Key Information Document

Purpose: This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

Janus Henderson Global Real Estate Equity Income Fund H1q GBP ISIN: IE00B95B5D80

A sub-fund of Janus Henderson Capital Funds plc, an Irish Investment Company manufactured by **Janus Henderson Investors Europe S.A.**, a subsidiary of Janus Henderson Group plc. This Fund is authorised in Ireland and regulated by the Central Bank of Ireland ("CBI"). The Manager is authorised in Luxembourg and regulated by the Commission de Surveillance du Secteur Financier ("CSSF"), and relies on passporting rights under the UCITS Directive to manage the Fund on a cross-border basis and to market the Fund within the European Union. More information is available at www.janushenderson.com or by calling +352 26 43 77 00. This document is dated 12 February 2026.

What is this product?

Type

Janus Henderson Global Real Estate Equity Income Fund is a sub-fund of Janus Henderson Capital Funds plc, an investment company with variable capital organised under the laws of Ireland. Janus Henderson Capital Funds plc qualifies as an undertaking for collective investment in transferable securities (UCITS).

Term

This investment has no maturity date. The Manufacturer has the right to terminate the product in a limited number of circumstances, as set out in the Prospectus.

Objectives

The Fund aims to provide a positive level of income with the potential for capital growth over the long term (five years or more). Performance target: To achieve a dividend yield exceeding that of the FTSE EPRA Nareit Global REIT Index, before the deduction of charges, on an annual basis. The Fund invests at least 80% of its assets in shares (also known as equities) and equity-related securities of real estate investment trusts (REITs) and companies, which derive the main part of their revenue from owning, developing and managing real estate. The Fund may invest in companies of any size, located in any country. Up to 30% may be invested in developing markets. The Fund may also invest in other assets including cash and money market instruments. The Sub-Investment Adviser may use derivatives (complex financial instruments) to reduce risk, to manage the Fund more efficiently, or to generate additional capital or income for the Fund. The Fund is actively managed with reference to the FTSE EPRA Nareit Global REIT Index, which is broadly representative of the companies in which it may invest, as this forms the basis of the Fund's performance target. The Sub-Investment Adviser 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. The Sub-Investment Adviser will seek to promote environmental, social and/or governance (ESG) principles in managing the Fund, which may include the exclusion of issuers that the Sub-Investment Adviser considers could contribute to significant ESG harm, as further described in the prospectus. The Fund promotes environmental and/or social characteristics as defined under Article 8 of the Sustainable Finance Disclosure Regulation (SFDR). This share class distributes income after the deduction of charges. You can buy, sell or switch shares in the Fund on any dealing day, as defined in the Fund's Prospectus. The Fund's Depositary is J.P. Morgan SE, Dublin Branch.

Intended Retail Investor

Investors who understand the Fund's risks, would like an investment that combines both growth and income over time from an investment focused on real estate, and intend to invest their money for at least five years. This Fund is designed to be used only as a component in a diversified investment portfolio and is not designed for investors who are unable to accept more than a minimal loss of their investment.

What are the risks and what could I get in return?

Risk Indicator

Lower Risk 1 2 3 **4** 5 6 7 Higher Risk

The risk indicator assumes that you keep the product for 5 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

We have classified this product as 4 out of 7, which is a medium risk class.

This rates the potential losses from future performance at a medium level, and poor market conditions could impact the capacity of the PRIIPs manufacturer to pay you.

If the product currency differs from your home currency, the following applies: Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

This product does not include any protection from future market performance so you could lose some or all of your investment.

If we are not able to pay you what is owed, you could lose your entire investment.

Details of all relevant risks can be found in the Fund's prospectus, available at www.janushenderson.com

Performance Scenarios

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 10 years. Markets could develop very differently in the future.

Recommended holding period: 5 years

Example Investment: GBP 10,000

Scenarios		If you exit after 1 year	If you exit after 5 years
Minimum	**There is no minimum guaranteed return. You could lose some or all of your investment.**		
Stress	**What you might get back after costs**	4,770 GBP	4,200 GBP
	Average return each year	-52.26%	-15.91%
Unfavourable	**What you might get back after costs**	8,650 GBP	9,770 GBP
	Average return each year	-13.54%	-0.47%
Moderate	**What you might get back after costs**	10,660 GBP	13,650 GBP
	Average return each year	6.62%	6.43%
Favourable	**What you might get back after costs**	13,170 GBP	17,680 GBP
	Average return each year	31.69%	12.07%

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

The stress scenario shows what you might get back in extreme market circumstances.

The unfavourable scenario occurred for an investment between November 2024 and November 2025.

The moderate scenario occurred for an investment between December 2017 and December 2022.

The favourable scenario occurred for an investment between April 2016 and April 2021.

What happens if Janus Henderson Investors Europe S.A. is unable to pay out?

You may face a financial loss should the Manufacturer or Depositary, J.P. Morgan SE, Dublin Branch, default on their obligations. There is no compensation or guarantee scheme in place which may offset, all or any of, this loss.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest and how long you hold the product. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.
We have assumed:
- In the first year, you would get back the amount that you invested (0 % annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- GBP 10,000 is invested.

	If you exit after 1 year	If you exit after 5 years
Total costs	163 GBP	1,147 GBP
Annual cost impact (*)	1.6%	1.7% each year

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 8.2% before costs and 6.4% after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	0.00% is the maximum amount you pay when entering this investment and you could pay less. If you invest through a third-party the person selling you the product will inform you of the actual charge.	0 GBP
Exit costs	We do not charge an exit fee for this Fund, but the person selling you the product may do so.	0 GBP
Ongoing costs [taken each year]		
Management fees and other administrative or operating costs	0.91% is the estimated cost of managing, administering and operating the Fund.	91 GBP
Transaction costs	0.72% is an estimate of the costs incurred when we buy and sell the underlying investments for the Fund. The actual amount will vary depending on how much we buy and sell.	72 GBP
Incidental costs taken under specific conditions		
Performance fees	We do not charge a performance fee for this share class.	0 GBP

How long should I hold it and can I take money out early?

Recommended holding period: 5 years

This Fund should be considered a medium to long term investment. This means 5 years or more. The Fund's risk may vary if you cash in at an early stage. Fees may be applicable for exiting during the term of the Fund. Please refer to the 'Composition of Costs' table for details of applicable fees. You can sell your shares in the Fund on any Dealing Day as defined in the Prospectus, by using one of the methods described in the Prospectus.

How can I complain?

Should you wish to complain you can do so by contacting us by email or post. Email: JHIESAComplaints@janushenderson.com. Post: Janus Henderson Investors Europe S.A., Attn: Complaints handling officer, 78, Avenue de la Liberté, L-1930 Luxembourg, Grand Duchy of Luxembourg. The complaints handling policy is available on the website, www.janushenderson.com.

Other relevant information

To obtain the Fund's Prospectus or the annual/semi-annual reports, which are published and made available to investors by law, or for the last published price of shares in the Fund or any additional information on the Fund, please visit www.janushenderson.com. Documents are available free of charge in English and certain other languages from Janus Henderson Investors Europe S.A. at 78, Avenue de la Liberté, L-1930 Luxembourg, Grand Duchy of Luxembourg, or your local representative office. Past performance scenarios and 10 years of past performance data can be found on our website at www.janushenderson.com.

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