

# Global Real Estate Fund A2 USD

## Fund facts at 31 January 2021 Date of issue: 26 February 2021

### Structure

Irish Investment Company

### Fund launch date

29 September 2003

### Fund size (USD)

185.05m

### Benchmark

FTSE EPRA Nareit Global Index

### Fund managers

Guy Barnard, CFA  
Tim Gibson  
Greg Kuhl, CFA

### Share class launch date

29 September 2003

### NAV (USD)

22.74

### Maximum initial charge

5.00%

### Annual management charge (AMC)

1.25% pa

### Ongoing charge AMC included

2.22%

### Performance fee

N/A

### Trading frequency

Daily

### Ex-dividend date (XD)

N/A

### Pay date

N/A

### Codes

ISIN: IE0033534557  
Sedol: 3353455  
Bloomberg: JANREA2

### Ratings

Morningstar - ★★★★★

### Product classification

Equity

### Objective and investment policy

The Fund aims to provide a return, from a combination of capital growth and income over the long term.

The Fund invests at least 80% of its assets in shares (equities) and equity-related securities of real estate investment trusts (REITs) and companies, which significantly invest in property or related to the property industry, in any country.

### Additional information

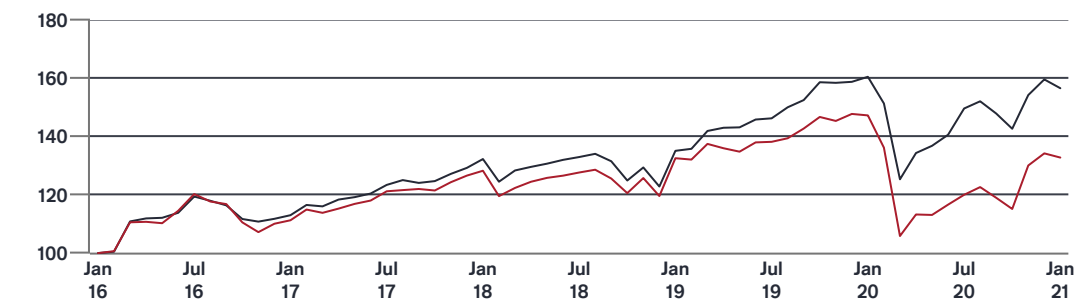
Effective 6 July 2020, the naming convention of the Classes of Shares of the Fund has been changed. Please refer to the offering documents for more details. The Fund's investment objective was changed effective 27 September 2010. From 31 May 2007 the Fund's primary benchmark is the FTSE EPRA/NAREIT Global Index, before this date the secondary Janus US REIT Index (a blended index of 60% MS REIT and 40% MS Preferred REIT) should be used for performance comparisons.

Information relating to other currencies and fee structure can be found in the fund prospectus.

Refer to the Annual Report and Accounts for more information on ongoing charge AMC included.

### Performance in (USD)

Percentage growth, 31 Jan 2016 to 31 Jan 2021.



■ Janus Henderson Global Real Estate Fund A2 USD (56.6%)

■ FTSE EPRA Nareit Global TR (32.8%)

Source: at 31 Jan 2021. © 2021 Morningstar. All rights reserved, performance is on a net of fees basis, with gross income reinvested.

Cumulative performance % change	A2 (Net)	Benchmark	Calendar year returns %		
			A2	Benchmark	
1 month	-1.9	-1.1	2020	0.5	-9.2
3 months	9.7	15.3	2019	29.3	23.6
YTD	-1.9	-1.1	2018	-5.0	-5.5
1 year	-2.4	-9.8	2017	15.7	15.0
3 years	18.4	3.5	2016	3.1	4.6
5 years	56.6	32.8			
Since inception (Inception date: 29 Sep 2003)	127.4	-			

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**Past performance is not a guide to future performance. 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.**

See next page for breakdowns and risks.

# Global Real Estate Fund A2 USD

(continued)

<b>Top 10 holdings</b>	<b>(%)</b>	<b>Industry breakdown</b>	<b>(%)</b>	<b>Top 10 countries</b>	<b>(%)</b>
Prologis Inc	6.0	Industrial REITs	20.7	United States	50.7
Alexandria Real Estate Equities Inc	3.5	Residential REITs	14.7	Japan	10.5
Mitsui Fudosan Co Ltd	3.4	Real Estate Operating Companies	11.2	Germany	6.9
Essex Property Trust Inc	3.1	Diversified REITs	9.2	China	6.5
Sun Communities Inc	3.1	Real Estate Development	7.6	Hong Kong	5.1
UDR Inc	3.0	Specialized REITs	7.5	United Kingdom	4.8
Deutsche Wohnen SE	3.0	Office REITs	6.7	Australia	3.9
Welltower Inc	2.9	Diversified Real Estate Activities	6.1	Singapore	3.0
VICI Properties Inc	2.9	Health Care REITs	4.9	Sweden	1.7
Sun Hung Kai Properties Ltd	2.7	Hotel & Resort REITs	4.3	Belgium	1.6
<b>Total number of positions</b>	<b>59</b>				

## What are the risks specific to this fund?

- The Fund could lose money if a counterparty with which it trades becomes unwilling or unable to meet its obligations to the Fund.
- Shares can lose value rapidly, and typically involve higher risks than bonds or money market instruments. The value of your investment may fall as a result.
- Shares of small and mid-size companies can be more volatile than shares of larger companies, and at times it may be difficult to value or to sell shares at desired times and prices, increasing the risk of losses.
- The Fund is focused towards particular industries or investment themes and may be heavily impacted by factors such as changes in government regulation, increased price competition, technological advancements and other adverse events.
- The Fund invests in real estate investment trusts (REITs) and other companies or funds engaged in property investment, which involve risks above those associated with investing directly in property. In particular, REITs may be subject to less strict regulation than the Fund itself and may experience greater volatility than their underlying assets.
- The Fund may use derivatives with the aim of reducing risk or managing the portfolio more efficiently. However this introduces other risks, in particular, that a derivative counterparty may not meet its contractual obligations.
- If the Fund 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.
- Some or all of the Annual Management Charge and other costs of the Fund may be taken from capital, which may erode capital or reduce potential for capital growth.

## General risks

- Past performance is not a guide to future performance.
- 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.
- Tax assumptions and reliefs depend upon an investor's particular circumstances and may be subject to change.

For further information please visit our website at [www.janushenderson.com/cn](http://www.janushenderson.com/cn)

# Global Real Estate Fund A2 USD

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## Important information

Source: Janus Henderson Investors. Please note: due to rounding the figures in the holdings breakdowns may not add up to 100%. The content is for information purposes only and should not be used or construed as investment, legal or tax advice, or as an offer to sell, a solicitation of an offer to buy, or a recommendation to buy, sell or hold any security, investment strategy or market sector. Nothing in this material shall be deemed to be a direct or indirect provision of investment management services specific to any client requirement. No forecasts can be guaranteed and there is no guarantee that the information supplied is complete or timely, nor are there any warranties with regard to the results obtained from its use. Janus Henderson is the source of data unless otherwise indicated, and has reasonable belief to rely on information and data sources from third parties. **Past performance is no guarantee of future results. Investing involves risk, including the possible loss of principal and fluctuation of value.**

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