

# Global Property Equities Fund H3q EUR

Janus Henderson  
INVESTORS

## Fund facts at 30 April 2021

### Structure

Luxembourg SICAV

### Fund launch date

03 January 2005

### Base currency

USD

### Fund size (USD)

1.47bn

### Index

FTSE EPRA Nareit Developed Index

### Morningstar sector

Europe OE Property - Indirect Global

### Fund managers

Guy Barnard, CFA

Tim Gibson

Greg Kuhl, CFA

### Share class launch date

15 December 2017

### Minimum investment (EUR)

7,500

### NAV (EUR)

25.36

### Historic yield\*

2.10%

### Maximum initial charge

5.00%

### Annual management charge (AMC)\*

0.60% pa

### Ongoing charge AMC included

1.07%

### 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: LU1678963080

Sedol: BF0LG54

Bloomberg: JHGP3E

Valor: 39592993

WKN: A2JSF3

### 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 Index by at least 2% per annum, before the deduction of charges, over any 5 year period.

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, which invest in property, in any country. 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 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

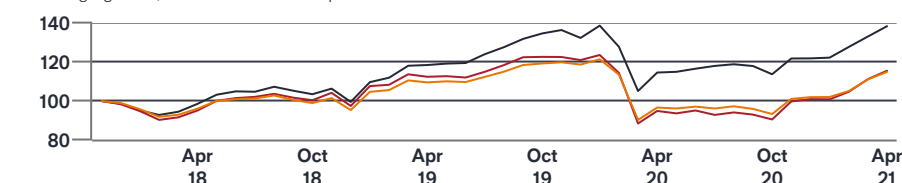
Please note that as of 1 August 2020 Greg Kuhl also manages this fund.

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

Note that any differences among portfolio securities currencies, share class currencies, and your home currency will expose you to currency risk. To obtain our prospectus and any additional information please visit our website on: [www.janushenderson.com](http://www.janushenderson.com).

### Cumulative Performance in (EUR)

Percentage growth, 16 Dec 2017 to 30 Apr 2021.



Source: at 30 Apr 2021. © 2021 Morningstar. All rights reserved, performance is on a net of fees basis, with gross income reinvested, rebased at 100.

■ Janus Henderson Horizon Global Property Equities Fund H3q EUR (Net) (38.4%)  
■ FTSE EPRA Nareit Developed NR (15.6%)  
■ Property - Indirect Global - OE (15.0%)

Performance %	H3q (Net)	Index	Sector	Quartile ranking	H3q (Gross)	Target (Gross)
1 month	4.0	3.9	3.5	2nd	-	-
YTD	13.6	14.4	12.7	2nd	-	-
1 year	20.8	21.8	18.9	2nd	-	-
3 years (annualised)	12.0	6.7	6.2	1st	-	-
5 years (annualised)	-	-	-	-	-	-
10 years (annualised)	-	-	-	-	-	-
Since inception 15 Dec 2017 (annualised)	10.1	4.4	4.2	-	-	-

Source: at 30 Apr 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 %	H3q (Net)	Index	Sector	H3q (Gross)	Target (Gross)
31 Mar 2020 to 31 Mar 2021	26.6	25.7	23.0	28.4	28.2
31 Mar 2019 to 31 Mar 2020	-11.0	-22.2	-18.3	-9.8	-20.6
31 Mar 2018 to 31 Mar 2019	25.0	24.1	19.0	27.0	26.6
31 Mar 2017 to 31 Mar 2018	-	-	-	-	-
31 Mar 2016 to 31 Mar 2017	-	-	-	-	-

Source: at 31 Mar 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.

# Global Property Equities Fund

## H3q EUR

(continued)

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Top 10 holdings	(%)	Top 10 countries	(%)	Top 10 sectors	(%)
Prologis	7.0	United States	57.7	Real Estate Holding & Development	20.6
VICI Properties	4.1	Japan	9.3	Industrial REITs	19.2
Sun Communities	4.0	Hong Kong	7.5	Residential REITs	16.0
Alexandria Real Estate Equities	3.8	Germany	6.7	Diversified REITs	9.6
VEREIT	3.6	United Kingdom	4.6	Office REITs	8.8
Duke Realty	3.2	Australia	2.9	Hotel & Lodging REITs	4.7
UDR	3.2	Singapore	2.6	Health Care REITs	4.1
Mitsui Fudosan	3.1	Sweden	1.7	Infrastructure REITs	3.3
Deutsche Wohnen	3.0	Spain	1.7	Other Specialty REITs	3.3
Essex Property Trust	2.9	Belgium	1.2	Retail REITs	3.3
<b>Total number of positions</b>	<b>59</b>	Cash	2.3		

### 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.

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

### 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.**<sup>†</sup> Investors should refer to the prospectus for full details on performance fee where a performance fee is applicable. <sup>‡</sup> 100% of the Annual Management Charge is taken from capital. <sup>\*</sup> Yields are shown net except for bond funds which are shown gross. The Historical Yield reflects distributions declared over the past 12 months as a percentage of the midmarket share price, at the date shown. It does not include any preliminary charge and investors may be subject to tax on their distributions. Please note: due to rounding the figures in the holdings breakdowns may not add up to 100%. Any investment application will be made solely on the basis of the information contained in the Fund's prospectus (including all relevant covering documents), which will contain investment restrictions. This communication has promotional purposes and is intended as a summary only and potential investors must read the Fund's prospectus and key investor information document before investing. Information is provided on the Fund on the strict understanding that it is to - or for clients resident outside the USA. A copy of the Fund's prospectus and key investor information document can be obtained from Henderson Global Investors Limited in its capacity as Investment Manager and Distributor. Nothing in this communication is intended to or should be construed as advice. 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Tax assumptions and reliefs depend upon an investor's particular circumstances and may change if those circumstances or the law change. If you invest through a third party provider you are advised to consult them directly as charges, performance and terms and conditions may differ materially. The Fund is a recognised collective investment scheme for the purpose of promotion into the United Kingdom. Potential investors in the United Kingdom are advised that all, or most, of the protections afforded by the United Kingdom regulatory system will not apply to an investment in the Fund and that compensation will not be available under the United Kingdom Financial Services Compensation Scheme. The Fund is a foreign collective investment scheme registered in the Netherlands with the Authority for the Financial Markets and in Spain with the CNMV with the number 353. 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B22848 at 2 Rue de Bitbourg, L-1273, Luxembourg and regulated by the Commission de Surveillance du Secteur Financier). 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