

Fund Fact Sheet
Fund Overview

Base Currency for Fund	USD
Total Net Assets (USD)	176 million
Fund Inception Date	29.12.2005
Number of Issuers	70
Benchmark	FTSE EPRA/NAREIT Developed Index
Morningstar Category™	Property - Indirect Global

Minimum Investment

Share Class	Initial	Subsequent
A (Qdis) 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

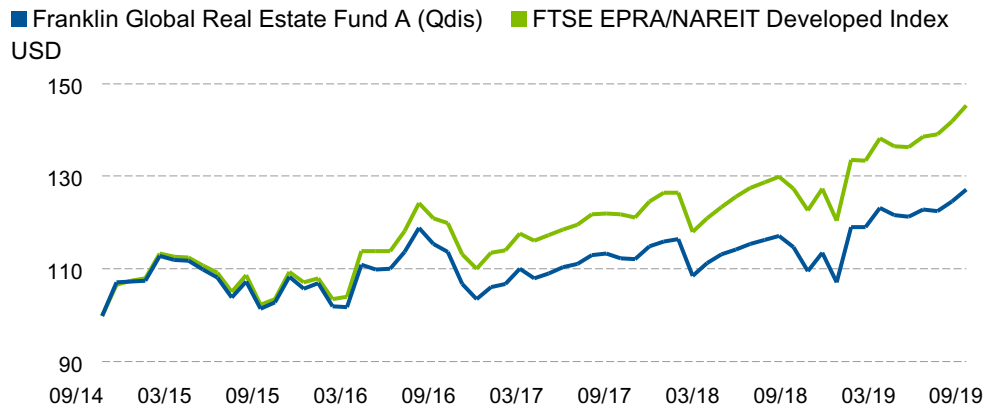
Daniel Scher: United States
 Blair Schmicker, CFA: United States

Ratings - A (Qdis) USD

Overall Morningstar Rating™: ★★ ★

Asset Allocation


	%
Equity	99.17
Cash & Cash Equivalents	0.83

Performance
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 (Qdis) USD	2.06	3.43	18.61	10.83	36.66	3.81	2.30
After Sales Charge*	-3.04	-1.74	12.68	5.29	29.82	2.05	1.92
Benchmark in USD	2.46	4.87	20.69	14.11	127.00	6.62	6.14

Top Ten Holdings (% of Total)

Issuer Name	% of Total
PROLOGIS INC	4.70
SIMON PROPERTY GROUP INC	3.42
EQUITY RESIDENTIAL	3.12
AVALONBAY COMMUNITIES INC	2.95
WELLTOWER INC	2.85
MITSUI FUDOSAN CO LTD	2.38
REALTY INCOME CORP	2.32
DIGITAL REALTY TRUST INC	2.31
MITSUBISHI ESTATE CO LTD	2.30
HCP INC	2.27

Fund Measures

Price to Earnings (12-mo Trailing)	18.04x
Price to Book	1.60x
Price to Cash Flow	18.59x
Standard Deviation (5 Yrs)	11.53%

Share Class Information (For a full list of available share classes, please visit www.franklintempleton.com.sg.)

Share Class	Incept Date	NAV	TER (%)	Fees			
				Max. Sales Charge (%)	Max. Annual Charge (%)	Mgmt. Fee (%)	Max. Maint. Charge (%)
A (Qdis) USD	29.12.2005	USD 10.40	1.85	5.00	1.50	1.00	0.50

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 (Qdis) USD	29.12.2005	Cash	Qtr	15.07.2019	0.0770	FGREUAD LX	LU0229948244

Composition of Fund

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

Geographic	% of Total	Sector	% of Total
United States	56.12 / 55.93	Diversified	19.93 / 19.91
Japan	11.34 / 12.02	Industrial Property	15.14 / 10.08
United Kingdom	5.64 / 4.33	Residential	14.74 / 15.16
Hong Kong	5.58 / 6.11	Office Space	12.39 / 12.98
Australia	5.02 / 3.48	Health Care Property	6.61 / 8.44
Germany	3.09 / 4.20	Triple Net	5.68 / 6.48
Singapore	3.08 / 2.73	Specialty	5.35 / 2.88
France	2.88 / 1.44	Retail Property	4.68 / 7.74
Sweden	2.85 / 1.84	Regional Malls	3.42 / 3.54
Others	3.57 / 7.91	Others	11.22 / 12.78
Cash & Cash Equivalents	0.83 / 0.00	Cash & Cash Equivalents	0.83 / 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 considerably over time.

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: currency risk, liquidity risk, derivatives 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

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Source: FTSE. Important data provider notices and terms available at www.franklintempletondatasources.com.

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.

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After Sales Charge*: Calculated based on initial sales charge of 5%; or 0% for Money Market Funds.

Important Information (continued)

Top Ten Holdings: These securities do not represent all of the securities purchased, sold or recommended and readers should not assume that investment in the securities listed was or will be profitable. Fund manager reserves the right to withhold release of portfolio holdings information. All portfolio holdings are subject to change.