FRANKLIN TEMPLETON

Franklin New York Tax-Free Income Fund

Advisor Class: FNYAX Class A: FNYQX | **Commentary | as of June 30, 2026**

Key Takeaways

- **Markets:** In the second quarter of 2026, new issuance of municipal (muni) bonds continued at a pace of more than 8% ahead of last year. By quarter-end, the yield on the benchmark 10-year (UST) had risen by 15 basis points (bps) to 4.47%, and the yield on the 30-year UST bond stood four bps higher at 4.95%. The June Federal Open Market Committee (FOMC) meeting was the first held under new Federal Reserve Chair Kevin Warsh. The FOMC left the policy rate unchanged at 3.50%-3.75%, but the meeting delivered a notable split: the dot plot and Summary of Economic Projections turned more hawkish and the statement removed the prior easing guidance, while Chair Warsh's press conference leaned dovish.
- **Contributors**: Overweight allocation to muni bonds with 20 or more years to maturity, security selection in BBB rated bonds and an overweight allocation to BBB rated bonds.
- **Detractors**: Security selection in AA and AAA rated bonds, overweight allocation to muni bonds with no external credit rating and underweight allocation to muni bonds with five to 10 years to maturity.
- **Outlook**: Municipal bond valuations continue to appear attractive relative to other fixed income sectors, particularly for tax-sensitive investors seeking durable income in a normalized rate environment. In a more challenging environment, strong bottom-up research and disciplined security selection will be essential to identifying relative value and preserving portfolio quality.

Performance Review

- Over the quarter, Franklin New York Tax-Free Income Fund outperformed its benchmark, the Linked Bloomberg Muni Bond New York Exempt/Muni Bond Index.
- The fund's yield curve positioning contributed to relative performance during the second quarter, primarily driven by an overweight to muni bonds with 20 or more years to maturity. However, an underweight to muni bonds with five to 10 years to maturity curbed relative returns.
- Rating allocations detracted from relative returns for the period, owing to an overweight to bonds with no external credit rating. However, an overweight to BBB and BB rated bonds was beneficial. Security selection detracted from relative results, particularly due to selection in AA, AAA and A rated securities. Meanwhile, selection in BBB rated securities added to returns.

Outlook

- As we reach the midpoint of 2026, investor demand for municipal bonds has remained stronger than expected, keeping pace with elevated supply. Issuance continues to run more than 8% ahead of last year, and expectations remain intact for a record-setting year. The market absorbed elevated supply in June, while we expect July to be more favorable given positive reinvestment flows and issuance dynamics. During June, municipal bonds outperformed Treasuries across the yield curve, with yields declining at all maturities.
- Economic fundamentals remain broadly stable, with healthy tax bases supported by steady employment and solid capital market returns. Rainy-day funds remain robust at both the state and local levels, while budget season has brought increased attention to fiscal policy decisions across several key cities and states.
- Absolute yields and valuations remain attractive relative to other fixed income sectors, in our view. Although valuations are modestly less compelling than at the start of 2026, we continue to view them as a relative strength for municipal bonds. In this environment, active management and disciplined security selection remain essential to identifying relative value and preserving portfolio quality.

Fund Characteristics	Fund
Distribution Frequency	Monthly
30-Day SEC Yield (Advisor Class)—With Waiver	3.56%
30-Day SEC Yield (Advisor Class)—Without Waiver	3.55%
Taxable Equivalent Yield (Advisor Class)—With Waiver	8.01%
Taxable Equivalent Yield (Advisor Class)—Without Waiver	7.35%

Not FDIC Insured | No Bank Guarantee | May Lose Value

Average annual total returns and fund expenses (%) - as of June 30, 2026

			Without Sales Charge							With Maximum Sales Charge							Expenses		Sales Charges		Inception
Class	CUSIP	Ticker	3-Mo	YTD	1-Yr	3-Yr	5-Yr	10-Yr	Inception	3-Mo	YTD	1-Yr	3-Yr	5-Yr	10-Yr	Inception	Gross	Net	Initial Charge	CDSC	Date
Advisor Class	354130403	FNYAX	3.10	2.98	8.17	3.72	0.50	1.66	5.50	3.10	2.98	8.17	3.72	0.50	1.66	5.50	0.55	0.55	—	—	9/13/1982
Class A	354130809	FNYQX	2.94	2.86	7.92	3.47	0.23	1.42	5.40	-0.92	-0.99	3.87	2.16	-0.54	1.04	5.30	0.80	0.80	3.75	—	9/13/1982
Benchmark	—	—	2.77	2.66	7.34	3.67	1.04	2.04	—	2.77	2.66	7.34	3.67	1.04	2.04	—	—	—	—	—	—

Benchmark(s)

Benchmark =Linked Bloomberg New York Muni Bond/Muni Bond Index

Performance data quoted represents past performance, which does not guarantee future results. *Current performance may be lower or higher than the figures shown. Principal value and investment returns will fluctuate, and investors' shares, when redeemed, may be worth more or less than the original cost. Performance would have been lower if fees had not been waived in various periods. Total returns assume the reinvestment of all distributions and the deduction of all fund expenses. Returns with sales charge reflect a deduction of the stated maximum sales charge. An investor cannot invest directly in an index, and unmanaged index returns do not reflect any fees, expenses or sales charges. Returns for periods of less than one year are not annualized. All classes of shares may not be available to all investors or through all distribution channels. For current month-end performance, please visit franklintempleton.com.*

The fund began offering Advisor Class shares on 10/1/2001. Performance quotations have been calculated as follows: (a) for Advisor Class periods prior to 10/1/2001, a restated figure is used based on the fund's Class A1 performance. The performance was adjusted to take into account differences in class-specific operating expenses and maximum sales charges. (b) For periods after share class offering, performance for the specific share class is used, reflecting the expenses and maximum sales charges applicable to that class.

Gross expenses are the fund's total annual operating expenses as of the fund's prospectus available at the time of publication. Net expenses are capped under a contractual agreement, which cannot be terminated prior to 06/30/2027 without Board consent. Actual expenses may be higher and may impact portfolio returns.

What are the Risks?

All investments involve risks, including possible loss of principal. Fixed income securities involve interest rate, credit, inflation and reinvestment risks, and possible loss of principal. As interest rates rise, the value of fixed income securities falls. Portfolios focused on a **single state** are subject to greater risk of adverse economic and regulatory changes in that state than a geographically diversified fund. **Changes in the credit rating of a bond**, or in the credit rating or financial strength of a bond's issuer, insurer or guarantor, may affect the bond's value. An investor may be subject to the federal **Alternative Minimum Tax**, and state and local taxes may apply. These and other risks are discussed in the fund's prospectus.

Glossary

A **basis point (bp, or bps)** is one one-hundredth of one percent (1/100% or 0.01%).

The **yield curve** shows the relationship between yields and maturity dates for a similar class of bonds.

Important Information

The information provided is not a complete analysis of every material fact regarding any country, market, industry, security or fund. Because market and economic conditions are subject to change, comments, opinions and analyses are rendered as of the date of this material and may change without notice. A portfolio manager's assessment of a particular security, investment or strategy is not intended as individual investment advice or a recommendation or solicitation to buy, sell or hold any security or to adopt any investment strategy; it is intended only to provide insight into the fund's portfolio selection process. Holdings are subject to change.

The fund's benchmark is the **Bloomberg New York Municipal Bond Index**. The **Linked Bloomberg New York Muni Bond/Muni Bond Index** reflects performance of the Bloomberg Municipal Bond Index from the fund's inception through 7/31/1993 and the Bloomberg New York Municipal Bond Index thereafter. The **Bloomberg New York Municipal Bond Index** is a market value weighted index of New York investment-grade fixed-rate municipal bonds with maturities of one year or more.

Source: Bloomberg Indices.

Important data provider notices and terms available at www.franklintempletondatasources.com. All data is subject to change.

The **30-day SEC yield** is calculated using the net income (interest and dividends) per share earned over a trailing 30-day period (annualized), divided by the fund's share price at the end of that period. It may not equal the fund's actual income distribution rate, which reflects the fund's past dividends paid to shareholders.

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Before investing, carefully consider a fund's investment objectives, risks, charges and expenses. You can find this and other information in each prospectus, or summary prospectus, if available, at www.franklintempleton.com. Please read it carefully.

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