

Pan European Property Equities Fund A2 EUR

Janus Henderson
INVESTORS

Fund facts at 30 November 2021

Structure

Luxembourg SICAV

Fund launch date

01 July 1998

Base currency

EUR

Fund size (EUR)

699.30m

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)

70.13

Historic yield*

2.20%

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.

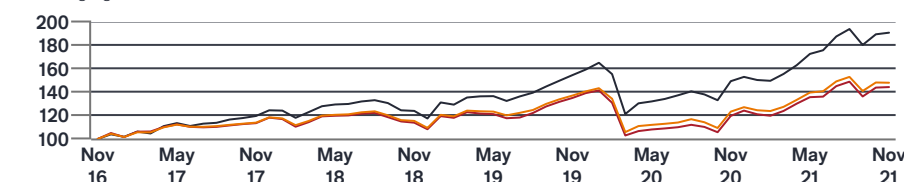
The Fund is actively managed with reference to the FTSE EPRA Nareit Developed Europe Capped Index, which is broadly representative of the securities in which it may invest, as this forms the basis of the Fund's performance target and the level above which performance fees may be charged (if applicable).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

No Morningstar rating is shown if the fund is less than three years old or rating is below 3 stars. Note that any differences among portfolio securities currencies, share class currencies, and your home currency will expose you to currency risk. This is a Luxembourg SICAV Fund, regulated by the Commission de Surveillance du Secteur Financier (CSSF).

Cumulative Performance in (EUR)

Percentage growth, 30 Nov 2016 to 30 Nov 2021.



Source: at 30 Nov 2021. © 2021 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) (90.9%)
- FTSE EPRA Nareit Developed Europe Capped NR (44.4%)
- Property - Indirect Europe - OE (48.1%)

Performance %	A2 (Net)	Index	Sector	Quartile ranking
1 month	0.7	0.3	-0.1	1st
YTD	24.7	16.2	16.4	1st
1 year	27.8	20.6	20.0	1st
3 years (annualised)	15.5	8.2	8.7	1st
5 years (annualised)	13.8	7.6	8.2	1st
10 years (annualised)	15.0	10.4	10.5	1st
Since inception 01 Jul 1998 (annualised)	8.6	8.3	7.4	-

Source: at 30 Nov 2021. © 2021 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 2020 to 30 Sep 2021	30.7	23.6	23.4
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

Source: at 30 Sep 2021. © 2021 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.

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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	Cash	0.5	Other Specialty REITs	1.8
Merlin Properties Socimi	3.2			Retail REITs	1.4
Total number of positions	38				

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 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 Email: sales.support@janushenderson.com

Or talk to your usual Janus Henderson Investors representative.

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Important information

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