

Fund Overview

Base Currency for Fund	GBP
Total Net Assets (GBP)	600 million
Fund Inception Date	31.08.1987
Number of Issuers	50
Benchmark	FTSE All Share Index
IA Sector	UK Equity Income
Historic Yield	4.68%
ISA Status	Yes

Summary of Investment Objective

Aims to provide a growing level of income which is higher than that of the FTSE All-Share Index, together with capital growth over the medium to long term (meaning 3-5 years).

Fund Management

Colin Morton: United Kingdom
Ben Russon, CFA: United Kingdom
Mark Hall: United Kingdom

Ratings - Z (inc)

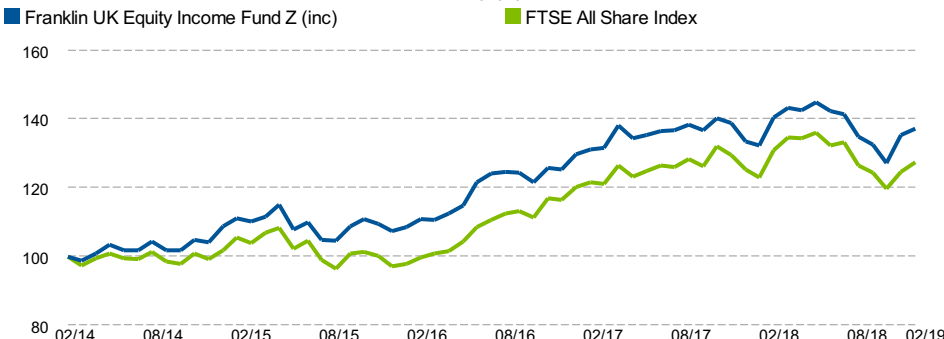
Overall Morningstar Rating™: ★★★★★

Asset Allocation

Equity	95.86%
Cash & Cash Equivalents	4.14%

Performance

Performance over 5 Years in Share Class Currency (%)



Discrete Annual Performance in Share Class Currency (%)

	02/18	02/17	02/16	02/15	02/14
Z (inc)	2.79	2.85	19.54	-2.42	11.02
Benchmark in GBP	1.70	4.40	22.81	-7.32	5.56

Performance in Share Class Currency (%)

	Cumulative							Annualised		
	1 Mth	3 Mths	6 Mths	1 Yr	3 Yrs	5 Yrs	Since Incept	3 Yrs	5 Yrs	Since Incept
Z (inc)	1.45	3.47	-3.59	2.79	26.38	36.91	1,223.77	8.12	6.48	8.74
Benchmark in GBP	2.29	2.57	-3.68	1.70	30.39	27.57	1,190.93	9.26	4.99	8.65

Past performance is not an indicator or a 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. Performance details are in the fund's base currency, include the reinvested dividends net of basic rate UK tax and are net of management fees. Sales charges and other commissions, other taxes and relevant costs to be paid by an 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. 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.

Fund performance data from 29/04/1988 to 30/09/2011 is based on the mid price of Rensburg UK Equity Income Trust. Subsequent performance is based on the net asset value of the Franklin UK Equity Income Fund A(inc) shares thereafter.

The Z (inc) share class launched on 31.05.2012. Performance data prior to that date is for the A (inc) GBP share class launched on 29.04.1988 which has higher annual charges.

Top Ten Holdings (% of Total)

Issuer Name	%
ROYAL DUTCH SHELL PLC	4.99
BP PLC	4.95
GLAXOSMITHKLINE PLC	3.53
ASTRAZENECA PLC	3.48
UNILEVER PLC	3.26
HSBC HOLDINGS PLC	3.04
RIO TINTO PLC	2.96
DIAGEO PLC	2.87
IMPERIAL BRANDS PLC	2.85
BRITISH AMERICAN TOBACCO PLC	2.75

Fund Measures

P/E to Growth	1.89x
Historical 3 Yr Sales Growth	10.19%
Estimated 3-5 Yr EPS Growth	6.13%
Price to Earnings (12-mo Forward)	12.57x
Standard Deviation (5 Yrs)	9.15%

Share Class Information (For a full list of available share classes, please visit your local website)

Share Class	Incept Date	NAV	Ongoing Charges (%)	Fees		Dividends			Fund Identifiers	
				Max. Sales Charge (%)	Max. Annual Charge (%)	Frequency	Last Paid Date	Last Paid Amount	SEDOL	ISIN
Z (inc)	31.05.2012	GBP 1.50	1.02	N/A	0.95	Qtr	28.02.2018	0.0126	B7FSBK4	GB00B7FSBK49

Composition of Fund

■ Franklin UK Equity Income Fund ■ FTSE All Share Index

Sector	% of Equity	
Personal & Household Goods	15.65	9.58
Industrial Goods & Services	13.45	9.59
Insurance	10.66	5.03
Oil & Gas	10.32	14.04
Financial Services	8.49	8.17
Health Care	7.24	8.23
Basic Resources	5.01	7.26
Banks	4.69	10.42
Utilities	4.25	2.86
Others	20.23	24.82

Market Capitalisation Breakdown in GBP	% of Equity
<2.0 Billion	10.01
2.0-5.0 Billion	13.72
5.0-10.0 Billion	17.31
10.0-25.0 Billion	12.81
25.0-50.0 Billion	10.99
>50.0 Billion	35.17

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.

There is no guarantee that the Fund will meet its objective.

The Fund invests mainly in equity securities listed on the London Stock Exchange, but may to a lesser extent also invest in debt securities or convertible securities of UK issuers. Such securities have historically been subject to price movements due to company-specific factors and movements in the equity and fixed income markets of the UK generally. 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: liquidity risk.

For full details of all of the risks applicable to this Fund, please refer to the "Risk Factors" section of the Fund in the current prospectus of Franklin Templeton Funds.

Glossary

Estimated 3-5 Yr EPS Growth: An estimated measure of the growth of earnings per share over a forward-looking period. For a portfolio, the value represents a weighted average of the stocks it holds.

Historical 3 Yr Sales Growth: The rate at which sales have increased for the fund's underlying holdings over the last three years.

P/E to Growth: A ratio used to determine a stock's value while taking into account earnings growth. For a portfolio, the value represents a weighted average of the stocks it holds.

Price to Earnings (12-mo Forward): A measure of the price to earnings ratio for a stock using the forecasted earnings for the next 12 months. 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

Given the variety of investment options available today, we suggest investors seek guidance from a Financial Adviser.

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Source for data and information provided by Franklin Templeton Investments, as of the date of this document, unless otherwise noted. Benchmark related data provided by FactSet, as of the date of this document, unless otherwise noted. References to indices are made for comparative purposes only and are provided to represent the investment environment existing during the time periods shown. An index is unmanaged and one cannot invest directly in an index. The performance of the index does not include the deduction of expenses and does not represent the performance of any Franklin Templeton fund.

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

The Franklin UK Equity Income Fund launched on the 17.10.2011 to receive the assets of the Rensburg UK Equity Income Trust, a unit trust.

The Fund invests in a specific sector or geographical area and the returns may be more volatile than a more diversified fund.

The fund charges all or part of its management fees to Capital. This could lead to a higher level of income but may constrain capital growth.

Fund Overview: The Historic Yield reflects distributions declared over the past 12 months as a percentage of the mid-market unit price of the fund as at the date shown. It does not include any preliminary charge and investors may be subject to tax on distributions.

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Top Ten 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.

Ongoing Charges: The Ongoing Charges Figure (OCF) is an amount representing all operating charges and expenses of the Fund in the prior 12 months as a percentage of the Fund's average net assets for the period. Where that figure would not be a fair representation of future costs or if 12 months data is not available, an estimated figure will be shown.

Performance attribution is calculated in the base currency of the fund.

For a free copy of the latest prospectus, the relevant Key Investor Information Document, 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. Issued by Franklin Templeton Investment Management Limited (FTIML) Registered office: Cannon Place, 78 Cannon Street, London, EC4N 6HL. FTIML is authorised and regulated by the Financial Conduct Authority.