

Fund Fact Sheet

Fund Overview

Base Currency for Fund	USD
Total Net Assets (USD)	430 million
Inception Date	29.12.2005
Number of Issuers	105
Benchmark	FTSE EPRA/NAREIT Developed Index
Investment Style	Real Estate
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

EUUSD Status - A(Qdis) USD

Redemption: Out of Scope

Distribution: Out of Scope

Ratings - A(Qdis) USD

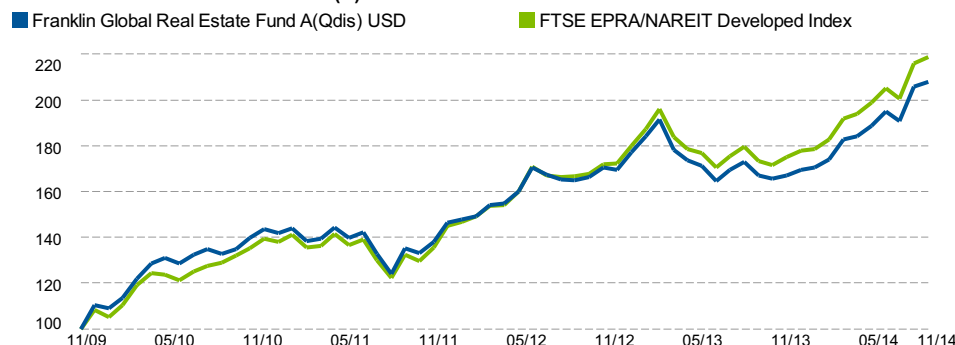
Overall Morningstar Rating™: ★★★★★

Asset Allocation

	%
Equity	97.83
Cash & Cash Equivalents	2.17

Performance

Performance over 5 Years in EUR (%)



Performance in EUR (%)

	Cumulative			Annualised	
	1 Yr	3 Yrs	5 Yrs	3 Yrs	5 Yrs
A(Qdis) USD	24.51	56.21	108.26	16.03	15.81
A(acc) EUR-H1	14.24	43.30	N/A	12.74	N/A
A(Ydis) EUR-H1	14.16	43.12	N/A	12.69	N/A
Benchmark in EUR	26.25	68.87	119.24	19.08	17.00

Discrete Annual Performance in EUR (%)

	11/13	11/12	11/11	11/10	11/09
	11/14	11/13	11/12	11/11	11/10
A(Qdis) USD	24.51	0.35	25.03	-4.70	39.89
A(acc) EUR-H1	14.24	4.66	19.85	-1.58	N/A
A(Ydis) EUR-H1	14.16	4.50	19.96	-1.61	N/A
Benchmark in EUR	26.25	3.34	29.44	-4.09	35.36

Past performance is no 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. All performance data shown is in the currency stated, include reinvested dividends and are net of management fees. Sales charges and other commissions, taxes and other relevant costs paid by the 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. References to indices are made for comparative purposes only and are provided to represent the investment environment existing during the time periods shown.

Top Holdings (% of Total)

Issuer Name	
SIMON PROPERTY GROUP INC	4.98
MITSUI FUDOSAN CO LTD	3.89
UNIBAIL-RODAMCO SE	3.06
MITSUBISHI ESTATE CO LTD	2.57
VORNADO REALTY TRUST	2.16
HEALTH CARE REIT INC	2.11
PROLOGIS INC	2.10
BOSTON PROPERTIES INC	2.08
EQUITY RESIDENTIAL	2.04
HOST HOTELS & RESORTS INC	2.01

Fund Measures

Price to Earnings	17.00
Price to Book Value	1.61
Price to Cash Flow	18.70
Standard Deviation (5 Yrs, USD)	15.51

Share Class Information

Share Class	Incept Date	NAV	TER (%)	Fees		Dividends			Fund Identifiers	
				Max. Sales Charge (%)	Max. Annual Charge (%)	Frequency	Last Paid Date	Last Paid Amount	Bloomberg ID	ISIN
A(Qdis) USD	29.12.2005	USD 9.95	1.85	5.75	1.50	Qtr	15.10.2014	0.0350	FGREUAD LX	LU0229948244
A(acc) EUR-H1	20.08.2010	EUR 15.16	1.87	5.75	1.50	N/A	N/A	N/A	FGREH1A LX	LU0523919115
A(Ydis) EUR-H1	20.08.2010	EUR 14.25	1.87	5.75	1.50	Ann	08.07.2014	0.3320	FGREH1I LX	LU0523922176

Composition of Fund

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

Geographic		% of Equity	Sector		% of Equity
United States		52.83 / 52.24	Diversified		25.85 / 26.21
Japan		12.14 / 11.90	Retail Property		12.99 / 12.12
Hong Kong		7.63 / 7.48	Office Space		11.04 / 10.44
United Kingdom		6.56 / 6.20	Regional Malls		8.67 / 8.04
Australia		5.51 / 6.08	Apartments		8.60 / 8.26
France		4.22 / 1.32	Industrial Property		7.80 / 6.52
Singapore		3.53 / 3.36	Health Care Property		6.17 / 7.35
Germany		2.16 / 1.89	Hotels, Resorts & Cruise Lines		4.53 / 4.35
Canada		1.64 / 3.39	Shopping Centers		3.92 / 4.35
Other		3.78 / 6.14	Other		10.43 / 12.36

Important Information

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