



FRANKLIN TEMPLETON  
INVESTMENTS

# FRANKLIN GLOBAL REAL ESTATE (EURO) FUND

Franklin Templeton Investment Funds (Luxembourg registered SICAV)

31 July 2010

## RISK WARNING

Each investor's goals are unique: we suggest you seek guidance from a Financial Adviser. For more details on the fund's potential risks, please read the simplified prospectus

## 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.

## MANAGEMENT TEAM

Jack Foster, New York, United States

David Levy, New York, United States

## FUND DATA

Management Type: Real Estate

### Benchmark:

S&P Global BMI REIT (Hedged into EUR) Index

Base Currency: Euro

Fund Launch Date: 29/12/2005

A(acc)EUR 29/12/2005

A(Ydis)EUR 01/09/2006

## NAV AS OF 31/07/10

A(acc)EUR EUR 6.74

A(Ydis)EUR EUR 8.90

## FEES

	Entry Fees (max)	Management Fees (annual)
A(acc)EUR	5.25%	1.50%
A(Ydis)EUR	5.25%	1.50%

## CODES

	Bloomberg	ISIN
A(acc)EUR	FGREEAALX	LU0229947436
A(Ydis)EUR	FGREEAELX	LU0260861918

## PORTFOLIO SIZE AND ASSET ALLOCATION

LONG TERM POSITIONS	PORTFOLIO SIZE	EQUITY	FIXED INCOME	CASH
100	EUR 18.1 million	94.40%	0.00%	5.60%

## FUND FACTS

- **High and stable income returns while ensuring capital preservation.** The Fund looks to invest in the increasing number of REIT structures around the world as well as in other publicly quoted real estate securities that present superior investment characteristics and low correlation.
- **Reducing volatility.** Portfolio volatility is reduced by allocating the portfolio across countries, regions, and property types to exploit the low correlation of disparate real estate market cycles. The Fund is fully hedged back to its base currency to reduce foreign currency risk exposure.
- **Strong real estate securities track record.** Franklin's Global Real Estate Group has been investing, globally, in listed real estate securities since 1984. The Group consists of investment professionals from Asia, Europe, and the Americas that have real estate and equity investment experience in their local markets.

## PORTFOLIO COMPOSITION AS OF 31 JULY 2010

### GEOGRAPHIC BREAKDOWN

COUNTRY % EQUITY	%
United States	57.92
Australia	11.96
Japan	7.89
France	5.91
United Kingdom	5.69
Hong Kong	2.88
Canada	2.72
Singapore	2.60
Netherlands	2.37
New Zealand	0.07

### INDUSTRY BREAKDOWN

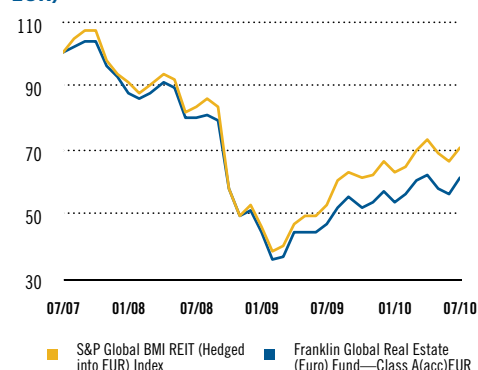
INDUSTRY % EQUITY	%
Real Estate	99.36
Consumer Services	0.64

## TOP 10 ISSUERS

HOLDING	%
SIMON PROPERTY GROUP INC	5.34
UNIBAIL-RODAMCO SE	4.36
WESTFIELD GROUP	3.99
BOSTON PROPERTIES INC	3.61
EQUITY RESIDENTIAL	3.48
HOST HOTELS & RESORTS INC	3.14
VORNADO REALTY TRUST	3.06
VENTAS INC	2.95
PUBLIC STORAGE	2.75
STOCKLAND	2.42

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 10 holdings list.

## CUMULATIVE PERFORMANCE OVER 3 YEARS (IN EUR)\*\*



## PERFORMANCE (% IN EUR)\*\*

	1-YR	3-YRS	3-YRS*	5-YRS	5-YRS*	10-YRS	10-YRS*	3-YRS ANN.VOL.
A(acc)EUR	28.38	-39.44	-15.39	-	-	-	-	28.37
Index	34.68	-28.67	-10.65	-14.62	-3.11	-	-	30.81

## DISCLAIMER

Source for all information in this document: Franklin Templeton Investments (2010).

References to the Fund(s) of Franklin Templeton Investment Funds ("FTIF") refer to the corresponding sub-fund of FTIF.

\*Annualised performance \*\*Performance details provided are in Euro, include reinvested dividends and are net of management fees. Sales charges and other commissions, taxes and other relevant costs to be paid by an investor are not included in the calculations. The management fees represent the aggregate of the Maintenance charge and the Management and Company charges relating to the Fund as more fully described in the current prospectus of FTIF.

Past performance is no guarantee of future performance. The prices of shares and income therefrom can go down as well as up, and investors may not get back the full amount invested. When investing in a fund denominated in a foreign currency, your performance may be affected by currency fluctuations.

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