



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

Real Estate Sector  
 Equity  
 31.03.2022

Fund Fact Sheet

**Fund Overview**

Base Currency for Fund	USD
Total Net Assets (USD)	159 million
Fund Inception Date	29.12.2005
Number of Issuers	66
Benchmark	FTSE EPRA/NAREIT Developed Index
Morningstar Category™	Property - Indirect Global

**Minimum Investment**

Share Class	Initial	Subsequent
A (acc) USD	USD 1,000	USD 500

**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**

Daniel Scher: United States  
 Blair Schmicker, CFA: United States

**Ratings - A (acc) USD**

Overall Morningstar Rating™: ★★ ★

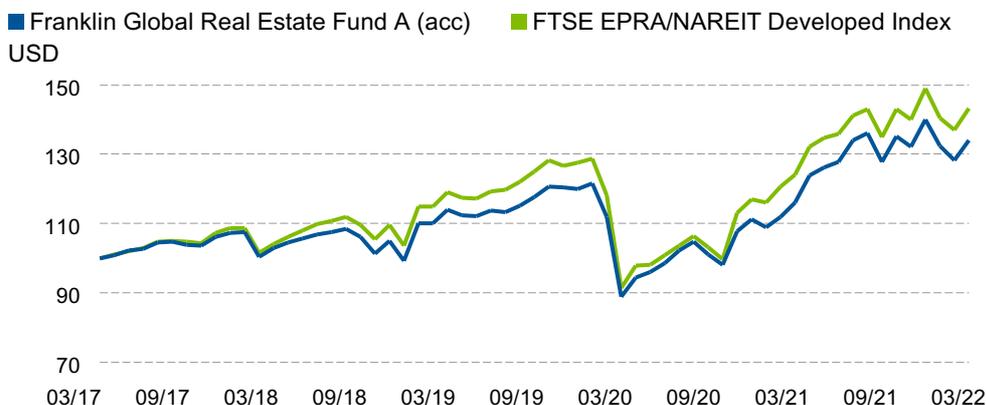
**Asset Allocation**

	%
Equity	98.56
Cash & Cash Equivalents	1.44

**Performance**

Past performance does not predict future returns.

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



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

	Cumulative					Annualised	
	1 Mth	3 Mths	YTD	1 Yr	Since Incept	3 Yrs	Since Incept
A (acc) USD	4.49	-4.24	-4.24	15.50	55.81	5.58	2.77
After Sales Charge*	-0.73	-9.03	-9.03	9.72	48.02	3.79	2.44
Benchmark in USD	4.59	-3.79	-3.79	15.35	160.11	6.38	6.06

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

Issuer Name	% of Total
PROLOGIS INC	7.33
PUBLIC STORAGE	4.40
EQUINIX INC	3.80
AVALONBAY COMMUNITIES INC	3.51
WELLTOWER INC	3.16
VONOVIA SE	3.08
UDR INC	2.88
REALTY INCOME CORP	2.84
CAMDEN PROPERTY TRUST	2.70
ALEXANDRIA REAL ESTATE EQUITIES INC	2.55

**Fund Measures**

Price to Earnings (12-mo Trailing)	19.38x
Price to Book	1.63x
Price to Cash Flow	21.53x
Standard Deviation (5 Yrs)	15.69%

**Share Class Information** (For a full list of available share classes, please visit [www.franklintempleton.com.sg](http://www.franklintempleton.com.sg).)

Share Class	Incept Date	NAV	TER (%)	Fees	
				Max. Sales Charge (%)	Max. Annual Charge (%)
A (acc) USD	29.12.2005	USD 15.58	1.84	5.00	1.50

## Additional Share Class Information

Share Class	Incept Date	Subscription Type	Distribution Frequency			Fund Identifiers	
			Frequency	Last Paid Date	Last Paid Amount	Bloomberg ID	ISIN
A (acc) USD	29.12.2005	Cash	N/A	N/A	N/A	FGREUAA LX	LU0229948087

## Composition of Fund

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

Geographic	% of Total	Sector	% of Total
United States	59.18 / 60.93	Industrial Property	18.19 / 15.56
Japan	8.58 / 9.15	Residential	17.79 / 16.24
United Kingdom	6.09 / 4.80	Diversified	14.40 / 15.88
Germany	3.97 / 3.08	Office Space	11.54 / 10.45
Australia	3.76 / 3.75	Health Care Property	7.20 / 7.52
Hong Kong	3.54 / 4.53	Triple Net	6.30 / 6.57
Singapore	3.49 / 3.18	Storage Property	6.16 / 6.28
Sweden	2.92 / 2.37	Data Centers	3.80 / 5.35
Canada	2.90 / 3.01	Hotel/Resort/Entertainment Property	3.24 / 2.51
Others	4.12 / 5.20	Others	9.92 / 13.64
Cash & Cash Equivalents	1.44 / 0.00	Cash & Cash Equivalents	1.44 / 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 significantly over relatively short time periods. 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: foreign currency risk, liquidity risk, derivative instruments 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.

## Glossary

**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 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.

**Price to Earnings (12-mo Trailing):** 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.

**Standard Deviation:** A 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.

## Important Information

**This advertisement or publication has not been reviewed by the Monetary Authority of Singapore.**

In addition, a summary of investor rights is available from <https://www.franklintempleton.com.sg/summary-of-investors-rights.pdf>. 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 make a decision to invest, you will be buying units/shares in the Fund and will not be investing directly in the underlying assets of the Fund.

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Source: FTSE. Important data provider notices and terms available at [www.franklintempletondatasources.com](http://www.franklintempletondatasources.com).

**Important Information (continued)**

**Performance:** Performance details provided are in the share class currency, based on NAV-NAV and include reinvested dividends. Performances of different share classes will vary. Please refer to the Fund Manager for more information.

References to indices are made for comparative purposes only and are provided to represent the investment environment existing during the time periods shown. 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.

**Charges:** 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.

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