FRANKLIN TEMPLETON

Franklin Municipal Ladder 1-3 Year - Tax Managed

Separately Managed Accounts Factsheet | as of September 30, 2026

Investment overview

The Franklin Municipal Ladder 1-3 Year Tax-Managed SMA seek a high level of current income by investing across different municipal issuers. At least every other year in the ladder will have a municipal position with a corresponding maturity in that year for the complete maturity range of the strategy. The tax-managed ladder systematically harvests losses as soon as they cross pre-determined thresholds based on account size.

Investment objective

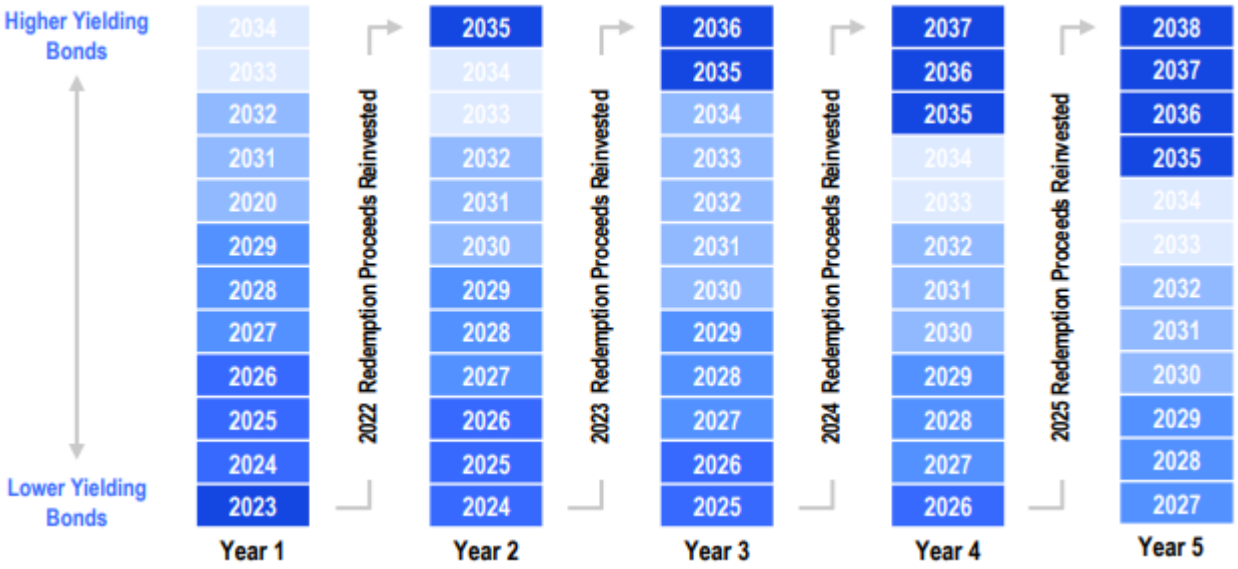
Franklin municipal bond ladders seeks to deliver tax-free income opportunities by investing across different municipal issuers. Our strategy invests in high-quality bonds, seeking to take advantage of relative valuation differences between sectors, geographic regions, issuers and individual bond issues.

Why invest in municipal ladders

- A diversified set of municipal bonds with staggered maturities may offer advantages over self-managed
- portfolios by creating a stable stream of income.
- Ladders have the potential to offer a stable, predictable source of cash flows generated by a portfolio of high-quality securities with known maturity dates.
- Laddered portfolios may help minimize the impact of rising interest rates by allowing any principal
- from maturing bonds to be reinvested at higher prevailing rates.
- Ladders represent a disciplined approach to credit selection and rigorous on-going monitoring that gives investor access to investment expertise through various credit cycles

Mechanics of Laddered Portfolio*

As bonds on each rung of the ladder mature, the principal plus interest (if desired) are typically reinvested into longer-dated, higher-yielding securities:



Investment management team

Lloyd Nemerever
Senior Portfolio Manager
Industry since 1998

April H Goodman
Portfolio Manager
Industry since 1993

Daniel C Riordan
Portfolio Manager
Industry since 1994

Francisco F Rivera
Portfolio Manager
Industry since 1996

Dylan G Sanderson
Portfolio Manager
Industry since 2004

Jeffrey Richard Snyder
Portfolio Manager
Industry since 2005

Christopher S Sperry
Portfolio Manager
Industry since 2007

*For illustrative purposes only. Minimum initial amount may vary.

NOT FDIC INSURED | NO BANK GUARANTEE | MAY LOSE VALUE

Investment process

STEP 1

Identify ladder structure

Current holdings are reviewed, and a comprehensive analysis is provided of how they would be transitioned into a Franklin Laddered Portfolio. For new accounts incepting with cash, we will construct a portfolio, equally weighted across the rungs of the chosen ladder with different issuers. The ladder rungs are determined by the account size at either 1- or 2-year rungs.

STEP 2

Leverage deep in-house research

We employ a rigorous credit research process centered around a sector-specific, transaction driven model. Each analyst typically follows between one and three sectors and works with all of the portfolio managers in assessing primary and secondary market transactions and surveillance of current holdings.

STEP 3

Uncover attractive yield opportunities

We source opportunities in both the primary and secondary markets. Our presence as a leader in the space allows for institutional access to primary market supply as well as institutional-level execution when both buying and selling.

STEP 4

Build a high-quality portfolio

The team implements the investment strategy using a disciplined conservative approach, focusing on credits with strong fundamentals while avoiding riskier bonds and those subject to the alternative minimum tax.

STEP 5

Ongoing portfolio monitoring and *active tax management*

We regularly monitor each client's portfolio as well as the municipal bond market to help ensure the portfolio continues to be appropriately positioned. The manager will place an emphasis on tax management though actively managing losses and gains consistently in the portfolio.

The investment process may change over time. The characteristics set forth above are intended as a general illustration of some of the criteria the strategy team considers in selecting securities for client portfolios. There is no guarantee that investment objectives will be achieved.

Portfolio Information‡

As of September 30, 2026

Characteristics

	Portfolio
Effective Duration	-
Yield to Maturity	3.74%
Yield to Worst	3.74%
Weighted Average Coupon	4.85%
Weighted Average Price	102.00
Weighted Average Maturity	1.80 Years

Sector Weightings (%)

	Portfolio
Local	34.67
Lease	20.64
Utilities	19.05
State General Obligation	11.33
Education	7.16
Special Tax	7.15

Credit Quality (%)

	Portfolio
AAA	38.66
AA	61.34

Average Maturity (%)

	Portfolio
0 to 1 Year	25.81
1 to 2 Years	33.95
2 to 3 Years	27.45
3 to 5 Years	12.79

Average Coupon, Current Yield, Yield to Maturity, and Yield to Worst are calculated without the deduction of fees and expenses.

‡Source: Franklin Templeton. Portfolio characteristics are based on a model portfolio, not an actual client account. The model portfolio is a hypothetical portfolio whereby the portfolio characteristics are based on simulated trading and account activity of a client account invested in this strategy. The model portfolio assumes no withdrawals, contributions, or client-imposed restrictions. Portfolio characteristics of individual client accounts may differ from those of the model portfolio as a result of account size, client-imposed restrictions, the timing of client investments, market conditions, contributions, withdrawals and other factors.

Yield figures quoted should not be used as an indication of the income that has or will be received. Yield figures are based on the portfolio's underlying holdings and do not represent a payout of the portfolio. Past performance is not an indicator or a guarantee of future performance.

Ratings shown are assigned by one or more Nationally Recognized Statistical Rating Organizations (NRSRO), such as S&P Global Ratings, Moody's Investors Service and Fitch Ratings, Inc. When ratings from multiple agencies are available, the highest is used, consistent with the portfolio investment process. Ratings reflect an NRSRO's opinion of an issuer's creditworthiness and typically range from AAA (highest) to D (lowest). The Refunded category consists of refunded bonds secured by the US government or other high-quality securities. The Not Rated category consists of ratable securities that have not been rated by an NRSRO. The Not Applicable category consists of third-party exchange-traded funds and securities that have only a short-term rating and are not cash equivalents. Cash includes equivalents, which may be rated. The methodology used for the calculation of credit quality ratings displayed may differ from the methodology for monitoring investment limits, if applicable.
Please note, the portfolio itself has not been rated by an independent rating agency.

Performance

Annualized Rates of Return – Pure Gross and Net of Fees (%) as of September 30, 2026 – PRELIMINARY (Inception date: 01/31/2023)

	YTD*	1 Mth*	3 Mths*	1 Year	3 Year	Since Incept
Franklin Municipal Ladder 1-3 Year - Tax Managed–Pure Gross of Fees—(USD)	**0.17**	**-1.20**	**-0.96**	**0.66**	**2.72**	**2.12**
Franklin Municipal Ladder 1-3 Year - Tax Managed–Net of Fees—(USD)	**-0.94**	**-1.33**	**-1.33**	**-0.83**	**1.21**	**0.61**
Bloomberg Municipal 1-3 Year Index—(USD)	0.11	-1.51	-1.26	0.62	3.01	2.34

Calendar-Year Total Returns – Pure Gross and Net of Fees (%) ending December 31	**YTD**	**2025**	**2024**
Franklin Muni Ladder 1-3Yr-TaxManaged–Pure Gross of Fees—(USD)	0.17	3.41	2.61
Franklin Muni Ladder 1-3Yr-TaxManaged–Net of Fees—(USD)	-0.94	1.88	1.09
Bloomberg Muni 1-3Yr Index—(USD)	0.11	3.66	2.52

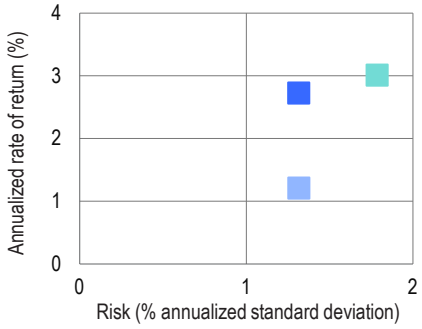
The strategy returns shown are preliminary composite returns, subject to future revision (downward or upward). Past performance is not a guarantee of future results. An investment in this strategy can lose value. Please visit www.franklintempleton.com for the latest performance figures. Investors cannot invest directly in an index, and unmanaged index returns do not reflect any fees, expenses or sales charges.

[1] **Fees:** Periods less than one year are not annualized. Performance results are for the composite which includes all actual, fully discretionary accounts with substantially similar investment policies and objectives managed to the composite's investment strategy. Composite returns are stated in U.S. dollars and assume reinvestment of any dividends, interest income, capital gains, or other earnings. The composite may include account(s) that are gross of fees and pure gross of fees. "Pure" gross-of-fee returns do not reflect the deduction of any expenses, including transaction costs. A traditional (or "true") gross-of-fee return reflects performance after the reduction of transaction costs but before the reduction of the investment advisory fee. The gross-of-fee return may include a blend of "true" gross-of-fee returns for non-wrap accounts and "pure" gross-of-fee returns for wrap accounts. Net-of-fee returns is reduced by a model "wrap fee" (1.5% is the maximum anticipated wrap fee for equity and balanced portfolios) which includes trading expenses as well as investment management, administrative and custodial fees. The model wrap fee used represents the highest anticipated wrap fee applicable to the strategy. Actual fees and account minimums may vary.

For fee schedules, contact your financial professional, or if you enter into an agreement directly with Franklin Templeton Private Portfolio Group, LLC ("FTPPG"), refer to FTPPG's Form ADV Part 2A disclosure document. Management and performance of individual accounts may vary for reasons that include the existence of different implementation practices and model requirements in different investment programs. **To obtain specific information on available products and services or a GIPS® Report, contact your Franklin Templeton separately managed account sales team at (800) DIAL BEN/342-5236. Franklin Templeton claims compliance with the Global Investment Performance Standards (GIPS®). GIPS® is a registered trademark of CFA Institute. CFA Institute does not endorse or promote this organization, nor does it warrant the accuracy or quality of the content contained herein.**

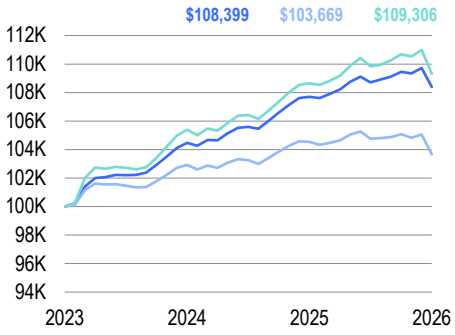
Performance Statistics [1] Preliminary (based on 3-year period ending September 30, 2026)

Risk/Return profile (%)

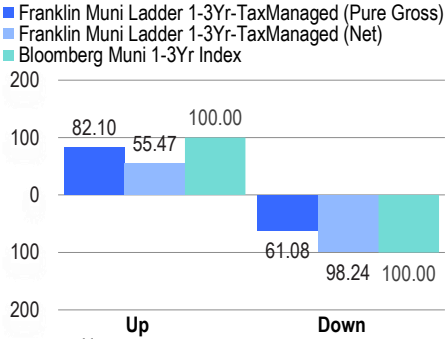


Franklin Muni Ladder 1-3Yr-TaxManaged (Pure Gross)	
Annualized Return (%)	2.72
Annualized Standard Deviation (%)	1.32
Franklin Muni Ladder 1-3Yr-TaxManaged (Net)	
Annualized Return (%)	1.21
Annualized Standard Deviation (%)	1.32
Bloomberg Muni 1-3Yr Index	
Annualized Return (%)	3.01
Annualized Standard Deviation (%)	1.79

Growth of $100,000*



Up/Down market capture ratios (%)



Modern portfolio statistics

	Portfolio (Pure gross)	Portfolio (Net)	BM
Sharpe Ratio	-1.46	-2.59	-0.91
Beta	0.72	0.72	N/A
Alpha (%)	-0.74	-2.21	N/A
R-Squared	0.98	0.98	N/A

	(+) Months	(-) Months
Pure Gross:	26	10
Net:	26	10

[1] Source: Franklin Templeton.

*For illustrative purposes only. Assumes no withdrawals or contributions. These statistics are based on pure gross and net-of-fees quarterly composite returns, were calculated assuming reinvestment of dividends and income, and take into account both realized and unrealized capital gains and losses.

Performance results are for the composite which includes all actual, fully discretionary accounts with substantially similar investment policies and objectives managed to the composite's investment strategy. Composite returns are stated in U.S. dollars and assume reinvestment of any dividends, interest income, capital gains, or other earnings. The composite may include account(s) that are gross of fees and pure gross of fees. "Pure" gross-of-fee returns do not reflect the deduction of any expenses, including transaction costs. A traditional (or "true") gross-of-fee return reflects performance after the reduction of transaction costs but before the reduction of the investment advisory fee. The gross-of-fee return may include a blend of "true" gross-of-fee returns for non-wrap accounts and "pure" gross-of-fee returns for wrap accounts. Net-of-fee returns is reduced by a model "wrap fee" (1.5% is the maximum anticipated wrap fee for fixed income portfolios) which includes trading expenses as well as investment management, administrative and custodial fees. The model wrap fee used represents the highest anticipated wrap fee applicable to the strategy. Actual fees and account minimums may vary.

Terms and definitions:

Weighted Average Life: An estimate of the number of years to maturity, taking the possibility of early payments into account, for the underlying holdings.

Effective Duration is a duration calculation for bonds with embedded options. Effective duration takes into account that expected cash flows will fluctuate as interest rates change.

Duration measures the sensitivity of price (the value of principal) of a fixed-income investment to a change in interest rates. The higher the duration number, the more sensitive a fixed-income investment will be to interest rate changes.

Yield to worst (YTW) is based on a portfolio's current holdings on one specific day, is gross of all portfolio expenses, and is calculated based on assumptions that prepayment occurs if the bond has called or put provisions and the issuer can offer a lower coupon rate based on current market rates. If market rates are higher than the current yield of a bond, the YTW calculation will assume no prepayments are made, and YTW will equal the yield to maturity. The YTW will be the lowest of yield to maturity or yield to call (if the bond has prepayment provisions). The YTW of a bond portfolio is the market-weighted average of the YTWs of all the bonds in the portfolio.

Standard deviation measures the risk or volatility of an investment's return over a particular time period; the greater the number, the greater the risk.

The **up-capture ratio** measures the manager's overall performance to the benchmark's overall performance, considering only quarters that are positive in the benchmark. An up-capture ratio of more than 100 indicates a manager who outperforms the relative benchmark in the benchmark's positive quarters.

The **down-capture ratio** is the ratio of the manager's overall performance to the benchmark's overall performance, considering only quarters that are negative in the benchmark. A down-capture ratio of less than 100 indicates a manager who outperforms the relative benchmark in the benchmark's negative quarters and protects more of a portfolio's value during down markets.

Alpha is a measure of performance vs. a benchmark on a risk-adjusted basis. A positive alpha of 1.0 means the portfolio has outperformed its benchmark index by 1%. Correspondingly, a similar negative alpha would indicate an underperformance of 1%. Alpha is a measure of the difference between actual returns and expected performance measuring sensitivity to index movements.

Beta measures the sensitivity of an investment to the movement of its benchmark. A beta higher than 1.0 indicates the investment has been more volatile than the benchmark and a beta of less than 1.0 indicates that the investment has been less volatile than the benchmark.

Sharpe ratio is a risk-adjusted measure, calculated using standard deviation and excess return to determine reward per unit of risk. The higher the Sharpe ratio, the better a portfolio's historical risk-adjusted performance.

R-squared measures the strength of the linear relationship between a fund and its benchmark. R-squared at 1.00 implies perfect linear relationship and zero implies no relationship exists.

The **Bloomberg Municipal 1-3 Year Index** is an unmanaged index that tracks USD-denominated long-term, tax-exempt bond market with maturities of 1-3 years, including state and local general obligation bonds, revenue bonds, insured bonds, and pre-refunded bonds. Source: Bloomberg Indices.

What are the risks?

All investments involve risks, including possible loss of principal. Due to tax management practices**, tax-managed strategies** will deviate from the indexes they track. This can impact performance, portfolio characteristics, and account holdings**. 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. **Tax management** practices may impact performance, portfolio characteristics and holdings; and may not result in favorable outcomes. **Liquidity risk** exists when securities or other investments become more difficult to sell, or are unable to be sold, at the price at which they have been valued. **Active management** does not ensure gains or protect against market declines. Portfolios focused on a **single state** are subject to greater risk of adverse economic and regulatory changes than a geographically diversified

Important Information

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