

Pan European Property Equities Fund A2 EUR

Fund facts at 30 September 2020

Structure

Luxembourg SICAV

Fund launch date

01 July 1998

Base currency

EUR

Fund size (EUR)

420.19m

Index

FTSE EPRA Nareit Developed Europe Capped Index

Morningstar sector

Europe OE Property - Indirect Europe

Fund managers

Guy Barnard, CFA
Nicolas Scherf

Share class launch date

01 July 1998

Minimum investment (EUR)

2,500

NAV (EUR)

50.73

Historic yield*

1.80%

Maximum initial charge

5.00%

Annual management charge (AMC)

1.20% pa

Ongoing charge AMC included

1.88%

Performance fees†

10% of any returns that, subject to a high water mark, the share class achieves above the FTSE EPRA Nareit Developed Europe Capped NR

Codes

ISIN: LU0088927925
Sedol: 5496789
Bloomberg: HENEPSI LX
Valor: 935853
WKN: 989232

Ratings

Morningstar - ★★★★★

Objective and investment policy

The Fund aims to provide capital growth over the long term.

Performance target: To outperform the FTSE EPRA Nareit Developed Europe Capped Index, after the deduction of charges, over any 5 year period.

The Fund invests at least 75% of its assets in a concentrated portfolio of shares (equities) and equity-related securities of real estate investment trusts (REITs) and companies, which invest in property, in the EEA or the UK if not part of the EEA. Securities will derive the main part of their revenue from owning, developing and managing real estate.

The Fund is actively managed with reference to the FTSE EPRA Nareit Developed Europe Capped Index, which is broadly representative of the securities in which it may invest, as this forms the basis of the Fund's performance target and the level above which performance fees may be charged (if applicable). The investment manager 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.

Additional information

Please note that as of 30 April 2018, Nicolas Scherf also manages the fund.

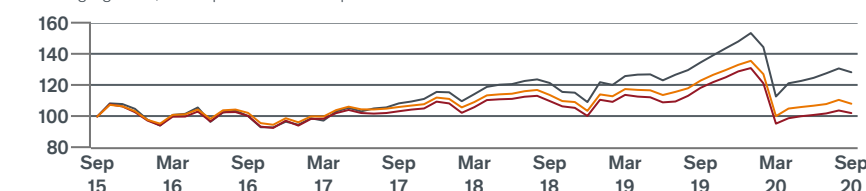
Please note: that as of 1 July 2014, Guy Barnard took over sole management of this fund.

This is a Luxembourg SICAV Fund, regulated by the Commission de Surveillance du Secteur Financier (CSSF).

Note that any differences among portfolio securities currencies, share class currencies, and your home currency will expose you to currency risk. To obtain our prospectus and any additional information please visit our website on: www.janushenderson.com.

Cumulative Performance in (EUR)

Percentage growth, 30 Sep 2015 to 30 Sep 2020.



Source: at 30 Sep 2020. © 2020 Morningstar. All rights reserved, performance is on a net of fees basis, with gross income reinvested, rebased at 100.

■ Janus Henderson Horizon Pan European Property Equities Fund A2 EUR (Net) (28.5%)
■ FTSE EPRA Nareit Developed Europe Capped NR (2.2%)
■ Property - Indirect Europe - OE (8.2%)

Performance %	A2 (Net)	Index	Sector	Quartile ranking
1 month	-1.9	-1.6	-2.2	3rd
YTD	-13.3	-20.8	-18.8	1st
1 year	-4.7	-13.7	-12.1	1st
3 years (annualised)	5.8	-0.4	0.7	1st
5 years (annualised)	5.1	0.4	1.6	1st
10 years (annualised)	10.4	6.9	6.8	1st
Since inception 01 Jul 1998 (annualised)	7.5	7.4	6.6	-

Source: at 30 Sep 2020. © 2020 Morningstar. All rights reserved, performance is with gross income reinvested. Performance/performance target related data will display only where relevant to the share class inception date and annualised target time period.

Discrete year performance %	A2 (Net)	Index	Sector
30 Sep 2019 to 30 Sep 2020	-4.7	-13.7	-12.1
30 Sep 2018 to 30 Sep 2019	10.9	7.7	8.1
30 Sep 2017 to 30 Sep 2018	12.1	6.3	7.3
30 Sep 2016 to 30 Sep 2017	8.2	3.0	3.7
30 Sep 2015 to 30 Sep 2016	0.3	0.4	2.3

Source: at 30 Sep 2020. © 2020 Morningstar. All rights reserved, performance is with gross income reinvested. Discrete performance data may change due to final dividend information being received after quarter end.

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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.

Pan European Property Equities Fund A2 EUR

(continued)

Top 10 holdings	(%)	Country breakdown	(%)	Sector breakdown	(%)
Vonovia	9.4	Germany	34.9	Real Estate Holding & Development	64.5
Deutsche Wohnen	9.2	United Kingdom	25.2	Industrial & Office REITs	18.8
Segro	7.5	Sweden	12.3	Specialty REITs	5.6
LEG Immobilien	6.5	Belgium	8.9	Hotel & Lodging REITs	4.0
Fastighets AB Balder	5.6	Spain	5.2	Diversified REITs	3.9
Gecina	4.7	France	4.7	Mobile Telecommunications	1.6
Wihlborgs Fastigheter	4.2	Austria	2.6	Hotels	0.8
UNITE Group	4.0	Switzerland	2.5	Cash	0.8
VGP	3.8	Norway	2.3		
Instone Real Estate Group	3.2	Ireland	0.8		
Total number of positions	35	Cash	0.8		

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.
- If a Fund has a high exposure to a particular country or geographical region it carries a higher level of risk than a Fund which is more broadly diversified.
- 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.
- This Fund may have a particularly concentrated portfolio relative to its investment universe or other funds in its sector. An adverse event impacting even a small number of holdings could create significant volatility or losses for the Fund.
- 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.
- Securities within the Fund could become hard to value or to sell at a desired time and price, especially in extreme market conditions when asset prices may be falling, increasing the risk of investment losses.

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

Important information

† Investors should refer to the prospectus for full details on performance fee where a performance fee is applicable. * Yields are shown net except for bond funds which are shown gross. The Historical Yield reflects distributions declared over the past 12 months as a percentage of the midmarket share price, at the date shown. It does not include any preliminary charge and investors may be subject to tax on their distributions. Please note: due to rounding the figures in the holdings breakdowns may not add up to 100%. Any investment application will be made solely on the basis of the information contained in the Fund's prospectus (including all relevant covering documents), which will contain investment restrictions. This communication has promotional purposes and is intended as a summary only and potential investors must read the Fund's prospectus and key investor information document before investing. 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This may impact the amount of money which you will receive and you may not get back the amount invested. The value of an investment and the income from it can fall as well as rise significantly. Some Sub-Funds of the Fund can be subject to increased volatility due to the composition of their respective portfolios. Tax assumptions and reliefs depend upon an investor's particular circumstances and may change if those circumstances or the law change. If you invest through a third party provider you are advised to consult them directly as charges, performance and terms and conditions may differ materially. The Fund is a recognised collective investment scheme for the purpose of promotion into the United Kingdom. Potential investors in the United Kingdom are advised that all, or most, of the protections afforded by the United Kingdom regulatory system will not apply to an investment in the Fund and that compensation will not be available under the United Kingdom Financial Services Compensation Scheme. The Fund is a foreign collective investment scheme registered in the Netherlands with the Authority for the Financial Markets and in Spain with the CNMV with the number 353. A list of distributors is available at www.cnmv.es. The Custodian in Spain is BNP PARIBAS SECURITIES SERVICES S.C.A. We may record telephone calls for our mutual protection, to improve customer service and for regulatory record keeping purposes. The Janus Henderson Horizon Fund (the "Fund") is a Luxembourg SICAV incorporated on 30 May 1985, managed by Henderson Management S.A. Issued by Janus Henderson Investors. 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