

# PAN EUROPEAN PROPERTY EQUITIES FUND A2 EUR

Janus Henderson  
INVESTORS

## Fund facts at 30 November 2019

### Structure

Luxembourg SICAV

### Fund launch date

01 July 1998

### Base currency

EUR

### Fund size (EUR)

427.54m

### Benchmark

FTSE EPRA Nareit Developed Europe Capped Index

### Share class launch date

01 July 1998

### Minimum investment (EUR)

2,500

### NAV (EUR)

56.81

### Historic yield\*

2.30%

### Maximum initial charge

5.00%

### Annual management charge (AMC)

1.20% pa

### Ongoing charge AMC included

1.89%

### Performance fee†

10% of the 'Relevant Amount'

### Codes

ISIN: LU0088927925

Sedol: 5496789

Bloomberg: HENEPSI LX

Valor: 935853

WKN: 989232

### Ratings

Morningstar - ★★★★★

### Fund aim

The investment objective of the Pan European Property Equities Fund is to seek long-term capital appreciation by investing at least 75% of its total assets in quoted equity securities of companies or Real Estate Investment Trusts (or their equivalents) having their registered offices in the EEA or United Kingdom if not part of the EEA and listed or traded on a regulated market, which derive the main part of their revenue from the ownership, management and/or development of real estate in Europe.

### 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).

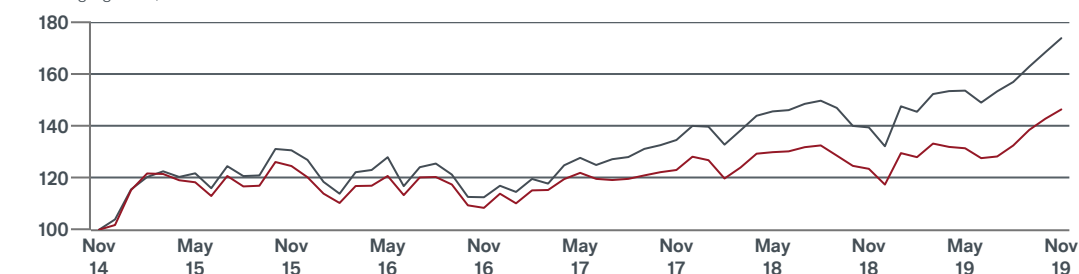
Note that any differences among portfolio securities currencies, share class currencies, and your home currency will expose you to currency risk. To obtain our prospectus and any additional information please visit our website on: [www.janus Henderson.com](http://www.janus Henderson.com).

### Fund managers

Guy Barnard, CFA, Nicolas Scherf

### Performance in (EUR)

Percentage growth, 30 Nov 2014 to 30 Nov 2019.



■ Janus Henderson Horizon Pan European Property Equities Fund A2 EUR (74.1%)

■ FTSE EPRA Nareit Developed Europe Capped NR Index (46.5%)

Source: at 30 Nov 2019. © 2019 Morningstar. All rights reserved, performance is on a net of fees basis, with gross income reinvested, rebased at 100.

Cumulative performance % change	A2	Index	Discrete year performance % change	A2	Index
1 month	3.2	2.5	30 Sep 2018 to 30 Sep 2019	10.9	7.7
YTD	31.6	24.7	30 Sep 2017 to 30 Sep 2018	12.1	6.3
1 year	24.7	18.6	30 Sep 2016 to 30 Sep 2017	8.2	3.0
5 years	74.1	46.5	30 Sep 2015 to 30 Sep 2016	0.3	0.4
Since inception	460.7	500.8	30 Sep 2014 to 30 Sep 2015	29.6	24.7

Source: at 30 Nov 2019. © 2019 Morningstar. All rights reserved, performance is on a net of fees basis, with gross income reinvested.

Source: at 30 Sep 2019. © 2019 Morningstar. All rights reserved, performance is on a net of fees basis, with gross income reinvested.

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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	8.0	Germany	30.0	Real Estate Holding & Development	57.1
Gecina	7.3	United Kingdom	28.3	Industrial & Office REITs	21.4
Segro	6.8	Sweden	7.6	Diversified REITs	9.0
Deutsche Wohnen	6.5	Belgium	7.5	Specialty REITs	6.0
Aroundtown	5.5	France	7.3	Retail REITs	3.4
Merlin Properties Socimi	4.6	Spain	7.2	Hotel & Lodging REITs	2.7
VGP	4.1	Austria	3.5	Cash	0.4
Helical	4.0	Netherlands	3.4	Residential REITs	0.1
Fastighets AB Balder	4.0	Norway	3.2		
Wihlborgs Fastigheter	3.6	Finland	1.6		
<b>Total number of positions</b>	<b>33</b>	Cash	0.4		

## What are the risks specific to this fund?

- This fund is designed to be used only as one component in several in a diversified investment portfolio. Investors should consider carefully the proportion of their portfolio invested into 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.
- Any security could become hard to value or to sell at a desired time and price, increasing the risk of investment losses.
- The Fund's value may fall where it has concentrated exposure to a particular industry that is heavily affected by an adverse event.
- The Fund may invest in real estate investment trusts which can involve different risks to investing directly in the underlying assets. Such schemes may increase risk due to factors such as restrictions on withdrawals and less strict regulation. The value of your investment may fall as a result.
- Changes in currency exchange rates may cause the value of your investment and any income from it to rise or fall.
- If the Fund or a specific share class of the Fund seeks to reduce risks (such as exchange rate movements), the measures designed to do so may be ineffective, unavailable or detrimental.

## 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](http://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. Information is provided on the Fund on the strict understanding that it is to - or for clients resident outside the USA. A copy of the Fund's prospectus and key investor information document can be obtained from Henderson Global Investors Limited in its capacity as Investment Manager and Distributor. Nothing in this communication is intended to or should be construed as advice. This communication does not constitute an offer or a recommendation to sell or purchase any investment. It does not form part of any contract for the sale or purchase of any investment. The performance data does not take into account the commissions and costs incurred on the issue and redemption of units. Deductions for charges and expenses are not made uniformly throughout the life of the investment but may be loaded disproportionately at subscription. If you withdraw from an investment up to 90 calendar days after subscribing you may be charged a Trading Fee as set out in the Fund's prospectus. 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](http://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. Janus Henderson Investors is the name under which investment products and services are provided by Janus Capital International Limited (reg no. 3594615), Henderson Global Investors Limited (reg. no. 906355), Henderson Investment Funds Limited (reg. no. 2678531), AlphaGen Capital Limited (reg. no. 962757), Henderson Equity Partners Limited (reg. no.2606646), (each registered in England and Wales at 201 Bishopsgate, London EC2M 3AE and regulated by the Financial Conduct Authority) and Henderson Management S.A. (reg no. B22848 at 2 Rue de Bitbourg, L-1273, Luxembourg and regulated by the Commission de Surveillance du Secteur Financier). A copy of the Fund's prospectus, key investor information document, articles of incorporation, annual and semi-annual reports can be obtained free of cost from [www.janushenderson.com](http://www.janushenderson.com) and the local offices of Janus Henderson Investors: 201 Bishopsgate, London, EC2M 3AE for UK, Swedish and Scandinavian investors; Via Dante 14, 20121 Milan, Italy, for Italian investors and Roemer Visscherstraat 43-45, 1054 EW Amsterdam, The Netherlands for Dutch investors; and the Fund's: Austrian Paying Agent Raiffeisen Bank International AG, Am Stadtpark 9, A-1030 Vienna; French Paying Agent BNP Paribas Securities Services, 3, rue d'Antin, F-75002 Paris; German Information Agent Marcard, Stein & Co, Ballindamm 36, 20095 Hamburg; Belgian Financial Service Provider CACEIS Belgium S.A., Avenue du Port 86 C b320, B-1000 Brussels; Spanish Representative Allfunds Bank S.A. 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