



FRANKLIN TEMPLETON
INVESTMENTS



Templeton Emerging Markets Investment Trust PLC (Temit)

Summary of Investment Objective

The Company seeks long-term capital appreciation through investment in companies operating in emerging markets or whose stocks are listed on the stock markets of such countries.

Company Characteristics (30/06/11)

Launch Date	12/06/89
Benchmark	MSCI Emerging Markets Index (£)
Lead Manager	Mark Mobius
Total Net Assets	£2.31bn
Market Capitalisation	£2.15bn
Gearing Ratio	100
Invested Assets	98.5%
TER	1.30%

Pricing Information (30/06/11)

NAV (Cum-Income)	701.0p
Share Price	651.0p
Discount to NAV (Cum-Income)	7.1%
Current Yield (net)	0.5%

Pricing Information (12 Months to 30/06/11)

Highest NAV (Cum-Income)	730.1p
Lowest NAV (Cum-Income)	550.5p
Highest Share Price	685.0p
Lowest Share Price	515.0p

QUARTERLY PORTFOLIO INSIGHT - Three months to 30 June 2011

MARKET OVERVIEW

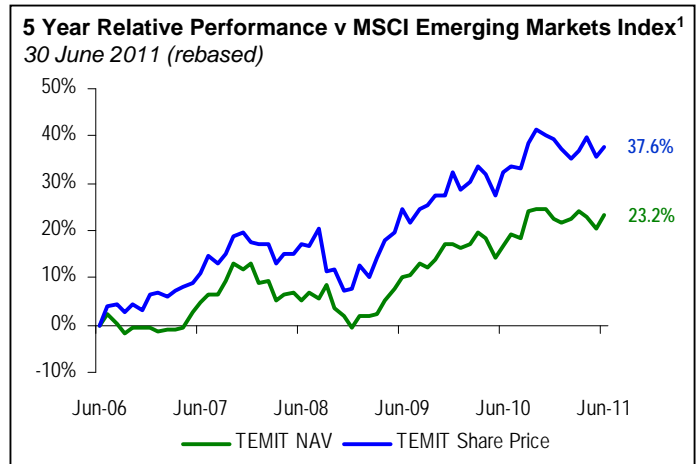
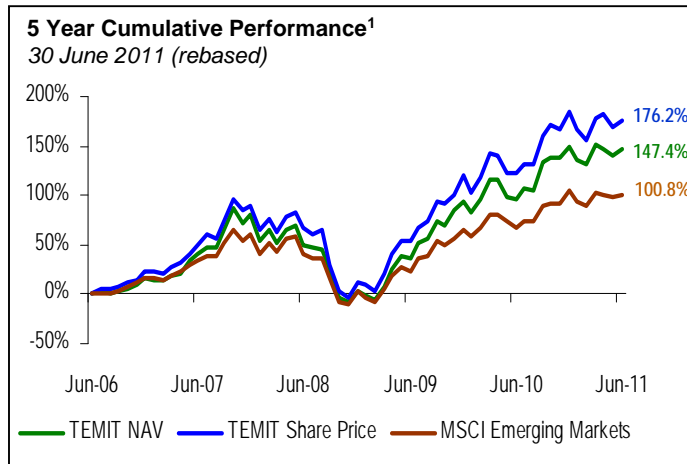
The quarter started with stock market performances and fund flows into emerging markets turning positive in April after two consecutive months of net outflows. Markets, however, took a turn in May as focus shifted to debt restructuring issues in the eurozone. Concerns that the debt crisis could spread to larger economies, such as Spain, and a downgrade of Greece's credit ratings, led investors to adopt a more risk averse position. The postponed disbursement of European Union (EU) funds to Greece, coupled with political uncertainty in the country, further heightened market volatility in June. However, the survival of Prime Minister George Papandreou in a vote of confidence, the passing of austerity measures by the Greek parliament and promises of a second bailout from the EU in July led markets to turn around. Against this environment, emerging markets ended the quarter with a 1.2% decline in sterling terms.

INVESTMENT OUTLOOK

While growth in some emerging economies eased in 2011, most continued to record relatively strong GDP growth. Markets experienced a period of heightened volatility in the latter part of the quarter as focus shifted to debt restructuring issues in the eurozone. The postponed disbursement of European Union (EU) funds to Greece coupled with political uncertainty in the country further raised concerns in June. However, the survival of Prime Minister George Papandreou in a vote of confidence, the passing of austerity measures by the Greek Parliament and promises of a second bailout from the EU in July reassured investors. Between 31 March 2011 and 30 June 2011, the net asset value of the Company decreased by 2.4% to 701.0 pence per share. The Investment Manager (Templeton Asset Management Limited), however, continues to see emerging markets benefiting from relatively good growth prospects, attractive valuations and solid fundamentals and will continue to monitor the markets for favourable investment opportunities.

PERFORMANCE (All figures are based in sterling)

- For the three months to 30 June 2011, Temit's share price fell 0.7% compared to the MSCI Emerging Markets Index, which fell 1.2%¹. **Please note that past performance is not a guide to future performance.**



Cumulative Performance¹ 30 June 2011

	3 Months	6 Months	Year To Date	1 Year	3 Years	5 Years	Since Launch	01/07/10 to 30/06/11	01/07/09 to 30/06/10	01/07/08 to 30/06/09	01/07/07 to 30/06/08	01/07/06 to 30/06/07
Temit (NAV)	-1.7%	-0.7%	-0.7%	25.9%	66.1%	147.4%	2,507.1%*	25.9%	44.5%	-8.7%	6.1%	40.4%
Temit (Share Price)	-0.7%	-2.7%	-2.7%	24.1%	66.1%	176.2%	2,335.4%**	24.1%	44.5%	-7.4%	11.8%	48.7%
MSCI Emerging Mkts Index	-1.2%	-1.5%	-1.5%	19.4%	41.6%	100.8%	1,055.8%**	19.4%	35.9%	-12.8%	5.8%	34.1%

Discrete Annual Performance¹ To end of June each year

*NAV price is calculated from 31/07/89 (the first available date). **Share price and index are calculated from 30/06/89 (first available date).

GEOGRAPHIC INFORMATION

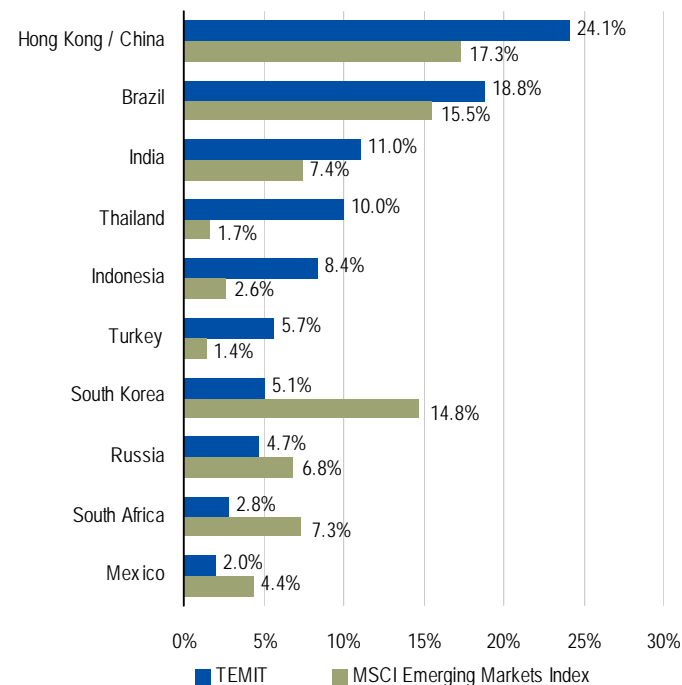
Split Between Markets²

30 June 2011

				% Split	
Emerging Markets	97.5%	Frontier Markets	1.6%	Developed Markets	0.9%

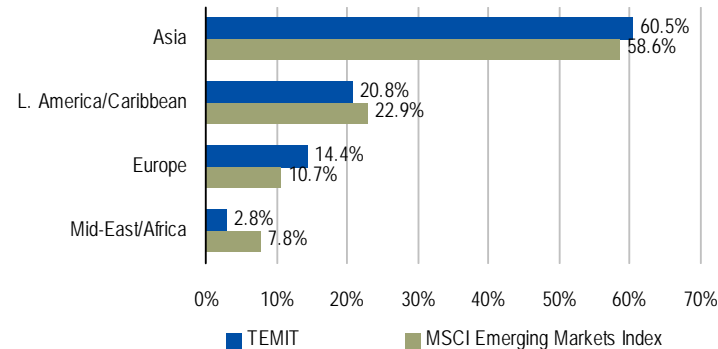
10 Largest Country Weightings vs. Benchmark (%)²

30 June 2011



Regional Weightings vs. Benchmark (%)²

30 June 2011



Largest Contributors and Detractors to Performance³

31 March 2011 – 30 June 2011

Top Country Contributors

Country	Contribution
China	0.7%
Indonesia	0.7%

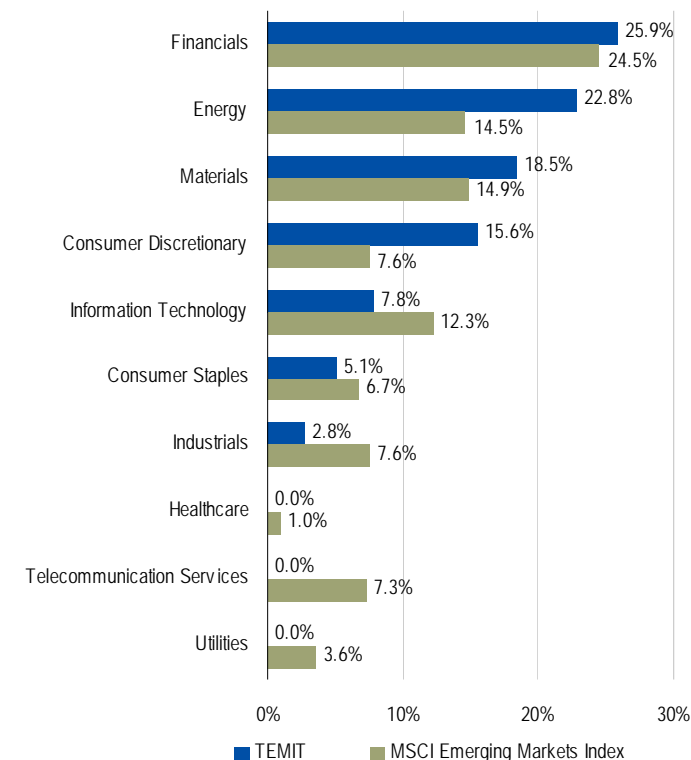
Top Country Detractors

Country	Contribution
Turkey	-0.5%
India	-0.5%
Brazil	-0.4%
Russia	-0.3%
South Korea	-0.2%

SECTOR INFORMATION

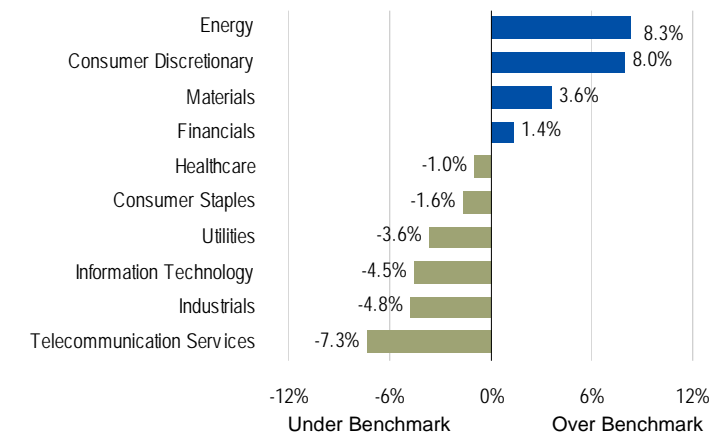
Sector Weightings vs. Benchmark (%)²

30 June 2011



Sector Overweights/Underweights vs. Benchmark (%)²

30 June 2011



Largest Contributors and Detractors to Performance³

31 March 2011 – 30 June 2011

Top Sector Contributors

Sector	Contribution
Consumer Discretionary	1.6%
Information Technology	0.1%

Top Sector Detractors

Sector	Contribution
Energy	-1.7%
Industrials	-0.3%
Materials	-0.3%
Financials	-0.2%
Consumer Staples	-0.1%

TEMIT HOLDINGS
10 Largest Equity Issuers⁴

30 June 2011

Security	Sector	Country	% of Total Assets
Brilliance China Automotive Holdings Ltd.	Consumer Discretionary	Hong Kong / China	8.7%
Vale SA, ADR, pfd. A	Materials	Brazil	5.7%
Itau Unibanco Banco SA, ADR	Financials	Brazil	5.4%
Banco Bradesco SA, ADR, pfd	Financials	Brazil	4.8%
Tata Consultancy Services Ltd	Information Technology	India	4.3%
PT Astra International Tbk	Consumer Discretionary	Indonesia	3.8%
Akbank TAS	Financials	Turkey	3.7%
Sesa Goa Ltd.	Materials	India	3.6%
SK Innovation Co. Ltd.	Energy	South Korea	3.2%
PetroChina Co. Ltd	Energy	Hong Kong / China	3.1%
		TOTAL	46.3%

Largest Contributors and Detractors to Performance

31 March 2011 – 30 June 2011

Top Security Contributors⁴

Security	Sector	Country	Contribution
Brilliance China Automotive Holdings Ltd.	Consumer Discretionary	China	1.1%
Astra International	Consumer Discretionary	Indonesia	0.5%
Siam Commercial Bank Fgn	Financials	Thailand	0.3%
Bank Central Asia	Financials	Indonesia	0.3%
Norilsk Nickel Mining & Metallurgical Co.	Materials	Russia	0.2%

Top Security Detractors⁴

Security	Sector	Country	Contribution
Petroleo Brasileiro SA, ADR, pfd	Energy	Brazil	-0.4%
Turkiye Petrol Rafinerileri A.S.	Energy	Turkey	-0.3%
Aluminum Corp. of China Ltd.	Materials	China	-0.2%
Lukoil Holdings	Energy	Russia	-0.2%
Akbank TAS	Financials	Turkey	-0.2%

Portfolio Turnover Rate⁵

12 months to 30 June 2011

	Turnover Rate
Portfolio Turnover Rate (annualised)	4.0%

Significant Purchases and Sales⁴

31 March 2011 – 30 June 2011

Significant Purchases

Impala Platinum (Existing holding)—One of the world's leading platinum producers.

Buy reason: The company is responsible for approximately a quarter of global platinum production and as one of the most efficient and lowest cost producers in the world, it is also well positioned to benefit from the longer-term uptrend in commodity prices.

Univanich Palm Oil (New addition)—A leading producer of crude palm oil in Thailand.

Buy reason: The company is a beneficiary of strong demand growth for crude palm oil and expectations of higher product prices.

Significant Sales

Lukoil holdings - The Company divested its holdings in Lukoil, one of Russia's largest oil companies.

Market Capitalisation Breakdown⁵

As at 30 June 2011

	Less than £1.5bn	£1.5bn to £5bn	Greater than £5bn
Market Capitalisation	6.0%	24.3%	69.8%

STATISTICS

(Please refer to glossary on page 5 for definitions of these items)

Fundamental Portfolio Characteristics⁶

30 June 2011

	Price to Earnings	Price to Book Value	Price to Cash Flow	Dividend Yield	Average Market Cap (Millions)
Temit (Weighted Average)	12.2x	2.3x	8.0x	2.1%	£17,604
MSCI Emerging Markets Index (Weighted Average)	12.8x	1.9x	8.2x	2.4%	£24,742

Risk Statistics⁷

30 June 2011

	1 Year	3 Years (annualised)		1 Year	3 Years (annualised)		1 Year	3 Years
Alpha	-0.2	0.5	R ²	0.9	1.0	Maximum Gain	28.4	178.7
Beta	1.2	1.1	Sharpe Ratio	1.7	0.4	Maximum Loss	-7.1	-38.4
Annualised Downside Risk	3.4	4.4	Annualised Tracking Error	7.5	7.7	Negative Months	5	15
Information Ratio (Relative)	0.2	0.2	Annualised Volatility	19.1	28.3	Positive Months	7	21

INVESTMENT STYLE

- The Investment Manager and his group use in-depth company research to find securities in any emerging market country or industry sector, regardless of company size, that they believe are undervalued by the market, but have the potential to increase in value over time.
- Templeton Emerging Markets Investment Trust PLC (Temit) is actively managed, aiming to invest in those securities that the Investment Manager believes have the best potential to grow in value over a five year period. Although performance is measured against the MSCI Emerging Markets Index for reporting purposes, there is no requirement for the Investment Manager to invest in the same companies or in the same amount as the index. Temit's performance or portfolio positioning may therefore be very different to the index.
- Temit invests in emerging markets; these markets can experience significant and sudden changes in price and can carry a higher degree of risk than developed markets. An investment in Temit should be considered as long-term.

INVESTMENT MANAGER AND GROUP

Mark Mobius, Ph.D., Executive Chairman, Templeton Emerging Markets Group.

The Templeton Emerging Markets Group is one of the pioneers of emerging market investing. Established in 1987, the Group has over 20 years of experience and now manages £35.1 billion in emerging markets assets for retail, institutional and professional investors across the globe (as at 31/03/11).

The Templeton Emerging Markets Group is one of the largest of its kind and has a presence in 17 offices around the world.

The Group includes 49 dedicated emerging markets portfolio managers, analysts and product specialists; senior members of the Group include Allan Lam, Tom Wu and Dennis Lim. Together on average, each of the Group's investment professionals has over 11 years of relevant industry experience, and has been with the company for over 8 years. Between them, the group speak 24 different languages and dialects (as at 31/03/11).



The Group's on the ground presence ensures that it is able to gain a better understanding of local issues affecting emerging markets companies around the globe.

INVESTOR SUITABILITY

Temit may be appropriate for investors who want to invest in emerging markets and are willing to take some risk for the potential of strong capital growth over the long-term.

Emerging market companies can be more volatile than developed markets and an investment in Temit could occasionally change in value significantly over the short-term. Shareholders in Temit should therefore consider it as a long-term financial commitment.

Please refer to the latest annual report for more details of the risks associated with an investment in Temit.

GLOSSARY OF TERMS

Alpha - Alpha measures the difference between a portfolio's actual returns and its expected performance, given its level of risk (as measured by beta). A positive alpha means that the portfolio has over performed, a negative alpha means the portfolio has under performed; for example, an alpha of 1.0 means the portfolio outperformed the market 1.0%.

Beta - Beta is a measure of a portfolio's sensitivity to market movements. It measures the relationship between a portfolio's excess return over an investment in a risk-free investment such as cash (we have used a return of 3.5%) and the excess return of the benchmark index. For TEMIT, this is the Investment Trusts Global Emerging Markets Universe. By definition, the beta of the benchmark (in this case, an index) is 1.00. Accordingly, a portfolio with a 1.10 beta has performed 10% better (after deducting the cash rate) than the index in up markets and 10% worse in down markets, assuming all other factors remain constant. A portfolio with a high beta will tend to move more than the benchmark, a portfolio with a low beta will tend to move less.

Contributor - The amount an individual stock, country or sector has added to the performance of the entire portfolio for a given period.

Cumulative Performance - The percentage increase or decrease of a portfolio's share price or NAV over a given time period, with net income (dividends) reinvested. The fund's performance is usually benchmarked against either a relevant index or sector.

Detractor - The amount an individual stock, country or sector has subtracted from the performance of the entire portfolio for a given period.

Discrete Annual Performance - The percentage increase or decrease of a portfolio's share price or NAV over a complete 12 month period, with net income (dividends) reinvested. The fund's performance is usually benchmarked against either a relevant index or sector.

Dividend Yield - The yield a company pays out to its shareholders in the form of dividends. It is calculated by the dividends paid per share over a year divided by the stock's price. For a vehicle like TEMIT, which invests in a number of companies, this figure represents the weighted average annual dividend paid by all of the companies in which it invests. Because of share types, fees and other considerations, the dividend yield quoted here should not be used as an indication of the income to be received from this portfolio.

Downside Risk - Downside risk is a measurement which only considers negative returns. It is calculated as a downside deviation of returns below the Risk Free Rate (this is the amount a manager could expect to receive by investing in a "risk free" asset, such as with a cash deposit).

Gearing - Gearing (sometimes described as leverage)- a term used to describe the process of borrowing money for investment purposes in the expectation that the returns on the investments purchased using the borrowings exceeds the costs of those borrowings. It illustrates the effect that current prior charges may have on the value of the shareholder funds if the total assets were to rise or fall. A figure of 115 means that the shareholder funds are 15% geared and indicates the extra amount by which the shareholder funds would rise or fall if the total assets were to rise or fall. A figure of 100 means there is no gearing.

Information Ratio - This ratio divides the annualised average return for the portfolio by the Tracking Error (Relative). The higher the ratio, the better, as it reflects the extent to which a portfolio has outperformed the benchmark.

Market Capitalisation - The total market value of a company's shares. For a vehicle like TEMIT, which invests in a number of companies, this is calculated by the share price on a certain date multiplied by the number of shares in issue.

Market Cap (average) - The weighted average of all the companies in which it invests.

Maximum Gain - The best possible investment period in the period analysed. This includes temporary down periods.

Maximum Loss - The worst possible investment period in the period analysed. This includes temporary up periods.

NAV - Net Asset Value, or the total value of the portfolio at any one time, including all shares and cash, divided by the number of shares in issue.

Portfolio Turnover Rate - The frequency with which assets within a portfolio are bought and sold by the manager. Portfolio turnover is calculated by taking either the total amount of new securities purchased or the amount of securities sold - whichever is less - over a particular period, divided by the total Net Asset Value (NAV) of the portfolio. The measurement for a 12-month time period.

Positive & Negative Periods - This shows how many positive/negative months returns that a portfolio experiences across a period.

Price to Book (P/B) - The price per share of a stock divided by its book value (i.e. net worth) per share. For a portfolio, the ratio is the weighted average price/book ratio of the stocks it holds.

Price to Cash Flow (P/CF) - Supplements price/earnings ratio as a measure of relative value; it represents a weighted average of the price/cash flow ratios for the underlying portfolio holdings.

Price to Earnings (P/E) - The share price of a stock, divided by its per-share earnings over the past year. For a portfolio, it is the weighted average P/E ratio of the stocks in the portfolio. P/E is a good indicator of market expectations about a company's prospects; the higher the P/E, the greater the expectations for a company's future growth in earnings.

R² - R² or R squared, is an indication of how closely aligned the portfolio and the benchmark index are. R² ranges between 0 and 1, with 0 indicating a lot of difference and 1 indicating a perfect match. A value of 0.7 and upwards generally suggests that a portfolio's performance is very closely linked to the performance of the benchmark index.

Share Price - The cost of a unit of ownership in a company as purchased through the stock exchange.

Sharpe Ratio - Sharpe Ratio judges whether the relationship between a portfolio's risk and its return is good or bad. The underlying assumption is that a portfolio manager could invest in a riskless asset (such as cash), therefore the return of the risk free asset is deducted from the annualised average return. This net return is then divided by the total risk (annualised volatility). The higher the ratio the better the return for investors for the risk taken.

Total Net Assets - The total value of a company's shares. For a vehicle like TEMIT, which invests in a number of companies, this is calculated by the Net Asset Value (NAV) on a certain date multiplied by the number of shares in issue.

Tracking Error (Relative) - Tracking Error (Relative) measures how much the return of the portfolio deviates from the benchmark index. The lower the tracking error of the portfolio, the more it resembles the benchmark in terms of risk and return characteristics.

Trust - A Trust, or Investment Trust, is a closed ended vehicle investing in a wide variety of underlying investments. Investment Trusts are traded in exactly the same way as any other equity on the London Stock Exchange. The price at which they are traded (share price) depends on the demand for the shares in the investment trust and is often at a variance with the value of their underlying holdings (or NAV).

Volatility - This is a statistical measure of the amount of movement in the price of a share or portfolio over a given period of time. If a portfolio's share price hardly moves over time, it is said to have a low volatility. Volatility is a simple measure of the consistency of returns.

IMPORTANT INFORMATION

1. Source for NAV Performance: Franklin Templeton Investments as at 30/06/11. NAV Performance is calculated NAV-NAV, GBP, net of fund management fees. Source for share price and index is ©Morningstar as at 30/06/11. Performance is calculated in GBP net of UK basic rate tax. **Past performance is not a guide to future performance.** Emerging markets can carry a higher degree of risk than developed markets.
2. Source for the Company's "Split Between Markets", "Geographic Information" and "Sector Information": Franklin Templeton Investments as at 30/06/11. Holdings of the same issuer have been combined. Weightings as percent of total. Source for the benchmark's "Geographic Information" and "Sector Information", MSCI, as at 30/06/11. Geographic split between "Emerging Markets", "Frontier Markets" and "Other" are as per MSCI index classifications. The MSCI Index, the primary benchmark for this Company, is an equity index calculated by Morgan Stanley Capital International (MSCI). The index measures the total return (gross dividends are reinvested) of equity securities available to foreign (nonlocal) investors in the relevant geographic region as reflected in the name of the index or as defined by MSCI. Securities included in the index are weighted according to their Free Float adjusted market capitalisation (Price*Shares outstanding*Foreign Inclusion Factor).
3. Source for Country and Sector "Largest Contributors and Detractors to Performance", FactSet Research System, Inc. as at 30/06/11. Profile data is calculated as a percentage of total. Holdings of the same issuer have been combined.
4. For the "10 Largest Equity Issuers", please note that top ten equity holdings information is historical and may not reflect current or future portfolio characteristics. All holdings are subject to change. Holdings of the same issuers have been combined. The information provided is not a recommendation to purchase, sell, or hold any particular security. The securities identified do not represent the Company's entire holdings and in the aggregate may represent only a small percentage of such holdings. There is no assurance that securities purchased will remain in TEMIT, or that securities sold will not be repurchased. In addition, it should not be assumed that any securities mentioned were or will prove to be profitable. Stocks mentioned in this report are not a solicitation to purchase those stocks, and are for example purposes only. The portfolio manager for TEMIT reserves the right to withhold release of information with respect to holdings that would otherwise be included in a top 10 holdings list. "Top Security Contributors" and "Top Security Detractors" are holdings based on the last 3 months period. These securities do not represent all the securities purchased, sold or recommended, and the reader should not assume that investment in the security listed was or will be profitable. Holdings are subject to change, holdings of the same issuer have been combined. The information provided is not a recommendation to purchase, sell or hold any particular security. Source for "Top Security Contributors" and "Top Security Detractors": FactSet Research System, Inc. three months as at 30/06/11. Profile data is calculated as a percentage of total. Holdings of the same issuer have been combined.
5. Source for "Portfolio Turnover Rate" and "Market Capitalisation Breakdown": Franklin Templeton Investments as at 30/06/11.
6. Source for "Fundamental Portfolio Characteristics": FactSet Research System, Inc. as at 30/06/11. The Price to Earnings, Price to Cash Flow and Price to Book Value calculations shown herein use harmonic means. Values less than 0.01 (i.e. negative value) are excluded and values in excess of 200x are capped at 200x. Yields above 100% are also excluded. For the benchmarks, no limits are applied to these ratios in keeping with the benchmark's calculation methodology. Market capitalisation statistics are indicated in the base currency for the portfolio presenter.
7. Source for "Risk Statistics": ©Morningstar as at 30/06/11. Total return, annualised ratios (30/06/11). Statistics calculated using a "risk free rate" at 1.0% and the MSCI Emerging Markets index as a benchmark.

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The price of shares in TEMIT and income from them can go down as well as up and you may not get back the full amount that you invested. **Past performance is not a guide to future performance.** Currency fluctuations will affect the value of overseas investments. When investing in a fund denominated in a currency other than sterling, your performance may also be affected by currency fluctuations. In emerging markets, the risks can be greater than in developed markets. The Fund primarily invests in equities, which may result in the returns being more volatile than other investments such as cash or bonds.

This document does not constitute or form part of an offer for shares or an invitation to apply for shares. An investment in this Company entails risks which are described in the current Annual Report document. **Please consult your professional adviser before deciding to invest.** Performance figures are not based on audited financial statements and, unless indicated otherwise, assume reinvestment of interest and dividends. Data from third party sources may have been used in its preparation and Franklin Templeton Investments has not independently verified, validated or audited such data. A copy of the latest annual report and semi-annual report, if published thereafter can be obtained, free of charge, from Franklin Templeton Investments, The Adelphi, 1-11 John Adam Street, London, WC2N 6HT.

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. The indices include a greater number of securities than those held in the portfolio.

Due to data limitations all equity holdings are assumed to be the primary equity issue (usually the ordinary or common shares) of each security's issuing company. This methodology may cause small differences between portfolio's reported characteristics and the portfolio's actual characteristics. In practice, Franklin Templeton's portfolio managers invest in the class or type of security which they believe is most appropriate at the time of purchase. The market capitalisation figures for both the portfolio and the benchmark are at the security level, not aggregated up to the main issuer. The dividend yield quoted here should not be used as an indication of the income to be received from this portfolio.

When comparing the performance of TEMIT with the benchmark index, it is important to note that the securities in which TEMIT invests may be substantially different than those represented by the benchmark index. Furthermore, an investment in TEMIT represents an investment in a managed investment company in which certain charges and expenses, including management fees, are applicable. These charges and expenses are not applicable to indices. Lastly, please note that indices are unmanaged and are not available for direct investment. Certain data and other information shown have been supplied by outside sources. While we consider that information to be reliable, we give no assurance that such data and information is accurate or complete.

For more information, UK investors should contact: Franklin Templeton Investments, The Adelphi, 1-11 John Adam Street, London WC2N 6HT. Telephone: 0800 305 306, Email: enquiries@franklintempleton.com. Issued by Franklin Templeton Investment Management Limited (FTIML). FTIML is authorised and regulated by the Financial Services Authority.