

PAN EUROPEAN PROPERTY EQUITIES FUND

Janus Henderson
INVESTORS

Fund facts at 31 March 2019

Launch date

01 July 1998

Base currency

EUR

Benchmark

FTSE EPRA Nareit Developed Europe Capped Index

Minimum investment or currency equivalent

€2,500

Subscription mode

Cash

Fund size

€357.75m

NAV

A2 EUR: 49.76

A1 EUR: 39.70

YTD High/Low NAV

A2 EUR: 49.98/42.98

A1 EUR: 39.87/34.29

Initial charge

Up to 5.00%

Annual management fee

1.20% pa

TER (%)***

1.87

Performance fee

10% of the 'Relevant Amount'

Investors should refer to the prospectus of the Fund for full details on fee structure.

Trading frequency

Daily

(A2) EUR Codes

ISIN: LU0088927925

Bloomberg: HENEPSI LX

(A1) EUR Codes

ISIN: LU0209156925

Bloomberg: HENEPSA LX

Ratings

Morningstar ★★★★★

rating -

Published NAV

- Bloomberg
- www.janushenderson.com/sg

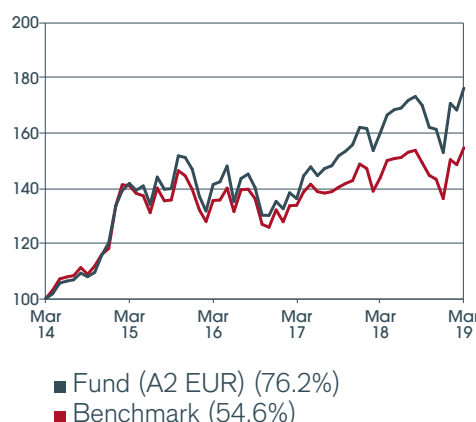
About the fund

The investment objective of the Pan European Property Equities Fund is to seek long-term capital appreciation by investing at least 75% of its total assets in quoted equity securities of companies or Real Estate Investment Trusts (or their equivalents) having their registered offices in the EEA or United Kingdom if not part of the EEA and listed or traded on a regulated market, which derive the main part of their revenue from the ownership, management and/or development of real estate in Europe.

Top 10 holdings	(%)	Country breakdown	(%)
Vonovia	9.3	Germany	34.2
Deutsche Wohnen	8.7	United Kingdom	25.2
Segro	7.0	Sweden	7.7
Gecina	6.3	Spain	7.3
Aroundtown	4.9	France	6.3
Merlin Properties Socimi	4.6	Netherlands	4.1
Unibail-Rodamco-Westfield	4.1	Belgium	3.8
VGP	3.8	Ireland	3.2
Wihlborgs Fastigheter	3.7	Austria	2.6
Green REIT	3.2	Finland	2.6
Total number of holdings	30	Cash	0.6

Performance in EUR (A2 EUR)

Percentage growth, 31 Mar 14 to 29 Mar 19.



Performance % change	A2 EUR	A2 EUR (with sales charge)**	Index
1 month	4.7	-0.5	4.1
3 Months	15.3	9.5	13.5
1 year	10.1	4.6	7.4
3 years (p.a.)	7.6	5.8	4.5
5 years (p.a.)	12.0	10.9	9.1
Since inception (p.a.)*	8.0	7.7	8.5

Source: at 29 Mar 19. © 2019 Morningstar. All rights reserved, on a bid to bid basis, with gross income reinvested. The information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is not warranted to be accurate, complete, or timely. Neither Morningstar nor its content providers are responsible for any damages or losses arising from any use of this information.

The A2 EUR share class was launched on 01 July 1998.

Past performance is not a guide to future performance.



Fund manager
Guy Barnard, CFA



Fund manager
Nicolas Scherf

Notes

** Source: Janus Henderson Investors, calculated on a NAV to NAV basis for Accumulation (A2) shares, net of 5% initial charge, with gross income reinvested at NAV price.

Note: The performance calculation is based on a maximum initial sales charge of 5%. 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.

Please note that as of 30 April 2018, Nicolas Scherf also manages the fund.

Refer to the prospectus for more details on shares classes offered.

*** Refer to Annual Report and Accounts for more information.

Important information

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Distribution of income, net capital gains and/or capital in the Fund will be at the Board of Directors/Manager's absolute discretion. Distribution Share Classes may differ in terms of the basis of the distribution calculation and distribution frequency. Distribution Shares of a Fund may distribute monthly, quarterly, bi-annually or annually and this is determined at launch of the relevant Share Class. There is no guarantee, assurance and/or certainty that the intention to make periodic distributions in respect of the Distribution Shares will be achieved. The right to vary the frequency and/or amount of distributions, if any, will be at the Board of Directors/Manager's absolute discretion. Distributions are not guaranteed and may fluctuate. Past distributions are not necessarily indicative of future trends, which may be lower. Any payment of distributions made in respect of a Class of a Fund may result in an immediate decrease in the net asset value per share. The distribution frequency and details can be obtained at the website www.janushenderson.com/sg.

(The preceding paragraph is only applicable if the Fund intends to pay dividends/distributions.)
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For further information please
visit our website at
www.janushenderson.com/sg

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