

# Global Property Equities Fund A2 USD

## Fund facts at 31 January 2021 Date of issue: 26 February 2021

### Structure

Luxembourg SICAV

### Fund launch date

03 January 2005

### Base currency

USD

### Fund size (USD)

1.14bn

### Benchmark

FTSE EPRA Nareit Developed Index

### Fund managers

Guy Barnard, CFA  
Tim Gibson  
Greg Kuhl, CFA

### Share class launch date

03 January 2005

### Minimum investment (USD)

2,500

### NAV (USD)

25.50

### YTD High/Low NAV

25.95/25.16

### Maximum drawdown (since inception)

-66.50%

### Maximum initial charge

5.00%

### Annual management charge (AMC)

1.20% pa

### Ongoing charge AMC included

1.90%

### Performance fee†

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

### Codes

ISIN: LU0209137388  
Sedol: B05HVD5  
Bloomberg: HHGPEA2 LX

### Ratings

Morningstar - ★★★★★

### Product classification

Equity

### Objective and investment policy

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

The Fund invests at least 80% of its assets in a concentrated portfolio of shares (equities) and equity-related securities of real estate investment trusts (REITs) and companies of any size, in any country which will derive the main part of their revenue from owning, developing and managing real estate.

### Additional information

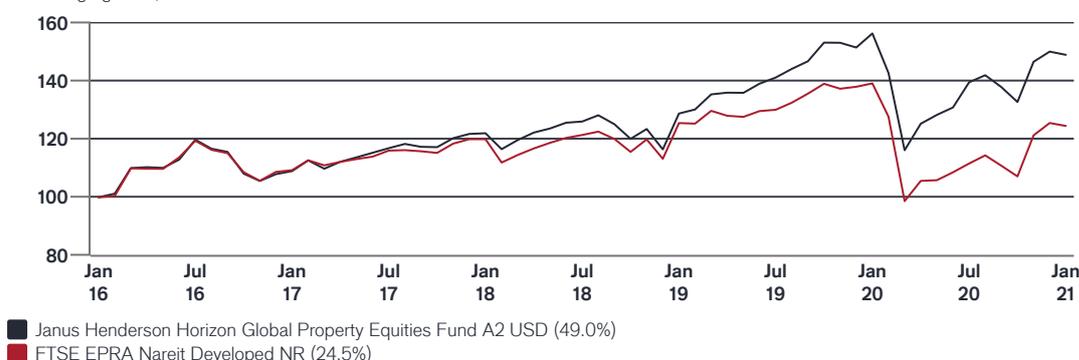
Please note that as of 1 August 2020 Greg Kuhl also manages this fund.

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

Refer to the Annual Report and Accounts for more information on ongoing charge AMC included.

### Performance in (USD)

Percentage growth, 31 Jan 2016 to 31 Jan 2021.



Source: at 31 Jan 2021. © 2021 Morningstar. All rights reserved, performance is on a net of fees basis, with gross income reinvested, rebased at 100.

Cumulative performance % change	A2 (Net)	Benchmark	Calendar year returns %	A2	Benchmark
1 month	-0.7	-0.8	2020	-0.9	-9.0
3 months	12.2	16.2	2019	30.1	21.9
YTD	-0.7	-0.8	2018	-4.4	-5.6
1 year	-4.7	-10.5	2017	12.8	10.4
3 years	22.1	3.8	2016	2.0	4.1
5 years	49.0	24.5			
Since inception (Inception date: 03 Jan 2005)	155.0	127.0			

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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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(continued)

<b>Top 10 holdings</b>	<b>(%)</b>	<b>Top 10 countries</b>	<b>(%)</b>	<b>Sector breakdown</b>	<b>(%)</b>
Prologis	6.5	United States	55.5	Industrial & Office REITs	25.1
Alexandria Real Estate Equities	3.9	Japan	10.5	Real Estate Holding & Development	21.1
Mitsui Fudosan	3.5	Hong Kong	7.1	Specialty REITs	16.8
Essex Property Trust	3.4	Germany	7.1	Residential REITs	16.2
Sun Communities	3.4	United Kingdom	4.8	Diversified REITs	8.1
UDR	3.3	Australia	4.0	Retail REITs	4.5
Welltower	3.2	Singapore	2.4	Hotel & Lodging REITs	3.5
VICI Properties	3.2	Sweden	1.8	Computer Services	2.3
Deutsche Wohnen	3.1	Belgium	1.6	Cash	1.8
Invitation Homes	2.8	Spain	1.5	Mobile Telecommunications	0.7
<b>Total number of positions</b>	<b>57</b>	Cash	1.8		

#### 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.
- 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.
- 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/cn](http://www.janushenderson.com/cn)

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## Important information

† 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%. The content is for information purposes only and should not be used or construed as investment, legal or tax advice, or as an offer to sell, a solicitation of an offer to buy, or a recommendation to buy, sell or hold any security, investment strategy or market sector. Nothing in this material shall be deemed to be a direct or indirect provision of investment management services specific to any client requirement. No forecasts can be guaranteed and there is no guarantee that the information supplied is complete or timely, nor are there any warranties with regard to the results obtained from its use. Janus Henderson is the source of data unless otherwise indicated, and has reasonable belief to rely on information and data sources from third parties. **Past performance is no guarantee of future results. Investing involves risk, including the possible loss of principal and fluctuation of value.**

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