FRANKLIN TEMPLETON

Franklin Global Real Estate Fund

W (acc) GBP-H1: LU3413974646 | **Real Estate |** Factsheet as of 31 October 2026

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.

Performance

Under current legislation, we are not allowed to display performance data with less than a complete 12 month performance record.

This share class will attempt to hedge the currency risk between the base currency of the Fund and the currency of the share class, although there can be no guarantee that it will be successful in doing so.

Fund Overview

Umbrella	Franklin Templeton Investment Funds
Fund Base Currency	USD
Fund Inception Date	29/12/2005
Share Class Inception Date	16/07/2026
Minimum Investment	USD 1000
ISIN	LU3413974646
Bloomberg	RGREWA LX
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	0.00%
Exit Charge	–
Ongoing Charges Figure	1.04%
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-W (acc) GBP-H1	£9.31
Total Net Assets (USD)	$69.93 Million
Number of Issuers	59
Average Market Cap (Millions USD)	$45,732
Price to Book	1.54x
Price to Earnings (12-Month Trailing)	24.49x
Price to Cash Flow	17.16x

Top Equity Issuers (% of Total)

	Fund
WELLTOWER INC	9.46
EQUINIX INC	6.25
PROLOGIS INC	5.25
REALTY INCOME CORP	3.94
DIGITAL REALTY TRUST INC	3.74
VENTAS INC	3.40
VIVMARK RESIDENTIAL	2.95
GOODMAN GROUP	2.79
MITSUI FUDOSAN CO LTD	2.55
SIMON PROPERTY GROUP INC	2.49

Sector Allocation (% of Total)

	Fund	Benchmark
Health Care Property	17.84	15.88
Industrial Property	14.60	14.16
Diversified	11.56	13.76
Data Centers	9.99	9.13
Residential	8.25	9.25
Triple Net	6.54	7.80
Retail Property	6.48	4.92
Storage Property	4.47	5.39
Other	18.93	19.72
Cash & Cash Equivalents	1.34	0.00

Geographic Allocation (% of Total)

	Fund	Benchmark
United States	65.83	66.46
Japan	8.00	8.16
Australia	4.77	5.52
Canada	3.70	1.92
France	3.06	1.62
Singapore	2.85	3.38
Hong Kong	2.52	2.78
United Kingdom	2.46	3.62
Others	5.48	6.55
Cash & Cash Equivalents	1.34	0.00

Portfolio Management

	Years with Firm	Years of Experience
Daniel Scher	24	20
Blair Schmicker, CFA	19	22

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. For funds that lack 12 months of data, or for which OCF is not likely to give a fair idea of likely future costs, the figure shown is an estimate. **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.

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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In addition, a Summary of Investor Rights is available from www.franklintempleton.lu/summary-of-investor-rights. The summary is available in English.
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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.
Performance: The share class shown has adopted a hedging strategy intended to reduce the effect of exchange rate movements between the currency of the Fund's investment strategy and the currency of the share class. The benchmark returns displayed are shown in the reference currency of the Fund's investment strategy USD, while share class returns are shown in the reference currency of share class GBP. As a result, the returns shown above reflect the effect of the hedging strategy and one can compare the returns of the Fund (net of fees) relative to its benchmark index without the impact of exchange rate movements on index returns.
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