PRODUCT KEY FACTS

Janus Henderson Capital Funds plc (the "Company")
Janus Henderson Global Real Estate Equity Income Fund[1] (the "Fund")

April 2026

- This document provides you with key information about the Fund.
- This document forms a part of and should be read in conjunction with the Hong Kong Offering Document.
- You should not invest in this product based on this document alone.

Quick facts

Management Company:	Janus Henderson Investors Europe S.A.
Investment Advisers:	Janus Henderson Investors International Limited, a UK company (internal delegation) Janus Henderson Investors UK Limited, a UK company (internal delegation)
Sub-Investment Adviser(s):	Internal delegation to one or more Sub-Investment Adviser(s) as described in the section headed "The Investment Advisers and Sub-Investment Adviser(s)" of the Important Notice to Residents of Hong Kong* * *Detailed information with respect to the Sub-Investment Adviser(s) for the Fund is available on the "Document Library" on www.janushenderson.com. This website has not been reviewed by the SFC.*
Depositary:	J.P. Morgan SE, Dublin Branch

Ongoing charges over a year:

Class A2 USD	2.22%
Class A3q USD	2.22%
Class A5m USD	2.18%
Class B2 USD	3.22%
Class B1q USD	3.22%
Class A2 HEUR	2.22%
Class A2 HKD	2.22%#
Class A3q HAUD	2.16%

The ongoing charges figure is calculated based on expenses for the financial year ended 31 December 2025 ("Reporting Period"), excluding transactions costs and trade commissions, incurred by the Share Class during the Reporting Period expressed as a percentage of the average net assets for the corresponding period. The figure may vary from year to year.

The ongoing charges figure for this Share Class is an estimate only as the Share Class is not yet launched or recently launched. The estimated figure represents the actual ongoing charge for the same period of an equivalent fee structured Share Class, typically in an alternative currency or distribution

type. The actual figure may be different upon actual operation of the Share Class and the figure may vary from year to year.

[1] The Fund is neither authorised nor regulated by the SFC's Code on Real Estate Investment Trusts, but it is authorised under the SFC's Code on Unit Trusts and Mutual Funds. Such authorisation does not imply official approval or recommendation.

Dealing Frequency: Daily (generally any day on which the New York Stock Exchange is open for business) ("Business Day")

Base Currency: US Dollar

Minimum Investment:

Share Classes	Initial	Additional
US Dollar	US$2,500	US$100
Euro	€2,500	€100
Hong Kong Dollar	HK$15,000	HK$750
Australian Dollar	AUD$2,500	AUD$100

Please contact the Distributor and / or Hong Kong Representative for further information on Share Classes available to investors.

For each Share Class currency prefixed with "H" in the name of the Share Class, the Sub-Investment Adviser(s) will employ techniques to hedge the Share Class's exposure to changes in exchange rates between the Base Currency of the Fund and the currency of the Share Class.

Dividend Policy: Share Classes with "m" in the name will distribute dividends (if any) monthly. Share Classes with "q" in the name will distribute dividends (if any) quarterly.

For Series 1 Share Classes, the Company may at its discretion distribute substantially all of the investment income for the relevant accounting period after the deduction of fees, charges and expenses. Distributions will not include realised and unrealised capital gains.

The Fund will not declare or make dividend payments on Series 2 Share Classes.

For Series 3 or 5 Share Classes, the Company may at its discretion pay dividends out of gross income while charging all or part of the fees and expenses in respect of the relevant Share Class to the capital of the Fund, resulting in an increase in distributable income available for the payment of dividends by the Fund and therefore, the Fund may effectively pay dividends out of capital. Series 5 Share Classes may also pay dividends out of the capital of the relevant Share Class. This may result in an immediate reduction of the Fund's net asset value per share for the Share Class.

Financial Year End of the Fund: 31 December

What is this product?

The Fund is a sub-fund of the Company which is constituted in the form of a mutual fund. The Company is domiciled in Ireland and established as an umbrella fund with segregated liability between sub-funds. The Company's home regulator is the Central Bank of Ireland (the "Central Bank").

Objective and Investment Strategy

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, with a focus on income generation.

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 real estate investment trusts (REITs) and companies whose businesses, assets, products or services are related to the real estate sector. The Fund may invest in companies of any size (including small capitalisation equities) and located anywhere in the world (including developing markets).

The aggregate amount of the Fund which may be invested in securities traded on the developing markets is 30% of the net asset value of the Fund and no more than 20% of the net asset value of the Fund may be invested in securities traded on any one developing market.

The Fund may invest in equity securities or employ investment techniques and instruments which have exposure to the Chinese market.

The Fund may also invest and have direct access to certain eligible China A-Shares via the Shanghai-Hong Kong Stock Connect and the Shenzhen-Hong Kong Stock Connect. The Fund will limit its exposure to China "A" shares and China "B" shares in the aggregate to no more than 20% of its net asset value.

The performance target of the Fund is to achieve a dividend yield exceeding the average dividend yield of the underlying securities of FTSE EPRA Nareit Global REIT Index, before the deduction of charges, on an annual basis.

The Fund is actively managed with reference to the FTSE EPRA Nareit Global REIT Index, which is broadly representative of the companies in which it may invest, as this forms the basis of the Fund's performance target. The Sub-Investment Adviser has discretion to choose investments for the Fund with weightings different to the index or not in the index, but at times the Fund may hold investments similar to the index. There is no guarantee that the Fund's performance will match or exceed that benchmark. In selecting the investments for the Fund, the Sub-Investment Adviser uses a proprietary research-based value approach to select companies which it believes will outperform over the long-term. The research-based approach by the Sub-Investment Adviser gathers information from a variety of sources, including from company management meetings, property tours, financial statement analysis and third party research data to rank companies on quantitative and qualitative metrics. The metrics are then combined with estimated dividend results, resulting in a total return valuation. This total return valuation is overlaid with a dividend yield screen and the Sub-Investment Adviser builds a portfolio of companies with above-average total return valuation and above-average dividend yield.

The percentage of the Fund's assets invested in equities and other property companies will vary and, depending on market conditions as determined by the Sub-Investment Adviser, the Fund may invest in short-term investment grade interest bearing securities, such as government securities, debt securities and/ or index/structured securities. The Fund may also invest in other types of securities including preference shares, government securities, debt securities, warrants and securities convertible into equities when the Sub-Investment Adviser perceives an opportunity for additional return from such securities.

The Fund may also invest up to 10% of its net asset value in mortgage- and asset -backed securities and collateralised mortgage obligations issued or guaranteed by any OECD government, its agencies or instrumentalities or by private issuers and which may be rated below investment grade by the primary rating agencies.

The Fund may invest in financial derivative instruments ("FDI") for investment purposes. The Fund may employ investment techniques and instruments, such as trading in futures, options and swaps and other FDI for efficient portfolio management (i.e. reduction of risk, reduction of costs, generation of additional capital or income for the Fund) or for investment purposes and subject to the conditions and within the limits from time to time laid down by the Central Bank to gain or hedge exposure to the investments contemplated in the investment policy for the Fund.

The Fund may invest directly or indirectly (i.e. through depositary receipts including American Depositary Receipts, European Depositary Receipts and Global Depositary Receipts) in the relevant markets.

The Fund will not invest more than 10% of its net asset value in securities issued or guaranteed by a single country (including its government, a public or local authority of that country) with a credit rating below investment grade.

Under exceptional circumstances (e.g. emergency market conditions), the Fund may not adhere to its investment policies as disclosed, and may temporarily hold up to 100% of its net asset value in cash or invest in money market instruments, short-term debt securities issued or guaranteed by national governments located globally; short-term corporate debt securities including freely transferable promissory notes, debentures, bonds (including zero coupon bonds), convertible and non-convertible notes, commercial paper, certificates of deposits, and bankers acceptances to preserve the value of the Fund or limit losses.

The Fund may engage in securities financing transactions, including securities lending, sale and repurchase and/or reverse repurchase transactions, for up to 30% of its net asset value in aggregate.

The Fund promotes environmental and social characteristics as outlined under the heading "Sustainability Approach" of the Fund Supplement to the Prospectus, as more particularly described in the annex to the Fund Supplement to the Prospectus.

Use of Derivatives

The Fund's net derivative exposure may be up to 50% of the Fund's net asset value.

What are the key risks?

Investment involves risks. Please refer to the Hong Kong Offering Document for details including the risk factors.

1. General Investment Risk

There can be no assurance that the Fund will achieve the desired results of its specific investment objective, performance target and strategy under all circumstances and market conditions. The net asset value of the Fund may rise or fall, as the capital value of the securities in which the Fund invests may fluctuate. Depending on the distribution policy of a Share Class, the investment income of the relevant Share Class is based on the income earned on the securities the Fund holds, less expenses incurred.

Therefore, the relevant Share Class's investment income may be expected to fluctuate in response to changes in such expenses or investment income. The Fund's investment portfolio may fall in value due to any of the key risk factors below and therefore your investment in the Fund may suffer losses. There is no guarantee of the repayment of principal.

2. Equity Market Risk

The Fund's investment in equity securities is subject to general market risks, whose value may fluctuate due to various factors, such as changes in investment sentiment, political and economic conditions and issuer-specific factors.

3. Concentration of Investments

The Fund seeks to maintain a diversified portfolio of investments. However, as the Fund invests primarily in securities of companies engaged in or related to the property industry, or which own significant property assets, it may be less diversified in its investments than other funds. As a result, companies in its portfolio may share common characteristics and react similarly to market developments in the property industry. For example, the share price of REITs and other property related companies may fall because of a failure of borrowers to pay their loans and poor management. In addition, property values may fall due to increasing vacancies or declining rents resulting from economic, legal, cultural or technological developments. The value of the Fund may be more volatile than that of a fund having a more diverse portfolio of investments. Increased concentration of investments by the Fund will increase the risk of the Fund suffering proportionately higher loss should a particular investment decline in value or otherwise be adversely affected. The value of the Fund may be more susceptible to adverse economic, political, policy, foreign exchange, liquidity, tax, legal or regulatory event affecting the relevant market.

4. Risks relating to REITs and other Property Related Companies

- The equity REITs and other property related companies may be affected by changes in the value of the underlying property owned by the trusts, while mortgage REITs and other property related companies may be affected by the quality of any credit they extend.
- In the event of a default by a borrower or lessee, the REIT/property related company may experience delays in enforcing its rights as a mortgagee or lessor and may incur substantial costs associated with protecting its investments, and thus the value of the Fund may be affected.
- The underlying REITs may not be necessarily authorised by the SFC. The dividend policy of the Fund does not represent the dividend policy of the underlying REITs.

5. Developing Market Risk

The Fund invests in developing markets which may involve increased risks and special considerations not typically associated with investment in more developed markets, such as liquidity risks, currency risks/control, political and economic uncertainties, legal and taxation risks, settlement risks, custody risk and the likelihood of a high degree of volatility.

6. Risks associated with securities financing transactions

- Engaging in securities financing transactions leads to credit risk exposure for the Fund. In order to mitigate this exposure, counterparties are required to provide high quality and liquid collateral cover. However, the Fund may still be subject to the risks as described below. Possible events of default by a counterparty, combined with a fall in the value of the collateral below that of the value of the securities subject to the relevant securities financing transaction, may result in a reduction in the net asset value of the Fund.
- *Risks relating to securities lending transactions*: Securities lending transactions may involve the risk that the borrower may fail to return the securities lent out in a timely manner and the value of the collateral may fall below the value of the securities lent out, and the borrower may not provide additional collateral when required.
- *Risks relating to sale and repurchase transactions*: In the event of the failure of the counterparty with which collateral has been placed, the Fund may suffer loss as there may be delays in recovering collateral placed out or the cash originally received may be less than the collateral placed with the counterparty due to inaccurate pricing of the collateral or market movements.
- *Risks relating to reverse repurchase transactions*: In the event of the failure of the counterparty with which cash has been placed, the Fund may suffer loss as there may be delay in recovering cash placed out or difficulty in realising collateral or proceeds from the sale of the collateral may be less than the cash placed with the counterparty due to inaccurate pricing of the collateral or market movements, and the relevant counterparty may not provide additional collateral when required.

7. Risk of Investing in FDI

- The Fund may invest in FDI for investment purposes. Given the leverage effect of FDI, such investments may result in a loss significantly greater than the amount invested in the FDI by the Fund. Exposure to FDI may lead to total loss or a high risk of substantial loss by the Fund.
- The price of FDI may move in unexpected ways, especially in abnormal market conditions.
- FDI involve other risks of loss, such as credit, currency, leverage, counterparty, liquidity, index, settlement default, valuation, volatility, over-the-counter transaction and interest risks.
- Increased margin calls and unlimited risk of loss are also risks which may arise through the use of FDI as is the potential inability to terminate or sell FDI positions.

8. Risk Associated with Small-capitalisation/Mid-capitalisation Companies

- The Fund may invest in companies of any size.
- Smaller or newer companies may suffer more significant losses as well as realise more substantial growth than larger or more established issuers due to the fact that these companies may lack depth of management, be

unable to generate funds necessary for growth or potential development, or be developing or marketing new products or services for which markets are not yet established and may never be established.

- Such companies may also have more limited trading markets and may be subject to wide price fluctuations. Investments in such companies may have lower liquidity and tend to be more volatile to adverse economic developments and somewhat more speculative than those of larger capitalisation companies in general, and may therefore be more likely to suffer loss which may affect the performance of the Fund.

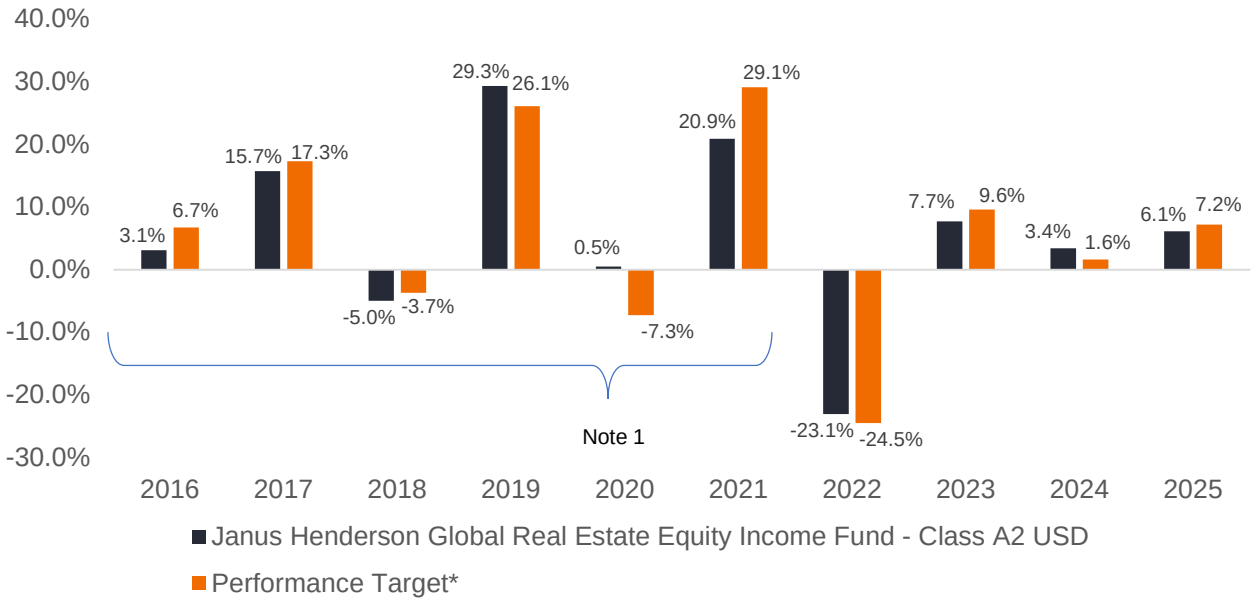
9. Currency Risk and Currency Hedging Risk

As long as the Fund holds securities denominated in a currency other than the base currency of the Fund, the Fund's value will be affected by the value of the local currency relative to the base currency. Also, a share class may be designated in a currency other than the base currency of the Fund. The net asset value of the Fund may be affected unfavourably by fluctuations in the exchange rates between these currencies and the base currency and by changes in exchange rate controls. In such instances, the Fund may apply currency hedging techniques, including the use of currency forward contracts, in order to limit the currency exposure between the currencies of the Fund's investment portfolio and the base currency. However, this may not be possible or practicable in all cases.

10. Risks Relating to the Payment of Dividends Out of Capital and Charging of Fees and Expenses to Capital

- For Series 3 and 5 Share Classes of the Fund, the Company may at its discretion (i) pay dividends out of the capital of the Fund; and/or (ii) pay dividends out of gross income while charging all or part of the fees and expenses in respect of the relevant Share Class to the capital of the Fund. This may result in an immediate reduction of the Fund's net asset value per share for the relevant Share Class.
- Investors should note that the payment of dividends out of capital and the payment of dividends out of gross income whilst charging fees and expenses to capital (which is deemed to be an effective payment of dividends out of the Fund's capital) amounts to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment.
- The distribution amount and net asset value of the hedged share class(es) may be adversely affected by differences in the interest rates of the reference currency of the hedged share class(es) and the Fund's base currency, resulting in an increase in the amount of distribution that is paid out of capital and hence a greater erosion of capital than other non-hedged share classes.
- Any amendment to the distribution policies regarding the payment of dividends out of capital and the payment of dividends out of gross income whilst charging fees and expenses to capital may be subject to the prior approval of the SFC and at least one month's prior notice will be provided to affected shareholders.

How has the Fund performed?



- Past performance information is not indicative of future performance. Investors may not get back the full amount invested.
- The computation basis of the performance is based on the calendar year end, NAV to NAV, with dividend reinvested.
- These figures show by how much the share class increased or decreased in value during the calendar year being shown. Performance data has been calculated in USD, including ongoing charges and excluding subscription fee, switching fee and redemption fee you might have to pay.
- Fund launch date: 29 September 2003.
- Class A2 USD launch date: 29 September 2003.
- The Investment Advisers view Class A2 USD, being the retail share class denominated in the Fund's base currency and available to the public of Hong Kong, as the most appropriate representative share class.
- The past performance information regarding the other share classes (where available) can be obtained through www.janushenderson.com. This website has not been reviewed by the SFC.
- Note 1: The performance of these years were achieved under circumstances that no longer apply. The investment objective of the Fund has been revised with effect from 30 June 2021.
- *The performance target is the benchmark of the Fund, which is FTSE EPRA Nareit Global REIT Index (as from 30 June 2021). Prior to 30 June 2021, the benchmark was FTSE EPRA Nareit Global Index and the performance target was FTSE EPRA Nareit Global Index + 2% p.a. The benchmark was changed to FTSE EPRA Nareit Global REIT Index to more closely reflect the Fund's targeted investments with effect from 30 June 2021.

Is there any guarantee?

The Fund does not have any guarantees. You may not get back the full amount of money you invest.

What are the fees and charges?

Charges which may be payable by you

You may have to pay the following fees when dealing in the shares of the Fund.

	Class A	Class B
Subscription fee (Initial Sales Charge) (% of the amount subscribed)	up to 5.00%	Nil
Switching fee (Exchange Fee)	Nil	Nil
Redemption Fee	Nil	Nil
Contingent Deferred Sales Charge (% of the lesser of the net asset value per share at the date of redemption or the original cost of the shares to be redeemed)	Nil	4% (for holding period of less than 1 year) 3% (for holding period of 1 year and above but less than 2 years) 2% (for holding period of 2 years and above but less than 3 years) 1% (for holding period of 3 years and above but less than 4 years) nil (for holding period of 4 years and above)

Ongoing fees payable by the Fund

The following ongoing fees and expenses will be paid out of the Fund. They affect you because they reduce the return you get on your investments.

	Annual Rate (% of the net asset value of each class)	
	Class A	Class B
Management Fee *The Fund pays to the Management Company*	Up to 0.025% of the Fund	
Investment Management Fee *The Fund pays to the Investment Advisers*	1.25% (current and maximum permitted under the Prospectus for this Fund)	
Depositary Fee *The Fund pays to the Depositary*	Included in the “Expenses” below	
Administration Fee *The Fund pays to the Administrator*	Included in the “Expenses” below	
Performance Fee	Nil	
Shareholder Service Fee *The Fund pays to the Distributor*	Up to 0.75%	
Distribution Fee *The Fund pays to the Distributor*	Nil	Up to 1%
Expenses *The Fund pays a fee for administration, accounting, custody services as part of its expenses*	Up to 0.75%	
Total Fees and Expenses Limit	2.50%	3.50%

Other fees

You may have to pay other fees when dealing in the shares of the Fund.

Additional Information

- Applications for shares or requests for redemption or exchange of shares ("Orders") can be sent to the Hong Kong Representative, which will endeavour to forward Orders received by 5:00 p.m. (Hong Kong time) on a business day to the Transfer Agent as soon as practicable. Orders received by the Hong Kong Representative by such cut-off time and received by the Transfer Agent in Dublin prior to the close of the regular trading session of the New York Stock Exchange (normally 4:00 p.m. (New York time)) on the same day will be processed on that business day based on the Fund's next-determined net asset value. Investors should note that the distributors may have earlier cut-off times.
- The net asset value per share of the Fund will be made available on each Business Day on our website, www.janushenderson.com. The aforementioned website has not been reviewed by the Hong Kong Securities and Futures Commission.
- The composition (i.e. the relative amounts paid out of (i) net distributable income and (ii) capital) of the dividends for Series 3 and 5 Share Classes of the Fund for the last 12 months (on a rolling basis) are available from the Hong Kong Representative on request and also on our website, www.janushenderson.com. The aforementioned website has not been reviewed by the Hong Kong Securities and Futures Commission.
- The Hong Kong Representative, Janus Henderson Investors Hong Kong Limited, can be contacted at Units 701-702, 7/F, LHT Tower, 31 Queen's Road Central, Hong Kong, telephone number (852) 3121 7000.

Important

If you are in doubt, you should seek professional advice.

The SFC takes no responsibility for the contents of this statement and makes no representation as to its accuracy or completeness.