Janus Henderson
INVESTORS

Prepared on: 19/08/26

This Product Highlights Sheet is an important document.

- **It highlights the key terms and risks of this investment product and complements the Singapore prospectus incorporating the Irish Prospectus for Janus Henderson Capital Funds plc (the "Singapore Prospectus")[1].**
- **It is important to read the Singapore Prospectus before deciding whether to purchase shares in the product. If you do not have a copy, please contact us to ask for one.**
- **You should not invest in the product if you do not understand it or are not comfortable with the accompanying risks.**
- **If you wish to purchase the product, you will need to make an application in the manner set out in the Singapore Prospectus.**

JANUS HENDERSON CAPITAL FUNDS PLC –
JANUS HENDERSON GLOBAL REAL ESTATE EQUITY INCOME FUND (THE "FUND")

Product Type	Investment company with variable capital	**Launch Date**	29 September 2003
Manager	**Manager:** Janus Henderson Investors Europe S.A. **Investment Advisers:** Janus Henderson Investors International Limited and Janus Henderson Investors UK Limited	**Custodian**	J.P. Morgan SE, Dublin Branch (which is the Depositary)
Trustee	N/A	**Dealing Frequency**	Every Business Day
Capital Guaranteed	No	**Expense Ratio for Financial Year ended 31 December 2025**	Class A: 2.18% to 2.22%

PRODUCT SUITABILITY	
WHO IS THE PRODUCT SUITABLE FOR? • The Fund is only suitable for investors who: • seek a positive level of income and long-term (5 years or more) growth of capital; and • have experience with, or understand, products where the capital is at risk.	Further Information Refer to "Investment Objectives and Policies" and "Risk Factors" in the Singapore Prospectus for further information on product suitability.
KEY PRODUCT FEATURES	
WHAT ARE YOU INVESTING IN? • The Fund is a sub-fund of the Janus Henderson Capital Funds plc, a UCITS constituted as an investment company with variable capital established in Ireland. • The Fund's investment objective is to provide a positive level of income and to seek to achieve long-term (5 years or more) growth of capital. • The Fund currently offers Class A Shares denominated in USD. • You may receive distributions if you are invested in a distributing share class[2]. For Distributing Share Classes of the Fund, the distribution date is indicated in the Singapore Prospectus. No distributions will be made in respect of Accumulating Share Classes, where investment income and capital gains will be accumulated and reflected in the capital value of the Fund. • The Base Currency of the Fund is USD.	Refer to "IMPORTANT INFORMATION", "The Sub-Funds", "Investment Objectives and Policies" and "Distribution Policy" in the Singapore Prospectus for further information on features of the product.
Investment Strategy	
• The Fund promotes environmental and social characteristics as outlined under the heading "Sustainability Approach" in the Supplement for the Fund (as located in the Irish Prospectus), as more particularly described in the annex to the Supplement for the Fund, and is an Article 8 fund for the	Refer to "IMPORTANT INFORMATION" and "Investment

[1] The Singapore Prospectus is available and can be obtained during business hours from the Singapore Representative's office or its distributors' offices or accessible at http://www.janushenderson.com/sg.
[2] Any dividend distribution lowers the value of Shares in the Fund by the amount distributed.

PRODUCT HIGHLIGHTS SHEET

purpose of SFDR. The Fund does not have as its objective sustainable investment. • The Fund pursues its objective by investing at least 80% of its net asset value in equities (also known as company shares) of companies engaged in or related to the property industry, or which own significant property assets. This may include investments in companies involved in the real estate business or property development, including REITs and companies whose businesses, assets, products or services are related to the real estate sector. • The Fund is actively managed, seeking to achieve a dividend yield exceeding that of the FTSE EPRA Nareit Global REIT Index, before the deduction of charges, on an annual basis. • **The Fund may use or invest in financial derivative instruments for the purpose of efficient portfolio management, and may make use of advanced techniques using derivative instruments and strategies as a means of achieving its investment objectives and policies.** • Please note that there is a possibility that the NAV of the Fund may have a higher volatility due to its investment policies or portfolio management techniques.	Objectives and Policies" in the Singapore Prospectus for the structure of the Fund.
Parties Involved	
WHO ARE YOU INVESTING WITH? • The Company is Janus Henderson Capital Funds plc. • The Manager is Janus Henderson Investors Europe S.A.. • The Investment Advisers are Janus Henderson Investors International Limited and Janus Henderson Investors UK Limited. • The Manager has delegated its investment management function of the Fund to the Investment Advisers who has sub-delegated some of their functions to one or more Sub-Investment Advisers as listed in paragraph 3.5 of the Singapore Prospectus. • The Depositary is J.P. Morgan SE, Dublin Branch.	Refer to "Management and Administration" in the Singapore Prospectus for further information on the role and responsibilities of these entities and what happens if they become insolvent.
KEY RISKS	
WHAT ARE THE KEY RISKS OF THIS INVESTMENT? **The value of Shares of the Fund and the income (if any) from them may rise or fall. You may lose all of your principal investment. These risk factors may cause you to lose some or all of your investment:**	Refer to "Risk Factors" in the Singapore Prospectus for further information on risks of the product.
Market and Credit Risks	
• **Market risks in global markets.** Your investments may go up or down due to changing economic, political or market conditions that impact the share price of the companies that the Fund invests in. • **Greater exposure to market risks due to the Fund's exposure to equities.** Historically, equities have greater volatility than bonds and other fixed income securities. The Fund's valuation and the price at which you can exit may correspondingly fluctuate more strongly on a day-to-day basis compared to funds investing in bonds and other fixed income securities. • **Counterparty and settlement risk.** The Fund will be exposed to a credit risk on parties with whom it trades and will also bear the risk of settlement default. Counterparty risk involves the risk that a counterparty or third party will not fulfil its obligations to the Fund.	
Liquidity Risks	
• **The Fund is not listed and you can redeem only on Business Days.** There is no secondary market for the Fund. All redemption requests should be made to the authorised agents or distributors. • **Flexibility in redemption may be restricted.** The Fund may suspend the determination of the NAV of the Shares of the Fund and the subscription and redemption of such Shares in certain circumstances.	

- **Liquidity risk.** Some of the markets and currencies in which the Fund will invest or have exposure to are less liquid and more volatile than the world's leading stock markets or currency markets and this may result in the fluctuation in the price of the shares.

Product-Specific Risks

- **Industry risk.** The Fund concentrates its investments in companies engaged in or related to the property industry, or which own significant property assets. As a result, companies in its portfolio may share common characteristics and react similarly to market developments in the property industry.
- **Risks relating to REITs and other property related companies.** The prices of equity REITs and other property related companies are affected by changes in the value of the underlying property owned by the REITs/property related companies and changes in capital markets and interest rates. The prices of mortgage REITs and other property related companies are affected by the quality of any credit they extend, the creditworthiness of the mortgages they hold, as well as by the value of the property that secures the mortgages.
- **Exchange Rates risk.** Where the Fund may holds assets in currencies other than the base currency of the Fund or you invest in a share class of a different currency to the Fund (unless 'hedged'), the value of your investment may be impacted by changes in exchange rates.
- **Risks of derivatives and leverage.** The Fund may use or invest in financial derivative instruments for efficient portfolio management and/or investment purposes. However, this introduces other risks, in particular, that a derivative counterparty may not meet its contractual obligations.
- **Risks Associated with Stock Connect.** The Fund may invest directly in and have direct access to certain eligible China "A" shares via the Shanghai-Hong Kong Stock Connect and the Shenzhen Stock Connect. Investing in the securities markets of China is subject to emerging market risks as well as China-specific risks. The stock markets in China are emerging markets which are undergoing rapid growth and changes. This may lead to trading volatility, difficulties in settlement and in interpreting and applying the relevant regulations.

FEES AND CHARGES

WHAT ARE THE FEES AND CHARGES OF THIS INVESTMENT?

Refer to the "Fees, Charges and Expenses" in the Singapore Prospectus for further information on fees and charges.

Payable directly by you

You will need to pay the following fees and charges as a percentage of your gross investment sum:

Initial Sales Charge	Up to 5%
Share Transaction Fees	Currently NIL
Switching Charge	Up to 1% of the gross amount being switched between sub-funds of the Company

Additional fees may be payable to Singapore distributors.

Payable by the Fund from invested proceeds

The Fund will pay the following fees and charges to the Investment Adviser, Distributor, Depositary, Administrator and other parties:

Management Fee (payable to the Manager)	Up to 0.025% p.a.
Investment Management Fees (payable to the Investment Adviser) (a) Retained by Investment Adviser (b) Paid by Investment Adviser to financial adviser (trailer fee)	Class A Shares: 1.25% p.a. (a) 70% to 100% of Investment Management Fees (b) 0% to 30% of Investment Management Fees[3]
Shareholder service fee (payable to the Distributors)	Class A Shares: Up to 0.75%

[3] Your financial adviser or distributor is required to disclose to you the amount of trailer fee it receives.

PRODUCT HIGHLIGHTS SHEET

Other expenses	There may be other fees and charges including, amongst others, the fees of the Depositary, the Administrator, the Transfer Agent and Directors' fees which may each amount to or exceed 0.1% p.a. of the net asset value of the Fund, depending on the proportion that each fee or charge bears to the NAV of the Fund.	

VALUATIONS AND EXITING FROM THIS INVESTMENT

HOW OFTEN ARE VALUATIONS AVAILABLE?

- The last available NAV of the Shares of the Fund for the relevant Business Day may be obtained two days after that Business Day from the website www.janushenderson.com/sg.

HOW CAN YOU EXIT FROM THIS INVESTMENT AND WHAT ARE THE RISKS AND COSTS IN DOING SO?

- You can exit the Fund on any Business Day using any relevant forms through an authorised agent or distributor or any other sales channels, if applicable.
- However, you will have to take the risk for any price changes in the NAV of the Fund since it was purchased. The applicant has no right to cancel the deal, but can sell back their shares to the Company with associated costs.
- You will normally receive the redemption proceeds within 4 Singapore Business Days from the time your request to exit from the Fund is received and accepted.
- Redemption requests received and accepted by the Administrator prior to the Trade Cut-Off Times on that Business Day will be processed at the net asset value per Share determined on that Business Day. Redemption requests received after such time will be processed at the net asset value per Share determined on the next Business Day. The relevant distributors in Singapore may impose their own earlier dealing deadlines in order to meet the Administrator's dealing deadline.
- The redemption proceeds will be calculated by multiplying the number of Shares to be redeemed by the redemption price per Share when it has been ascertained later and then deducting any applicable trading fee.
- Numerical examples of calculation of redemption proceeds are as follows:

e.g.	1,000 Shares Redemption Request	x	USD10.01* Net asset value	=	USD10,010.00 Redemption Proceeds
			OR		
e.g.	1,000 Shares Redemption Request	x	USD9.50* Net asset value	=	USD9,500.00 Redemption Proceeds

* For illustrative purposes only. The redemption price depends on the NAV at the relevant time and may be above or below the original purchase price.

Refer to the "Subscription for Shares", "Redemption of Shares" and "Obtaining Price Information" in the Singapore Prospectus for further information on valuation and exiting from the product.

CONTACT INFORMATION

HOW DO YOU CONTACT US?

If you have any queries regarding the Fund, you may contact the Singapore Representative, Janus Henderson Investors (Singapore) Limited at 138 Market Street #34-03/04, CapitaGreen Singapore 048946 or at telephone number +65 6813 1000 or any appointed distributor.

APPENDIX: GLOSSARY OF TERMS

Base Currency	means the base currency for the Fund and currency in which the financial reports are prepared for the Fund.
Business Day	any day on which the NYSE is open for business provided that the relevant Business Day does not fall on: (i) either 26th December, 27th December or 28th December if in any year any of these days are observed as a public holiday by banks in Ireland; and/or (ii) a day which the Manager has determined as a non-dealing day for the Fund in the best interests of Shareholders (e.g. if a significant portion of the Fund's portfolio becomes exposed to restricted or suspended dealing due to public holiday or other material reasons). In this case, the next Business Day will be immediately after the relevant non-dealing day. A schedule of expected non-dealing days is available at www.janushenderson.com and will be updated at least semi-annually and in advance of the relevant non-dealing days shown in the schedule. However, the schedule may also be updated from time to time in the presence of exceptional circumstances in respect of the Fund where the Manager believes it is in the best interests of the Shareholders of the Fund.
Class	means any class of Shares in the Company.
Company	Janus Henderson Capital Funds plc.
Developed Markets	means countries which are not included in either or both of the MSCI World index and the World Bank definition of high income OECD members.
Fund	Janus Henderson Capital Funds plc – Janus Henderson Real Estate Fund.
NAV	Net asset value.
REITs	means a real estate investment trust.
SFDR	means the Sustainable Finance Disclosure Regulation
Shares	means the shares of no par value of the Company.
Singapore Business Day	means a day on which the banks in Singapore are open for business which is also a Business Day.
Trade Cut-Off Times	means the close of the regular trading session of New York Stock Exchange (normally 4:00pm, New York Time)
UCITS	means an undertaking for collective investments in transferable securities.