

# Global Property Equities Fund A2 HEUR

Janus Henderson  
INVESTORS

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

### Structure

Luxembourg SICAV

### Fund launch date

03 January 2005

### Share class launch date

11 October 2012

### Base currency

USD

### Fund size (USD)

1.88bn

### Benchmark

FTSE EPRA Nareit  
Developed Index

### Fund managers

Guy Barnard, CFA  
Tim Gibson  
Greg Kuhl, CFA

### Minimum investment (EUR)

2,500

### NAV (EUR)

17.54

### Maximum initial charge

5.00%

### Annual management charge (AMC)

1.20% pa

### Total expense ratio

1.89%

### Performance fee†

10% of any returns that, subject to a high water mark, the share class achieves above the Zero return EURO

### Codes

ISIN: LU0828244219  
Sedol: B8BXRJ1  
Bloomberg: HGPA2HE LX  
Valor: 19461821  
WKN: A1J5ZK

### 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

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 Global Property Equities Fund A2 HEUR (52.1%)

Annualised performance %	A2	A2 (with sales charge)^
1 month	-2.6	-7.4
3 months	-2.7	-7.5
6 months	3.5	-1.6
YTD	17.4	11.5
1 year	20.1	14.1
3 years (p.a)	10.9	9.0
5 years (p.a)	8.8	7.6
10 years (p.a)	-	-
Since inception 11 Oct 2012 (p.a)	6.3	5.7

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.**

# Global Property Equities Fund A2 HEUR

Top 10 holdings	(%)	Top 10 countries	(%)	Top 10 sectors	(%)
Prologis	7.6	United States	60.5	Industrial REITs	17.4
Sun Communities	4.2	Japan	9.0	Real Estate Holding & Development	17.2
Alexandria Real Estate Equities	4.1	United Kingdom	5.2	Residential REITs	17.1
UDR	3.6	Hong Kong	4.9	Retail REITs	8.4
Duke Realty	3.4	Germany	4.5	Diversified REITs	8.2
Essex Property Trust	3.4	Australia	3.3	Office REITs	7.5
Equity LifeStyle Properties	3.0	Singapore	2.8	Hotel & Lodging REITs	5.0
Spirit Realty Capital	3.0	Sweden	1.8	Infrastructure REITs	3.6
Rexford Industrial Realty	2.7	Spain	1.8	Storage REITs	3.0
Hilton Worldwide	2.6	Belgium	1.4	Cash	2.9
<b>Total number of positions</b>	<b>61</b>	<b>Cash</b>	<b>2.9</b>		

## What are the risks specific to this fund?

- 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.
- 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.janushenderson.com/sg](http://www.janushenderson.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. 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