

Fund Fact Sheet

For the source and calculation basis of Fund information, please refer to the *Explanatory Notes section.

Fund Overview

Base Currency for Fund	USD
Total Net Assets (USD)	128 million
Fund Inception Date	29.12.2005
Number of Issuers	71
Benchmark	FTSE EPRA/NAREIT Developed Index
Morningstar Category™*	Property - Indirect Global
Distribution Yield* – A (Qdis) USD	2.43%

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	99.40
Cash & Cash Equivalents	0.60

Offering Documents

Risk Considerations

- Franklin Global Real Estate Fund invests principally in real estate investment trusts and real estate and real estate-related companies around the world.
- The Fund is subject to market risk, equity risk, emerging markets risk, foreign currency risk, eurozone risk, liquidity risk, single sector risk, real estate securities risk, smaller- and mid-sized companies risk, derivative instruments risk and counterparty risk.
- Emerging markets may involve increased risks and special considerations not typically associated with investment in more developed markets. The risks of investing in emerging markets, which can adversely affect and/or result in a substantial loss to the Fund, may include: liquidity risks, currency risks/control, political and economic uncertainties, legal and taxation risks, settlement risks, custody risk and the likelihood of a high degree of volatility.
- The Fund may at its discretion pay dividends out of the capital or out of gross income of the Fund while paying all or part of the Fund's fees and expenses out of the capital of the Fund, which results in effectively paying dividends out of capital. Payment of dividends out of capital amounts to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment. Any distributions involving payment of dividends out of the Fund's capital or payment of dividends effectively out of the Fund's capital (as the case may be) may result in an immediate reduction of the net asset value per share.
- Investment involves risks which may result in loss of part or entire amount of your investment. Before you decide to invest, you should make sure the intermediary has explained to you that the Fund is suitable to you. Investors should not only base on this marketing material alone to make investment decisions.

Performance*
Performance over 5 Years in Share Class Currency (%)

■ Franklin Global Real Estate Fund A (Qdis) USD


Performance in Share Class Currency (%)

	Cumulative						
	3 Mths	YTD	1 Yr	3 Yrs	5 Yrs	10 Yrs	Since Incept.
A (Qdis) USD	4.01	0.84	0.04	11.63	19.00	46.79	30.23
Benchmark in USD	6.79	3.05	2.16	18.78	34.84	82.48	118.99

Calendar Year Performance in Share Class Currency (%)

	2020	2019	2018	2017	2016
A (Qdis) USD	-7.46	21.13	-7.61	9.29	-0.81
Benchmark in USD	-8.18	23.06	-4.74	11.42	4.99

Top Ten Holdings* (% of Total)

Issuer Name	
PROLOGIS INC	6.26
VONOVIA SE	3.54
ALEXANDRIA REAL ESTATE EQUITIES INC	2.56
SEGRO PLC	2.55
AVALONBAY COMMUNITIES INC	2.53
EXTRA SPACE STORAGE INC	2.50
HEALTHPEAK PROPERTIES INC	2.48
REALTY INCOME CORP	2.43
MITSUMI FUDOSAN CO LTD	2.39
MITSUBISHI ESTATE CO LTD	2.28

Fund Measures

Price to Earnings (12-mo Trailing)	23.72x
Price to Book	1.43x
Price to Cash Flow	17.11x
Standard Deviation (5 Yrs)	15.35%

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Share Class Information

Share Class	Incept Date	NAV	TER (%)	Fees				Dividends		Fund Identifiers
				Max. Sales Charge (%)	Mgmt. Fee (%)	Max. Maint. Charge (%)	Max. Serv. Charge (%)	Last Paid Date	Last Paid Amount	
A (Qdis) USD	29.12.2005	USD 9.55	1.89	5.00	1.00	0.50	N/A	18.01.2021	0.0580	LU0229948244
A (acc) USD	29.12.2005	USD 13.01	1.89	5.00	1.00	0.50	N/A	N/A	N/A	LU0229948087
B (Qdis) USD	29.12.2005	USD 8.53	3.20	N/A	1.00	0.75	1.06	18.01.2021	0.0520	LU0229948673

Composition of Fund*

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

Geographic	% of Total	Sector	% of Total
United States	54.99 / 54.21	Residential	19.22 / 15.67
Japan	11.65 / 11.73	Industrial Property	17.12 / 12.65
Germany	6.56 / 5.36	Diversified	16.34 / 19.98
United Kingdom	6.24 / 4.98	Office Space	13.76 / 11.68
Hong Kong	5.33 / 6.11	Triple Net	7.34 / 6.55
Australia	3.88 / 3.44	Healthcare Property	5.66 / 7.88
Singapore	3.22 / 3.22	Storage Property	3.79 / 4.65
Canada	2.57 / 2.77	Hotel/Resort/Entertainment Property	2.89 / 2.90
Spain	1.54 / 0.44	Data Centers	2.88 / 3.10
Others	3.43 / 7.73	Others	10.42 / 14.95
Cash & Cash Equivalents	0.60 / 0.00	Cash & Cash Equivalents	0.60 / 0.00

Important Information

Unless stated otherwise, all information is as of the publishing date of this document. Source: Franklin Templeton.

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Any share class with "H1" in its name 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. In some cases, investors may be subject to additional risks.

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*Explanatory Notes

Performance: Performance information is based on the stated share class only, in Fund Currency, NAV to NAV, taking into account of dividend reinvestments and capital gain or loss.

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.

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

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Distribution Yield: The Distribution Yield refers to annualized yield. The Distribution Yield is based on the most recent month's distribution and shown as an annualized percentage as of the date shown. It does not include any preliminary charge and investors may be subject to tax on distributions. Information is historical and may not reflect current or future distributions. The formula for calculating Distribution Yield of the stated share class: $(nr/p) \times 100$. r = last dividend paid; p = month end NAV; n = distribution frequency. $n = 12$ for monthly distribution; $n = 4$ for quarterly distribution; $n = 1$ for yearly distribution.

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Top 10 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.

Asset Allocation/Composition of Fund: Due to rounding, the sum of portfolio may not equal 100%.