52	29/12/2005
Benchmark (USD)	6.08	10.33	2.71	7.97	-9.21	7.07	132.70	-3.17	1.37	4.65	—
Peer Group Average	6.13	9.74	1.80	6.80	-13.74	2.71	78.39	-4.81	0.54	3.16	—
Quartile Ranking	4	3	3	4	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.

Fund Overview

Fund Base Currency	USD
Fund Inception Date	29/12/2005
Share Class Inception Date	29/12/2005
Dividend Frequency	Quarterly
ISIN	LU0229948244
Sedol	BOLMPW1
Valor Number	2277327
Bloomberg	FGREUAD LX
Historic Yield	3.00%
Morningstar Peer Group	Property - Indirect Global
Minimum Investment	USD 1000

Benchmark(s) and Type

FTSE EPRA/NAREIT Developed Index	Comparator
----------------------------------	------------

Charges

Maximum Initial Charge	5.75%
Exit Charge	—
Ongoing Charges Figure	1.89%
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	\$8.80
Total Net Assets	\$102.87 Million
Number of Issuers	65
Average Market Cap (Millions USD)	\$30,800
Price to Book	1.51x
Price to Earnings (12-Month Trailing)	25.86x
Price to Cash Flow	17.83x
Standard Deviation (5 Yr)	20.10%

Top Equity Issuers (% of Total)

	Fund
PROLOGIS INC	7.24
WELLTOWER INC	5.12
REALTY INCOME CORP	4.42
EQUINIX INC	4.08
EXTRA SPACE STORAGE INC	3.58
DIGITAL REALTY TRUST INC	3.55
AVALONBAY COMMUNITIES INC	3.34
GOODMAN GROUP	3.11
MITSUI FUDOSAN CO LTD	2.67
VICI PROPERTIES INC	2.64

Sector Allocation (% of Total)

	Fund	Benchmark
Residential	17.72	12.98
Industrial Property	17.32	16.34
Diversified	11.32	14.54
Health Care Property	9.48	8.51
Triple Net	8.18	8.35
Data Centers	7.63	7.13
Storage Property	6.27	5.97
Office Space	4.17	7.09
Other	17.13	19.10
Cash & Cash Equivalents	0.77	0.00

Geographic Allocation (% of Total)

	Fund	Benchmark
United States	61.02	64.11
Japan	9.24	9.33
United Kingdom	6.63	4.27
Australia	5.96	5.85
Canada	4.33	2.18
Sweden	2.12	1.94
Germany	2.00	2.01
Singapore	1.98	2.97
Other	5.95	7.33
Cash & Cash Equivalents	0.77	0.00

Portfolio Management

	Years with Firm	Years of Experience
Daniel Scher	21	18
Blair Schmicker, CFA	16	20

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/KIID. **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. **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 is a sub-fund ("Fund") of Franklin Templeton Investment Funds ("FTIF"), a Luxembourg registered SICAV. Subscriptions to shares of the Fund can only be made based on the Fund's current Prospectus and, where available, the relevant Key Information Document ("KID") / Key Investor Information Document ("KIID"), 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.ftidocuments.com, obtained, free of charge, from your local FT representative or can be requested via FT's European Facilities Service which is available at <https://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. 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.

Given the variety of investment options available today, we suggest investors seek guidance from a Financial Adviser.

CFA® and Chartered Financial Analyst® are trademarks owned by CFA Institute.

© **Morningstar, Inc.** All rights reserved. The information contained here in (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is not warranted to be accurate, complete or timely. Neither Morningstar nor its content providers are responsible for any damages or losses arising from any use of this information.

Indices are unmanaged, and one cannot invest directly in an index. They do not reflect any fees, expenses or sales charges. Source: FTSE.

In Europe (excluding Poland & Switzerland), this financial promotion is issued by Franklin Templeton International Services S.à r.l. - Supervised by the Commission de Surveillance du Secteur Financier - 8A, rue Albert Borschette, L-1246 Luxembourg - Tel: +352-46 66 67-1 - Fax: +352-46 66 76. **In Switzerland**, issued by Franklin Templeton Switzerland Ltd, Stockerstrasse 38, CH-8002 Zurich. Paying agent in Switzerland is BNP Paribas Securities Services, Paris, succursale de Zurich, Selnaustrasse 16, 8002 Zurich. **In Poland**, Templeton Asset Management (Poland) TFI S.A.; Rondo ONZ 1; 00-124 Warsaw. **In the Middle East**, issued by Franklin Templeton Investments (ME) Limited, authorized and regulated by the Dubai Financial Services Authority. Franklin Templeton Investments, The Gate, East Wing, Level 2, Dubai International Financial Centre, P.O. Box 506613, Dubai, U.A.E., Tel: +9714-4284100 Fax: +9714-4284140. **In Canada**, this material may be distributed in Canada by Franklin Templeton Investments Corp. **UK contact information**, UK Freephone: 0800 305 306 | email: enquiries@franklintempleton.co.uk | www.franklintempleton.co.uk

© 2024 Franklin Templeton. All rights reserved.