FRANKLIN TEMPLETON | CLARION PARTNERS

7 YEAR ANNIVERSARY

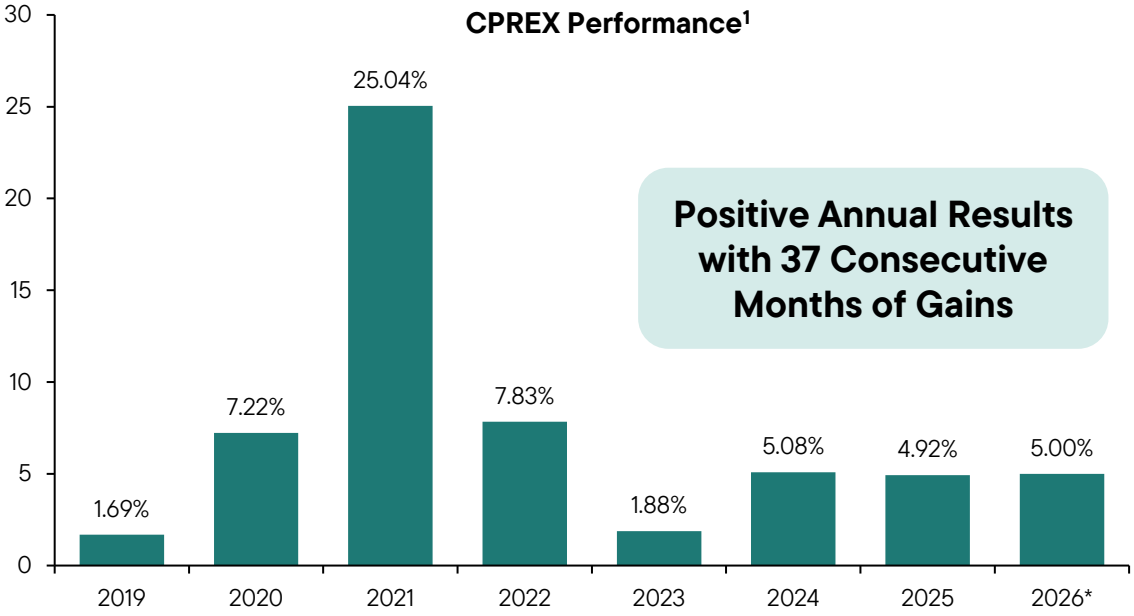
Built on consistency: Seven years of positive performance

Clarion Partners Real Estate Income Fund

8.17%
Annualized return since inception[1]

7.11%
Current annualized monthly distribution rate[1]

10.29%
Class-I tax equivalent distribution rate[1, 2]



1yr	3yr	5yr	SI
6.21	5.24	5.78	8.17

Class I- without sales charge (NAV) (%)

Since inception, Clarion Partners Real Estate Income Fund **(CPREX) has delivered an 8.17% annualized net return**, **2.1x that of publicly traded REITs[3]** over the same time period and achieved with **1/7th the volatility**, while **currently yielding a 7.11% annualized monthly distribution**.[1]

CPREX seeks to capitalize on opportunities in today's market by focusing on sectors with strong fundamentals, income-producing investments, and the flexibility to invest across both real estate equity and debt.

CPREX is currently focused on:

Income and growth - Prioritizing income generation through well-leased properties and relatively low leverage, while maintaining the potential for long-term appreciation.

Sectors with strong demand – Focusing on senior housing, outpatient medical, industrial, industrial outdoor storage (IOS) and necessity-based retail, supported by long-term demographic and structural trends.

Opportunities from limited supply - Higher interest rates can increase financing and development costs, potentially further limiting new supply and supporting occupancy, rent growth and cash flow at existing properties.

Investment flexibility – Investing across real estate equity, preferred equity and debt to pursue opportunities as market conditions evolve.

**2026 performance is YTD as of September 30, 2026. [1] CPREX Class I, as of September 30, 2026. [2] 10.29% tax-equivalent distribution rate assumes that the investment in CPREX shares is not sold or redeemed and reflects the pre-tax distribution rate an investor would need to receive from a theoretical investment to match the 7.11% after-tax distribution rate with 2025 ROC of 57.53%. The tax-equivalent distribution rate would be reduced by 1.80% for Class I shares respectively, taking into account deferred capital gains tax that would be payable upon redemption. See Information Related to Tax Equivalent Calculations at the end of this document for more information. [3] Publicly Traded REITs includes FTSE Nareit All Equity REITs TR USD.*

Performance shown represents past performance and is no guarantee of future results. Current performance may be higher or lower than the performance shown. Investment return and principal value will fluctuate so shares, when redeemed, may be worth more or less than the original cost. Total returns assume the reinvestment of all distributions at net asset value and the deduction of all Fund expenses. Total return figures are based on the NAV per share applied to shareholder subscriptions and redemptions, which may differ from the NAV per share disclosed in Fund shareholder reports. Performance shown excluding sales charges would have been lower, if the applicable sales charge been reflected. Had fees not been waived in various periods performance would have been lower. All classes of shares may not be available to all investors or through all distribution channels. For the most recent month-end information, please visit www.franklintempleton.com. Different minimums may apply to clients of certain service agents. See the Fund's prospectus for additional information.

Not FDIC Insured | No Bank Guarantee | May Lose Value

Delivering 37 consecutive months of positive returns

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2026	0.50%	0.24%	0.86%	0.41%	0.24%	0.51%	0.51%	1.13%	0.50%	-	-	-	**5.00%**
2025	0.49%	0.49%	0.49%	0.32%	0.23%	0.41%	0.50%	0.50%	0.24%	0.41%	0.32%	0.41%	**4.92%**
2024	0.74%	0.57%	0.40%	0.31%	0.32%	0.06%	0.91%	0.49%	0.15%	0.06%	0.58%	0.40%	**5.08%**
2023	0.60%	0.44%	-0.27%	0.55%	-0.27%	-0.11%	0.64%	-0.52%	0.14%	0.14%	0.23%	0.31%	**1.88%**
2022	0.93%	1.34%	0.52%	1.25%	1.08%	2.05%	0.75%	0.59%	0.51%	0.28%	-0.20%	-1.48%	**7.83%**
2021	0.63%	0.23%	2.11%	0.91%	0.81%	3.99%	0.71%	1.82%	7.47%	1.37%	0.26%	2.46%	**25.04%**
2020	0.90%	0.50%	-3.33%	0.73%	0.53%	0.94%	0.63%	0.53%	1.25%	0.63%	3.07%	0.73%	**7.22%**
2019	—	—	—	—	—	—	—	—	0.00%	0.60%	0.60%	0.48%	**1.69%**

Clarion Partners Real Estate Income Fund Class I – Monthly Fund Performance (excluding sales charge)(%)

2026 has led CPREX to deploy approximately **$308.2 million of capital into 12 private real estate equity investments**, positioning CPREX to capture compelling risk-adjusted returns at what Clarion believes is the beginning of a positive cycle.

Morningstar Avondale, Avondale, AZ

Main Ave. Shopping Plaza, Norwalk, CT

Vitality Living Franklin, Franklin, TN

As of September 30, 2026, the investments presented above represent the following percentage of CPREX's entire portfolio holdings (100%): Morningstar Avondale 2.6%, Main Ave. Shopping Plaza 2.8%, and Vitality Living Franklin 2.3%.

BEFORE INVESTING, CAREFULLY CONSIDER THE FUND'S INVESTMENT OBJECTIVES, RISKS, CHARGES AND EXPENSES. YOU CAN FIND THIS AND OTHER INFORMATION IN ITS PROSPECTUS AT WWW.CPREIF.COM. PLEASE READ THE PROSPECTUS CAREFULLY.

Investment risks
past performance is no guarantee of future results. All investments involve risk, including loss of principal. **Diversification** does not ensure against loss. An investment should be considered long-term within a multi-asset portfolio and should not be viewed individually as a complete investment program. **The fund is subject to a high degree of risk**; additional risk considerations are listed below:

Liquidity risks:
The Fund should be viewed as a long-term investment, as it is inherently illiquid and suitable only for investors who can bear the risks associated with the limited liquidity of the Fund. Limited liquidity is provided to shareholders only through the Fund's quarterly repurchase offers for at least 5% of the Fund's shares outstanding at net asset value. **Although the Fund will conduct quarterly repurchase offers, there is no guarantee that a shareholder will be able to sell all of their shares in the Fund that the shareholder desires to sell or at a favorable price.**

Real estate investment risks:
The Fund's investments are highly concentrated in real estate investments and therefore will be subject to the risks typically associated with real estate, including but not limited to fluctuations in lease occupancy rates and operating expenses, variations in rental schedules, which in turn may be adversely affected by local, state, national or international economic conditions. Such conditions may be impacted by the supply and demand for real estate properties, zoning laws, rent control laws, real property taxes, the availability and costs of financing, and environmental laws.
Furthermore, investments in real estate are also impacted by market disruptions caused by regional concerns, political upheaval, sovereign debt crises, and uninsured losses (generally from catastrophic events such as earthquakes, floods and wars). Investments in real estate related securities, such as asset-backed or mortgage-backed securities are subject to prepayment and extension risks.

Private market investments risks:
An investment in the Fund is suitable only for investors who can bear the risks associated with private market investments (such as private credit and private equity) with potential limited liquidity. Shares will not be listed on a public exchange, and no secondary market is expected to develop. FTFA is the investment manager of the Fund. Clarion Partners is the investment sub-adviser.

Information related to tax-equivalent calculations:
A portion of REIT ordinary income distributions may be tax deferred given the ability to characterize ordinary income as Return of Capital ("ROC"). ROC distributions reduce the stockholder's tax basis in the year the distribution is received and generally defer taxes on that portion until the stockholder's stock is sold via redemption. Certain non-cash deductions, such as depreciation and amortization, lower the taxable income for REIT distributions. Upon redemption, the investor may be subject to higher capital gains taxes as a result of a lower cost basis due to the return of capital distributions. This content should not be relied upon or considered as tax advice. Investors should consult their own tax advisors in order to understand any applicable tax consequences of an investment. Prospective investors should note that the tax treatment of each investor, and of any investment, depends on individual circumstances and may be subject to change in the future.

10.29% tax-equivalent distribution rate assumes that the investment in CPREX shares is not sold or redeemed and reflects the pre-tax distribution rate an investor would need to receive from a theoretical investment to match the 7.11% after-tax distribution rate with 2025 ROC of 57.53%. If the distributions from the theoretical investment (i) were classified as ordinary income subject to tax at the top marginal tax rate of 37%, (ii) did not benefit from the 20% tax rate deduction and (iii) were not classified as ROC. The ordinary income tax rate could change in the future. The tax-equivalent distribution rate would be reduced by 1.80% for Class I shares, taking into account deferred capital gains tax that would be payable upon redemption. This assumes a one-year holding period and includes the impact of deferred capital gains tax incurred in connection with a redemption of CPREX shares. Upon redemption, an investor is assumed to be subject to tax on all prior return of capital distributions at the current maximum capital gains rate of 20%. The capital gains rate could change in the future.

Tax Information. The tax information herein is provided for informational purposes only, is subject to material change, and should not be relied upon as a guarantee or prediction of tax effects. This material also does not constitute tax advice to, and should not be relied upon by, potential investors, who should consult their own tax advisors regarding the matters discussed herein and the tax consequences of an investment. A portion of REIT ordinary income distributions may be tax deferred given the ability to characterize ordinary income as Return of Capital ("ROC"). ROC distributions reduce the stockholder's tax basis in the year the distribution is received and generally defer taxes on that portion until the stockholder's stock is sold via redemption. Upon redemption, the investor may be subject to higher capital gains taxes as a result of a lower cost basis due to the return of capital distributions. Certain non-cash deductions, such as depreciation and amortization, lower the taxable income for REIT distributions. Investors should be aware that a REIT's ROC percentage may vary significantly in a given year and, as a result, the impact of the tax law and any related advantage may vary significantly from year to year. While we currently believe that the estimations and assumptions referenced herein are reasonable under the circumstances, there is no guarantee that the conditions upon which such assumptions are based will materialize or are otherwise applicable. This information does not constitute a forecast, and all assumptions herein are subject to uncertainties, changes and other risks, any of which may cause the relevant actual, financial and other results to be materially different from the results expressed or implied by the information presented herein. No assurance, representation or warranty is made by any person that any of the estimations herein will be achieved, and no recipient of this example should rely on such estimations. Investors may also be subject to net investment income taxes of 3.8% and/or state income tax in their state of residence which would lower the after-tax distribution rate received by the investor.

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