



FRANKLIN TEMPLETON INVESTMENTS

For professional investors only. Not directed at retail investors.

Fund Overview

Base Currency for Fund	USD
Total Net Assets (USD)	262 million
Fund Inception Date	29.12.2005
Number of Issuers	94
Benchmark	FTSE EPRA/NAREIT Developed Index
Morningstar Category™	Property - Indirect Global

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 Pettersson: United States
Donna Ming-Yuan Lee: Hong Kong

Ratings - I (acc) USD

Overall Morningstar Rating™: ★★★★★

Asset Allocation

		%
Equity	100.14	
Cash & Cash Equivalents	-0.14	

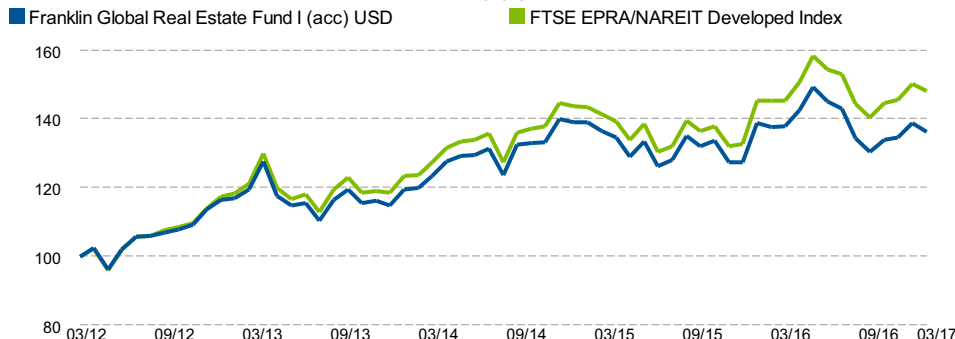
Franklin Templeton Investment Funds Franklin Global Real Estate Fund - I (acc) USD

Real Estate Sector
Equity
LU0229949309
31 March 2017

Fund Fact Sheet

Performance

Performance over 5 Years in Share Class Currency (%)



Performance in Share Class Currency (%)

	Cumulative							Annualised		
	1 Mth	3 Mths	6 Mths	1 Yr	3 Yrs	5 Yrs	Since Incept	3 Yrs	5 Yrs	Since Incept
I (acc) USD	-1.84	1.83	-4.62	-1.84	13.77	36.43	28.11	4.39	6.41	2.23
Benchmark in USD	-1.42	2.30	-3.22	1.86	19.72	48.13	81.27	6.18	8.18	5.43
Category Average	-1.50	2.05	-4.19	-1.30	8.33	29.73	51.43	2.70	5.34	3.76

Discrete Annual Performance in Share Class Currency (%)

	Mar-16 Mar-17	Mar-15 Mar-16	Mar-14 Mar-15	Mar-13 Mar-14	Mar-12 Mar-13
I (acc) USD	-1.84 -1.84	-0.07 -0.07	15.99 15.99	0.27 0.27	19.60 19.60
Benchmark in USD	1.86 1.86	1.27 1.27	16.06 16.06	2.18 2.18	21.09 21.09

Past performance is not an indicator or a guarantee of future performance. 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 basic rate UK tax and are net of management fees. Sales charges and other commissions, other taxes and relevant costs to be paid by an investor are not included in the calculations. Performance may also be affected by currency fluctuations. Up to date performance figures can be found on our local website.

Top Ten Holdings (% of Total)

Issuer Name	
SIMON PROPERTY GROUP INC	4.48
MITSUI FUDOSAN CO LTD	2.60
AVALONBAY COMMUNITIES INC	2.60
PROLOGIS INC	2.50
UNIBAIL-RODAMCO SE	2.40
MITSUBISHI ESTATE CO LTD	2.37
WELLTOWER INC	2.03
VENTAS INC	1.97
PUBLIC STORAGE	1.90
CHEUNG KONG PROPERTY HOLDINGS LTD	1.88

Fund Measures

Price to Earnings (12-mo Trailing)	16.56x
Price to Book	1.50x
Price to Cash Flow	15.51x
Standard Deviation (5 Yrs)	12.32%

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

Share Class	Incept Date	NAV	Ongoing Charges (%)	Fees		Distribution Frequency			Fund Identifiers	
				Max. Sales Charge (%)	Max. Annual Charge (%)	Frequency	Last Paid Date	Last Paid Amount	SEDOL	ISIN
I (acc) USD	29.12.2005	USD 12.81	0.98	N/A	0.70	N/A	N/A	N/A	BOLMQ40	LU0229949309

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Composition of Fund

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

Geographic		% of Total	Sector		% of Total
United States		54.66 / 54.23	Diversified		21.63 / 22.41
Japan		10.83 / 10.63	Residential		14.39 / 12.26
Hong Kong		7.59 / 7.97	Retail Property		11.27 / 10.26
Australia		6.51 / 6.01	Office Space		10.92 / 12.88
United Kingdom		4.82 / 4.86	Industrial Property		8.07 / 7.11
France		3.74 / 1.48	Health Care Property		6.62 / 7.78
Germany		3.39 / 3.20	Regional Malls		6.05 / 6.34
Singapore		2.73 / 2.40	Specialty		4.51 / 2.37
Canada		1.91 / 2.88	Triple Net		4.23 / 4.91
Other		3.97 / 6.34	Other		12.45 / 13.69
Cash & Cash Equivalents		-0.14 / 0.00	Cash & Cash Equivalents		-0.14 / 0.00

Important Information

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 Franklin Templeton Investment Funds SICAV (the Fund). Nothing in this document should be construed as investment advice. Given the rapidly changing market environment, Franklin Templeton Investments disclaim responsibility for updating this material. Subscriptions to shares of the Fund can only be made on the basis of the current prospectus and where available, the relevant Key Investor Information Document, accompanied by the latest available audited annual report and the latest semi-annual report if published thereafter. 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 distribution in all jurisdictions and prospective investors should confirm availability with their local Franklin Templeton Investments representative before making any plans to invest. 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. 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. All or most of the protections provided by the UK Regulatory System will not apply to Franklin Templeton Investment Funds (SICAV) Investors. An investment in the Fund entails risks which are described in the Fund's prospectus and where available, the relevant Key Investor Information Document.

Source for data and information provided by Franklin Templeton Investments, as of the date of this document, unless otherwise noted. Benchmark related data provided by FactSet, as of the date of this document, unless otherwise noted. 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.

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The risks associated with a Global REIT strategy include various risks inherent in the ownership of real estate property, such as fluctuations in lease occupancy rates and operating expenses, variations in rental schedules, which in turn may be adversely affected by general and local economic conditions, the supply and demand for real properties, zoning laws, rent control laws, real property tax rates, the availability and costs of financing, environmental laws, and uninsured losses (generally from catastrophic events such as earthquakes, floods, and wars).

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.

The Fund invests in a specific sector or geographical area and the returns may be more volatile than a more diversified fund.

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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.

Ongoing Charges: Ongoing Charges is a figure representing all operating charges and expenses as a percentage of the Fund's average net assets during the year. Where ex-post expense information is not a fair representation of future operating costs and where 12 months of information is not available, an estimate will be disclosed.

Performance attribution is calculated in the base currency of the fund.

For a free copy of the latest prospectus, the relevant Key Investor Information Document, the annual report and semi-annual report, if published thereafter or for more information about any Franklin Templeton Investments' fund, UK investors should contact: Franklin Templeton Investments, Telephone: 0800 305 306, Email: enquiries@franklintempleton.co.uk or write to us at the address below. Issued by Franklin Templeton Investment Management Limited (FTIML) Registered office: Cannon Place, 78 Cannon Street, London, EC4N 6HL. FTIML is authorised and regulated by the Financial Conduct Authority.