

FRANKLIN TEMPLETON INVESTMENT FUNDS

FRANKLIN GLOBAL REAL ESTATE FUND



Fund No	Fund name	ISIN	Reporting Period	Statement Under Regulation 92(1)(e) *	Excess of Reported Income per Unit in Base CCY	Base CCY	Fund Distribution Date	08 October 2010			10 January 2011			08 April 2011			01 July 2011			08 July 2011		
								Rate per share in Base	Base CCY	Dist Type	Rate per share in Base	Base CCY	Dist Type	Rate per share in Base	Base CCY	Dist Type	Rate per share in Base	Base CCY	Dist Type	Rate per share in Base	Base CCY	Dist Type
4346	Franklin Global Real Estate Fund - Class A (QDis) USD	LU0229948244	01/07/2010 to 30/06/2011	Y	0.0000	USD	31 December 2011	0.0120	USD	QDist	0.0200	USD	QDist	0.0110	USD	QDist	0.0000	USD	QDist	0.0250	USD	QDist
4346	Franklin Global Real Estate Fund - Class I (QDis) USD	LU0229949481	01/07/2010 to 27/05/2011	N	0.0000	USD	31 December 2011	0.0280	USD	QDist	0.0370	USD	QDist	0.0270	USD	QDist	0.0000	USD	QDist	0.0000	USD	QDist
4346	Franklin Global Real Estate Fund - Class A (Acc) USD	LU0229948087	01/07/2010 to 30/06/2011	Y	0.0675	USD	31 December 2011	N/A	USD	Acc	N/A	USD	Acc	N/A	USD	Acc	N/A	USD	Acc	N/A	USD	Acc
4346	Franklin Global Real Estate Fund - Class I (Acc) USD	LU0229949309	01/07/2010 to 30/06/2011	Y	0.0908	USD	31 December 2011	N/A	USD	Acc	N/A	USD	Acc	N/A	USD	Acc	N/A	USD	Acc	N/A	USD	Acc
4346	Franklin Global Real Estate Fund - Class C (QDis) USD	LU0229949648	01/07/2010 to 30/06/2011	Y	0.0001	USD	31 December 2011	0.0010	USD	QDist	0.0090	USD	QDist	0.0000	USD	QDist	0.0000	USD	QDist	0.0130	USD	QDist
4346	Franklin Global Real Estate Fund - Class A (Acc) EUR-H1	LU0523919115	20/08/2010 to 30/06/2011	Y	0.1333	USD	31 December 2011	N/A	USD	Acc	N/A	USD	Acc	N/A	USD	Acc	N/A	USD	Acc	N/A	USD	Acc
4346	Franklin Global Real Estate Fund - Class A (Ydis) EUR-H1	LU0523922176	20/08/2010 to 30/06/2011	Y	0.0005	USD	31 December 2011	0.0000	USD	YDist	0.0000	USD	YDist	0.0000	USD	YDist	0.1291	USD	YDist	0.0000	USD	YDist
4346	Franklin Global Real Estate Fund - Class A (Ydis) EUR-H2	LU0523923570	20/08/2010 to 30/06/2011	Y	0.0001	USD	31 December 2011	0.0000	USD	YDist	0.0000	USD	YDist	0.0000	USD	YDist	0.1218	USD	YDist	0.0000	USD	YDist

* The Fund remains a reporting fund for the purposes of the Regulations as at the Fund Publication date

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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.

Currency fluctuations may affect the value of overseas investments. When investing in a fund denominated in a foreign currency, your performance may also be affected by currency fluctuations. In emerging markets, the risks can be greater than in developed markets. Funds with investments in derivative instruments entail specific risks that may increase the risk profile of the fund and are more fully described in the fund's prospectus. Funds that invest in a specific sector or geographical area may have more volatile returns than a more diversified fund. No shares of the fund may be directly or indirectly offered or sold to nationals or residents of the United States of America. Shares of the fund are not available for distribution in all jurisdictions and prospective investors should confirm availability with their local Franklin Templeton Investments representative before making any plans to invest.

For a free copy of the latest prospectus, the annual report and semi-annual report, if published thereafter or for more information about any Franklin Templeton Investments' fund, UK investors should contact: Franklin Templeton Investments, Telephone: 0800 305 306.

Email: enquiries@franklintempleton.co.uk or write to us at the address below.

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