JANUS HENDERSON CAPITAL FUNDS PLC - JANUS HENDERSON GLOBAL REAL ESTATE EQUITY INCOME FUND

A5m USD ISIN IE0009MIBWU7

Key investment risks:
-The Fund's investments in equities are subject to equity market risk due to fluctuation of securities values.
-Investments in the Fund involve general investment, currency, hedging, economic, political, policy, foreign exchange, liquidity, tax, legal, regulatory, securities financing transactions related and small/mid-capitalisation companies related risks. In extreme market conditions, you may lose your entire investment.
-The Fund may invest in financial derivatives instruments for investment and efficient portfolio management purposes. This may involve counterparty, liquidity, leverage, volatility, valuation, over-the-counter transaction, credit, currency, index, settlement default and interest risks; and the Fund may suffer total or substantial losses.
-The Fund's investments are concentrated in companies (may include small/mid capitalization companies, REITs) engaged in or related to the property industry and may be more volatile and are subject to REITs and property related companies risks.
-The Fund may invest in developing markets and involve increased risks.
-The Fund may at its discretion pay dividends (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 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. This may result in an immediate reduction of the Fund's net asset value per share, and it amounts to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment.
-Investors should not only base on this document alone to make investment decisions and should read the offering documents including the risk factors for further details.

Investment Objective and Strategy

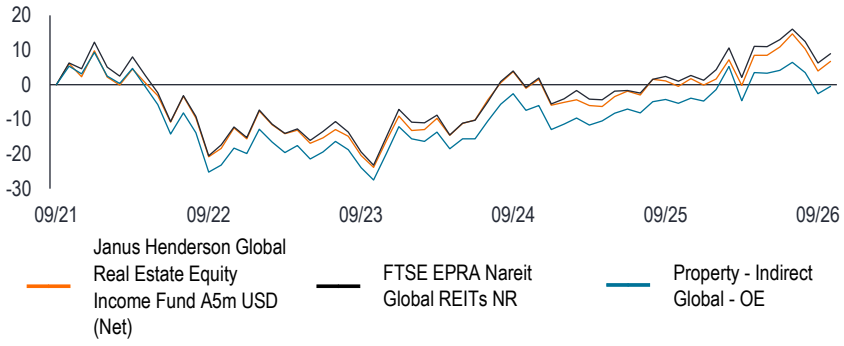
The Fund aims to provide a positive level of income and to seek to achieve capital growth over the long-term (5 years or more), with a focus on income generation. The Fund invests at least 80% of its net assets value in equities of companies engaged in or related to the property industry, or which own 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).

Performance (%)

Returns	1 Month	3 Month	YTD	1 Year	3 Year	5 Year	10 Year	Since inception
A5m USD (Net)	2.60	-6.95	6.82	7.16	40.12	0.58	—	5.73
Index	2.49	-6.11	7.58	7.89	41.87	2.48	—	7.85
Sector	2.18	-6.52	4.47	5.13	37.24	-5.55	—	-1.13

Cumulative growth - USD

28 Sep 2021 — 31 Oct 2026



Calendar year	YTD at Q3 2026	2025	2024	2023	2022	2021 from 28 Sep
A5m USD (Net)	4.11	6.18	3.46	7.73	-23.14	8.81
Index	4.97	7.24	1.61	9.61	-24.45	11.10
Sector	2.24	9.44	-0.99	9.69	-26.69	8.61

Fund details

Inception date	29 September 2003
Total net assets	$159.14m
Asset class	Equities
Domicile	Ireland
Structure	Irish Investment Company
Base currency	USD
Index	FTSE EPRA Nareit Global REIT Index
Morningstar sector	Property - Indirect Global
SFDR category	Article 8

In accordance with the Sustainable Finance Disclosure Regulation, the Fund is classified as Article 8 and promotes, among other characteristics, environmental and/or social characteristics, and invests in companies with good governance practices.

Share class information

Inception date	28 September 2021
NAV (USD)	7.79
Distribution type	Income
Distribution frequency	Monthly
Currency	USD
Minimum initial investment	2,500

Aims to pay Monthly dividends. Distribution rate is not guaranteed and dividend may be paid out of the capital. Positive dividend does not mean positive return.

Portfolio management

Guy Barnard, CFA	Manager since 2017
Tim Gibson	Manager since 2017
Greg Kuhl, CFA	Manager since 2020

Ratings

Overall Morningstar Rating™ ★★★★
As of 31/10/2026

For more information, refer to page 3.

Performance is on a net of fees basis, with gross income reinvested. Source: at 31/10/26. © 2026 Morningstar, Inc. All rights reserved. The information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is not warranted to be accurate, complete, or timely. Neither Morningstar nor its content providers are responsible for any damages or losses arising from any use of this information. **Past performance does not predict future returns. The value of an investment and the income from it can fall as well as rise and you may not get back the amount originally invested.**

Characteristics

Annual turnover (1yr trailing)	53.76%
Weighted average market cap	41.62bn
Price-to-book ratio	1.83
Price-to-earnings ratio	24.28

Risk statistics (3 years)

	Fund
Beta	0.96
Standard deviation	14.97
Sharpe ratio	0.47
Tracking error	2.43

Top holdings (%)

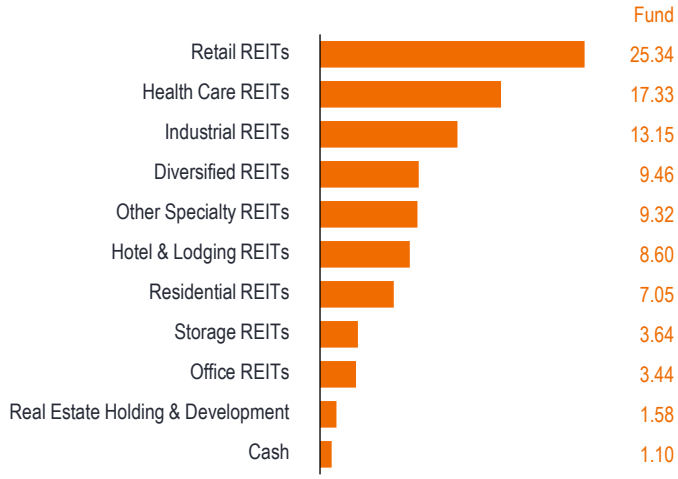
	Fund
Welltower	8.82
Prologis	8.23
Simon Property Group	6.97
Digital Realty Trust	4.92
VICI Properties	4.28
Omega Healthcare Investors	3.99
Mid-America Apartment Communities	3.72
CubeSmart	3.64
Ventas	3.47
Tanger	3.33
Total	**51.36**

References made to individual securities do not constitute a recommendation to buy, sell or hold any security, investment strategy or market sector, and should not be assumed to be profitable. Janus Henderson Investors, its affiliated advisor, or its employees, may have a position in the securities mentioned.

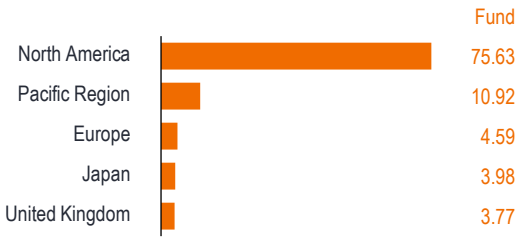
Market capitalisation of equity holdings (%)

	Fund
$100B to $500B	17.04
$50B to $100B	11.89
$25B to $50B	9.63
$10B to $25B	17.77
$5B to $10B	20.93
$1B to $5B	20.10
$250M to $1B	1.54

Sector allocation (%)



Regions (%)



Codes

ISIN	IE0009MIBWU7
Bloomberg	JANGRA5
Cusip	G5011V787
SEDOL	BMDHMZ0

Fees & charges (%)

Maximum initial sales charge	5.00
Annual management charge (AMC)	1.25

Fund charges will impact the value of your investment. In particular, the ongoing charges applicable to each fund will dilute investment performance, particularly over time. For further explanation of charges please visit our Fund Charges page at www.janushenderson.com. Under some circumstances initial charges may apply. Please refer to the Prospectus for more details.

Additional fund information

Tax assumptions and reliefs depend upon an investor's particular circumstances and may be subject to change. The Fund is authorised by the SFC under the Code on Unit Trusts and Mutual Funds, but not authorized or regulated under the SFC Code on Real Estate Investment Trusts. The dividend policy of the Fund is not representative of the distribution policy of the underlying REITs. The SFC authorization does not imply official recommendation or endorsement of the Fund nor does it guarantee the commercial merits of the Fund or its performance. It does not mean the Fund is suitable for all investors nor is it an endorsement of its suitability for any particular investor or class of investors. Janus Henderson Global Real Estate Equity Income Fund's investment objective and policy were changed effective 29 November 2024. From 30 June 2021, the benchmark of the Fund was changed to FTSE EPRA Nareit Global REIT Index. 100% of the Annual Management Charge is taken from capital. Please note: due to rounding the figures in the holdings breakdowns may not add up to 100%. This is an Irish Investment Company regulated by the Central Bank of Ireland. Note that any differences among portfolio securities currencies, share class currencies and costs to be paid or represented in currencies other than your home currency will expose you to currency risk. Costs and returns may increase or decrease as a result of currency and exchange rate fluctuations. To obtain our prospectus and any additional information please visit our website on: www.janushenderson.com. A short-term trading fee may be applied upon exiting the fund as per the prospectus. Investment into the fund will acquire units/shares of the fund itself and not the underlying assets owned by the fund. Cash balances and exposures are based on settled and unsettled trades as at the reporting date.

Source for fund ratings/awards

Overall Morningstar Rating™ is a measure of a fund's risk-adjusted return, relative to similar funds. Fund share classes are rated from 1 to 5 stars, with the best performers receiving 5 stars and the worst performers receiving a single star. Where available, overall Morningstar Rating™ is shown for share classes achieving a rating of 4 or 5 stars. For the Morningstar Rating category, refer to page 1 Morningstar sector. Ratings should not be taken as a recommendation. For more detailed information about Morningstar Ratings, including its methodology, please go to https://shareholders.morningstar.com/investor-relations/governance/Compliance--Disclosure/default.aspx.

Glossary

Beta
Beta measures how a fund or security moves in relationship to the overall market. A market has a beta of 1. If the fund/security's beta is more than 1, it moves more than the market, while a beta lower than 1 means it moves to a lesser extent than the market. A negative beta could mean the fund/security moves in the opposite direction to the market.

Price-to-book (P/B) ratio
A financial ratio used to value a company's shares. It is calculated by dividing a company's market value (share price) by the book value of its equity (value of the company's assets on its balance sheet). A P/B value <1 can indicate a potentially undervalued company or a declining business. The higher the P/B ratio, the higher the premium the market is willing to pay for the company above the book (balance sheet) value of its assets.

Price-to-earnings (P/E) ratio
A popular ratio used to value a company's shares, compared to other stocks, or a benchmark index. It is calculated by dividing the current share price by its earnings per share.

Real estate investment trust (REITs)
An investment vehicle that invests in real estate, through direct ownership of property assets, property shares or mortgages. As they are listed on a stock exchange, REITs are usually highly liquid and trade like a normal share.

Sharpe ratio
This measures a portfolio's risk-adjusted performance. A high Sharpe ratio indicates a better risk-adjusted return. The ratio is designed to measure how far a portfolio's return can be attributed to fund manager skill as opposed to excessive risk taking.

Standard deviation
A statistic that measures the variation or dispersion of a set of values/data. A low standard deviation shows the values tend to be close to the mean while a high standard deviation indicates the values are more spread out. In terms of valuing investments, standard deviation can provide a gauge of the historical volatility of an investment.

Tracking error
This measures how far a portfolio's actual performance differs from its benchmark index. The lower the number, the more closely it resembles the index.

Weighted average market cap
The average market capitalisation of a holding, weighted by the size of that position in a portfolio or index.

Offering documents can be downloaded here:

FOR MORE INFORMATION PLEASE VISIT **JANUSHENDERSON.COM**

Janus Henderson INVESTORS

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