

Franklin Global Real Estate Fund

Class W (acc) GBP-H1 • ISIN LU3413974646 • A sub-fund of Franklin Templeton Investment Funds
The management company is Franklin Templeton International Services S.à r.l.

Objectives and Investment Policy

Franklin Global Real Estate Fund (the “**Fund**”) investment objective is to seek to maximise income and growth of capital (total return).

Investment Policy

The Fund mainly invests in real estate investment trusts (REITs) and equities of companies of any market capitalisation active in financing, dealing, holding, developing and managing real estate. These investments may be from anywhere in the world, including emerging markets.

Derivatives and techniques The Fund may use derivatives for reducing risks (hedging) and costs, and to generate additional income or growth (in accordance with the risk profile of the Fund).

SFDR category Article 6 (does not promote environmental and/or social characteristics or have a sustainable investment objective under EU regulations).

Base currency US dollar (USD).

Benchmark(s) FTSE EPRA/NAREIT Developed Index. Used for performance comparison only.

The Fund is actively managed. Given the limited investment universe within the listed Real Estate sector, most of the Fund's assets are likely to be components of the benchmark. While the Investment Manager is unconstrained in the active management of the Fund and has absolute discretion to invest in companies not included in the benchmark, the Fund's performance may, from time to time, present close similarities with it.

Buying and selling shares

You may normally buy or sell shares on any day the New York Stock Exchange is open for business.

Intended retail investor

Investors who understand the risks of the Fund and plan to invest for at least 5 years. The Fund may appeal to investors who:

- are looking for long-term investment growth
- are interested in exposure to real estate markets as part of a diversified portfolio
- have a high risk profile and can tolerate significant short-term changes in the share price

Product availability The Fund is available to all investors with at least basic investment knowledge, through a wide range of distribution channels, with or without the need for advice.

Terms to Understand

derivatives: Financial instruments whose value is linked to one or more rates, indexes, share prices or other values.

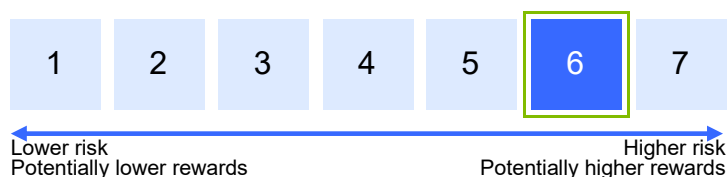
emerging markets: Markets of less economically developed nations, such as some nations in Asia, Africa, Eastern Europe and Latin America.

equities: Securities that represent partial ownership of a company.

Share Class Currency: GBP

Treatment of Income: The income received from the Fund's investments is accumulated with the result of increasing the value of the shares.

Risk and Reward Profile



What does this indicator mean and what are its limits?

This indicator is designed to provide you with a measure of the price movement of this share class based on historical behavior.

Historical data may not be a reliable indication of the future risk profile of the Fund. The category shown is not guaranteed to remain unchanged and may shift over time.

The lowest category does not mean risk free.

Why is the Fund in this specific category?

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 significantly over relatively short time periods.

Risks materially relevant not adequately captured by the indicator:

Derivative Instruments risk: the risk of loss in an instrument where a small change in the value of the underlying investment may have a larger impact on the value of such instrument. Derivatives may involve additional liquidity, credit and counterparty risks.

Foreign Currency risk: the risk of loss arising from exchange-rate fluctuations or due to exchange control regulations.

Liquidity risk: the risk that arises when adverse market conditions affect the ability to sell assets when necessary. Such risk may be triggered by (but not limited to) unexpected events such as environmental disasters or pandemics. Reduced liquidity may have a negative impact on the price of the assets.

For a full discussion of all the risks applicable to this Fund, please refer to the “Risk Considerations” section of the current prospectus of Franklin Templeton Investment Funds.

Charges

The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest

Entry charge	None
Exit charge	None

This is the maximum that might be taken out of your money before it is invested.

Charges taken from the Fund over a year

Ongoing charges	1.04%
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Charges taken from the Fund under certain specific conditions

Performance fee	Not applicable
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The entry charges shown are maximum amounts; you may pay less in some cases. For more information, please see your financial adviser.

The ongoing charges shown here are an estimate of the charges. We have used estimated figures as under current applicable rules we are not allowed to calculate ongoing charges for share classes with less than 12 months of data. The UCITS' annual report for each financial year will include detail on the exact charges made.

For detailed information about charges, please refer to the sections “Share Classes” and/or “Performance Fees” (as applicable) as well as Appendix E of the current prospectus of Franklin Templeton Investment Funds.

Past Performance



■ Franklin Global Real Estate Fund Class W (acc) GBP-H1
(Benchmark performance is provided for information and indicative purposes only.)

- The Fund was launched in 2005.
- Product performance is not tracking the index.

Practical Information

- The Custodian of Franklin Templeton Investment Funds is J.P. Morgan SE, Luxembourg Branch.
- Copies of the latest prospectus and the latest annual and semi-annual reports of Franklin Templeton Investment Funds are available in the language of this document, on the website www.ftidocuments.com or may be obtained free of charge from Franklin Templeton International Services S.à r.l., 8A, rue Albert Borschette, L-1246 Luxembourg or your financial adviser.
- The latest prices and other information on the Fund (including other share classes of the Fund) are available from Franklin Templeton International Services S.à r.l., 8A, rue Albert Borschette, L-1246 Luxembourg, www.fundinfo.com or www.franklintempleton.lu.
- Please note that the taxation regime applicable in the Grand Duchy of Luxembourg may have an impact on your personal tax position. Please consult your financial or tax adviser before deciding to invest.
- Franklin Templeton International Services S.à r.l. may be held liable solely on the basis of any statement contained in this document that is

misleading, inaccurate or inconsistent with the relevant parts of the prospectus of the Fund.

- The present Fund is a sub-fund of Franklin Templeton Investment Funds. The prospectus and the financial reports refer to all sub-funds of Franklin Templeton Investment Funds. All sub-funds of Franklin Templeton Investment Funds have segregated assets and liabilities. As a result, each sub-fund is operated independently from each other.
- You may switch into shares of another sub-fund of Franklin Templeton Investment Funds as further described in the prospectus.
- The details of the up-to-date remuneration policy, including, but not limited to, a description of how remuneration and benefits are calculated, the identity of persons responsible for awarding the remuneration and benefits including the composition of the remuneration committee are available at www.franklintempleton.lu and a paper copy can be obtained free of charge.