

# Pan European Property Equities Fund A2 EUR

Janus Henderson  
INVESTORS

**Fund facts at 30 November 2021 Date of issue: 13 December 2021**

## Structure

Luxembourg SICAV

## Fund launch date

01 July 1998

## Share class launch date

01 July 1998

## Base currency

EUR

## Fund size (EUR)

699.30m

## Benchmark

FTSE EPRA Nareit  
Developed Europe Capped  
Index

## Fund managers

Guy Barnard, CFA  
Nicolas Scherf

## Minimum investment (EUR)

2,500

## NAV (EUR)

70.13

## Maximum initial charge

5.00%

## Annual management charge (AMC)

1.20% pa

## Total expense ratio

2.36%

## Performance fee†

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.

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 have their registered offices in the EEA or the UK if not part of the EEA which will derive the main part of their revenue from owning, developing and managing real estate in Europe.

## Additional information

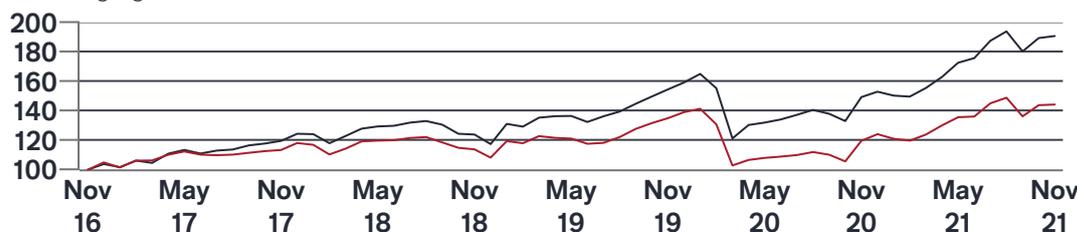
This is a Luxembourg SICAV Fund, regulated by the Commission de Surveillance du Secteur Financier (CSSF).

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

Refer to Annual Report and Accounts for more information on fees and expenses, AMC included.

## Performance in (EUR)

Percentage growth, 30 Nov 2016 to 30 Nov 2021.



■ Janus Henderson Horizon Pan European Property Equities Fund A2 EUR (90.9%)

■ FTSE EPRA Nareit Developed Europe Capped NR (44.4%)

Annualised performance %	A2	A2 (with sales charge) <sup>^</sup>	Benchmark
1 month	0.7	-4.3	0.3
3 months	-1.6	-6.5	-3.1
6 months	10.5	5.0	6.4
YTD	24.7	18.5	16.2
1 year	27.8	21.4	20.6
3 years (p.a)	15.5	13.5	8.2
5 years (p.a)	13.8	12.6	7.6
10 years (p.a)	15.0	14.4	10.4
Since inception 01 Jul 1998 (p.a)	8.6	8.4	8.3

Source: at 30 Nov 2021. © 2021 Morningstar. All rights reserved, performance is net of fees, with gross income reinvested. Performance figures of less than 1 year are not annualized.

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

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Top 10 holdings	(%)	Country breakdown	(%)	Top 10 sectors	(%)
Vonovia	9.4	United Kingdom	33.1	Real Estate Holding & Development	50.4
Segro	7.8	Germany	21.4	Office REITs	11.9
LEG Immobilien	6.6	Sweden	16.2	Industrial REITs	10.4
Fastighets AB Balder	5.3	France	9.3	Diversified REITs	9.3
Gecina	4.6	Belgium	8.2	Storage REITs	3.8
Castellum	4.5	Spain	7.3	Residential REITs	3.6
Safestore	3.8	Netherlands	2.9	Health Care REITs	3.3
VGP	3.8	Ireland	1.2	Telecommunications Services	2.2
Land Securities Group	3.5	<b>Cash</b>	<b>0.5</b>	Other Specialty REITs	1.8
Merlin Properties Socimi	3.2			Retail REITs	1.4
<b>Total number of positions</b>	<b>38</b>				

## What are the risks specific to this fund?

- When the Fund, or a hedged share/unit class, seeks to mitigate exchange rate movements of a currency relative to the base currency, the hedging strategy itself may create a positive or negative impact to the value of the Fund due to differences in short-term interest rates between the currencies.
- The Fund could lose money if a counterparty with which the Fund trades becomes unwilling or unable to meet its obligations, or as a result of failure or delay in operational processes or the failure of a third party provider.
- 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.
- 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.
- 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 income 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.janus Henderson.com/sg](http://www.janus Henderson.com/sg)

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## Important information

The investments underlying this financial product (referred to as the Fund) do not take into account the EU criteria for environmentally sustainable economic activities. While the analysis of ESG factors is an integral component across the Investment Manager's investment capabilities, the Investment Manager does not maximise portfolio alignment with sustainability risks as a separate goal in its own right nor does it precisely attribute the impact of ESG factors on returns for the Fund. The Investment Manager does not consider the adverse impacts of investment decisions on sustainability factors as set out under SFDR with respect to the Fund because it is not classified under either Article 9 or Article 8 of Regulation (EU) 2019/2088. All ongoing charges stated are as per latest published report and accounts. ^Performance with sales charge source: Janus Henderson Investors, calculated on a NAV to NAV basis, net of 5.00% initial charge, with gross income reinvested at NAV price. Note: The performance calculation is based on a maximum initial sales charge of 5.00%. The actual initial sales charge paid by the unitholder may be different based on the discount, if any, applied by distributors. As such, the performance return may differ based on the discount, if any, applied by distributors. Refer to the prospectus for more details on shares classes offered. Where the ongoing charges exceed the target outperformance relative to the benchmark the return is likely to be below the benchmark return, even when the Fund's outperformance target (before the deduction of charges) has been achieved. For funds which charge performance fees, investors should note that the total expense ratio includes the performance fees crystallised for the preceding performance period. † Investors should refer to the prospectus for full details on performance fee where a performance fee is applicable. Please note: due to rounding the figures in the holdings breakdowns may not add up to 100%. Issued in Singapore by Janus Henderson Investors (Singapore) Limited, licensed and regulated by the Monetary Authority of Singapore, Company Registration No. 199700782N. **This advertisement has not been reviewed by the Monetary Authority of Singapore.** The content herein is produced for information purposes only and does not constitute investment advice or as an offer to sell, buy or a recommendation for any security. Janus Henderson Investors is not responsible for any unlawful distribution of this document to any third parties, in whole or in part, and do not make any warranties with regards to the results obtained from its use. In preparing this document, Janus Henderson Investors has reasonable belief to rely upon the accuracy and completeness of all information available from public sources. **Past performance is no guarantee of future results. Investing involves risk, including the possible loss of principal and fluctuation of value.** The Fund may employ investment techniques and instruments for investment purposes, such as trading in futures, options and swaps and other financial derivative instruments. This document has been prepared by Janus Henderson Investors (Singapore) Limited, the Singapore Representative of the Fund. The Fund is distributed by authorised distributors. The prospectus and Product Highlights Sheet ("PHS") of the Fund are available and may be obtained from the Singapore Representative's office and the authorized distributors' offices. Investors should read the prospectus and PHS before deciding whether to invest in the shares of the Fund. Investors are warned that they should only make their investments based on the most recent offering documents which contains information about fees, expenses and risks, which is available from appointed intermediaries, and which should be read carefully. An investment in the Fund may not be suitable for all investors and is not available to all investors in all jurisdictions; it is not available to US persons. The rate of return may vary and the principal value of an investment will fluctuate due to market and foreign exchange movements. Shares, if redeemed, may be worth more or less than their original cost. Investors are advised to consult your intermediary who will give you advice on the product suitability and help you determine how your investment would be consistent with your own investment objectives. The investment decisions are yours and an investment in the Fund may not be suitable for everyone. If in doubt, please contact your intermediary for clarification. Portfolio holdings are subject to change without notice. 2021 Morningstar. All Rights Reserved. CFA® and Chartered Financial Analyst® are trademarks owned by CFA Institute. Janus Henderson is a trademark of Janus Henderson Group plc or one of its subsidiary entities. ©Janus Henderson Group plc.