



INTERIM REPORT & ACCOUNTS

For the six months ended
30 November 2017

Janus Henderson
— INVESTORS —

Henderson UK Property PAIF Feeder Fund

Who are Janus Henderson Investors?

Janus Henderson Investors exists to help clients achieve their long-term financial goals.

Formed in 2017 from the merger between Janus Capital Group and Henderson Group, we are committed to adding value through active management. For us, active is more than our investment approach – it is the way we translate ideas into action, how we communicate our views and the partnerships we build in order to create the best outcomes for clients.

We are proud to offer a highly diversified range of products, harnessing the intellectual capital of some of the industry's most innovative and formative thinkers. Our expertise encompasses the major asset classes, we have investment teams situated around the world and we serve intermediary, institutional and individual investors globally. As at 30 September 2017, we had approximately US\$360.5bn in assets under management, more than 2,000 employees and offices in 27 cities worldwide*. Headquartered in London, we are an independent asset manager that is dual-listed on the New York Stock Exchange and the Australian Securities Exchange.

At Janus Henderson, we believe in the sharing of expert insight for better investment and business decisions. We call this ethos *Knowledge. Shared. Knowledge. Shared* is reflected both in how our investment teams interact and in our commitment to empowering clients in their decision-making. In our view, knowledge is powerful when it is shared.

Contents

Authorised Fund Manager's Report*	Page 1
Authorised status*	Page 1
Comparative tables	Page 4
Real estate expense ratio and ongoing charge figure	Page 8
Risk & reward profile*	Page 9
Portfolio statement*	Page 10
Financial Statements	
Statement of total return	Page 11
Statement of change in net assets attributable to unitholders	Page 11
Balance sheet	Page 12
Directors' statement	Page 12
Notes to the financial statements	Page 13
Distribution tables	Page 14
Further information	Page 16

* These collectively comprise the Authorised Fund Manager's Report

Authorised Fund Manager's report

We are pleased to present the Interim report & accounts for the Henderson UK Property PAIF Feeder Fund (the "fund") for the six months ended 30 November 2017.

Authorised status

The fund was authorised on 27 May 2016 and established by a trust deed dated 27 May 2016.

The fund is an authorised unit trust scheme and is a non-UCITS retail scheme operating under Chapter 5 of the Financial Conduct Authority's Collective Investment Schemes Sourcebook ("COLL"). The fund is managed so that it is a feeder fund for the Henderson UK Property PAIF (the "Company"). The Company is an open ended investment company constituted as a non-UCITS retail scheme, qualifying as a Property Authorised Investment Fund ("PAIF"). The assets of the fund will be invested in accordance with the investment objective and policy of the fund, set out in the Prospectus. Investment of the assets must comply with COLL.

Unitholders are not liable for the debts of the fund. Unitholders are not liable to make any further payment after they have paid the price on the purchase of units.

The fund qualifies as an alternative investment fund ("AIF") in accordance with the directive 2011/61/EU ("AIFMD") of the European parliament.

Service providers

	Name	Address	Regulator
Authorised Fund Manager and Alternative Investment Fund Manager (AIFM)	Henderson Investment Funds Limited Member of the Investment Association The ultimate holding company is Janus Henderson Group plc.	Registered Office: 201 Bishopsgate, London EC2M 3AE Registered in England No 2678531 Telephone - 020 7818 1818 Dealing - 0845 608 8703 Enquiries - 0800 832 832	Authorised and regulated by the Financial Conduct Authority (FCA)
Directors of the Authorised Fund Manager	C Chaloner R Chaudhuri (from 27.09.17) G Foggin G Kitchen H J de Sausmarez M Skinner (to 29.06.17) P Wagstaff		
Investment Adviser	Henderson Global Investors Limited The Ultimate Holding Company is Janus Henderson Group plc.	201 Bishopsgate, London EC2M 3AE	Authorised and regulated by the Financial Conduct Authority
Unitholder Administrator	DST Financial Services Europe Limited	DST House St Nicholas Lane Basildon Essex SS15 5FS	Authorised and regulated by the Financial Conduct Authority
Depositary/Trustee	National Westminster Bank plc The Ultimate Holding Company is Royal Bank of Scotland plc.	135 Bishopsgate London EC2M 3UR	Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority
Independent Auditor	PricewaterhouseCoopers LLP	141 Bothwell Street Glasgow G2 7EQ	Institute of Chartered Accountants in England and Wales
Legal Adviser	Eversheds LLP	One Wood Street London EC2V 7WS	The Law Society

Authorised Fund Manager's report (continued)

Investment Fund Managers

Marcus Langlands Pearse and Ainslie McLennan

Investment objective and policy

It is intended that the fund will be a feeder fund for the Henderson UK Property PAIF (the "Company") at all times. The Company is an open-ended investment company constituted as a non-UCITS retail scheme qualifying as a PAIF.

The objective of the fund is to achieve a high income together with some growth of both income and capital by investing solely in the Company.

The investment policy of the fund means that it may be appropriate for it to hold cash or near cash. This will only occur where the Manager reasonably regards it as necessary to enable the pursuit of the fund's objective, redemption of Units, efficient management of the fund in accordance with its objective, or for purposes ancillary to its objective.

Performance summary

Cumulative performance

	Six months	One year	Since launch
	31 May 17 - 30 Nov 17	30 Nov 16 - 30 Nov 17	27 May 16 [†] - 30 Nov 17
	%	%	%
Henderson UK Property PAIF Feeder Fund	3.6	6.9	5.0
IA OE Property Sector Average	1.8	7.5	12.7

Discrete performance

	30 Nov 16 - 30 Nov 17	27 May 16 [†] - 30 Nov 16
	%	%
Henderson UK Property PAIF Feeder Fund	6.9	(1.7)

Source: Morningstar, bid to bid, net of fees as at 12 noon valuation point, GBP, based on class A accumulation.

[†]Inception date

Benchmark values are at close of business.

Please remember that past performance is not a guide to future performance. The value of an investment and the revenue from it can fall as well as rise as a result of market and currency fluctuations and you may not get back the amount originally invested.

Authorised Fund Manager's report (continued)

Property overview

The UK commercial property market remained stable over the six-month period, with the fundamentals of commercial property looking attractive for its income credentials. The resilience of the UK commercial real estate market, in terms of the investment volumes and performance, surpassed most commentators' expectations since the 'Brexit' referendum, given the domestic and external headwinds expected. However, the combination of an investor desire for yield and the weakness of sterling buoyed property returns and market projections.

Portfolio review

As at 30 November 2017, the fund was valued at £2.96bn. The fund ended the period holding 87 properties, which accounted for 74.2% of the portfolio's value; 21.8% was held in cash and 4.0% in property securities. The sector breakdown showed retail at 25.6%, offices at 15.7%, industrials at 20.8% and alternatives, which includes leisure, at 12.1%.

The average lease term on the fund, weighted by income, was 10.2 years, and the vacancy rate stood at 4.9%** versus the Investment Property Databank (IPD) average of around 6.9%. The geographical focus remained biased towards London and the South East (61.9%).

The top 10 tenants include well-known corporate names such as Sainsbury's, The London Fire and Emergency Planning Authority (Government tenant), Asda, as well as multi-national companies such as Kuehne & Nagel. The IPD IRIS portfolio reviewing service judged the fund to have a strong tenant base with a low risk income rating (top quartile) versus the IPD UK Quarterly Universe Benchmark.

** Excluding development sites (figures as at September 2017, IPD Benchmark Report 2017Q3, IPD Quarterly Benchmark Index 2017Q3)

Acquisitions and disposals

Please refer to Henderson UK Property PAIF for detail of acquisitions and disposals within the period under review.

Outlook

The fund has been positioned with the aim of being steady in terms of income. The balance of the portfolio and strength of the tenant base in the fund should result in it having a robust profile. The significant downward weighting in 2016 towards London offices should be helpful in protecting the overall capital value of the portfolio, as this is the one sector of the market that has had a forecast decline over the next 24 months. That said, if currency conditions continue to favour the overseas investor looking to buy sterling denominated assets, it is possible that this decline is not realised anytime soon. The investment team managing the fund continue to believe that it is well positioned within individual properties and sectors of the markets that should offer income and capital resilience over the coming year.

Comparative tables for the six months ended 30 November 2017

	Class A accumulation	
	30/11/17 (pence per unit)	31/05/17 (pence per unit)
Change in net assets per unit		
Opening net asset value per unit	214.09	209.64 ¹
Return before operating charges*	9.49	7.89
Operating charges	(1.79)	(3.44)
Return after operating charges*	7.70	4.45
Distributions on accumulation units	(3.47)	(6.67)
Retained distributions on accumulation units	3.47	6.67
Closing net asset value per unit	221.79	214.09
* after direct transaction costs of:	-	-
Performance		
Return after charges	3.60%	2.12%
Other information		
Closing net asset value (£000s)	265,400	277,317
Closing number of units	119,661,762	129,531,704
Operating charges (annualised)	1.65%	1.65%
Direct transaction costs	0.00%	0.00%
Prices		
Highest unit price (pence)	240.48	223.71
Lowest unit price (pence)	212.45	197.32

¹The fund launched on 27 May 2016 and this is the first published price.

	Class A income	
	30/11/17 (pence per unit)	31/05/17 (pence per unit)
Change in net assets per unit		
Opening net asset value per unit	99.47	99.67 ¹
Return before operating charges*	4.31	4.55
Operating charges	(0.82)	(1.62)
Return after operating charges*	3.49	2.93
Distributions on income units	(1.59)	(3.13)
Closing net asset value per unit	101.37	99.47
* after direct transaction costs of:	-	-
Performance		
Return after charges	3.51%	2.94%
Other information		
Closing net asset value (£000s)	59,469	62,243
Closing number of units	58,662,857	62,573,715
Operating charges (annualised)	1.65%	1.65%
Direct transaction costs	0.00%	0.00%
Prices		
Highest unit price (pence)	109.91	105.28
Lowest unit price (pence)	97.84	93.81

¹The fund launched on 27 May 2016 and this is the first published price.

Comparative tables (continued)

	Class G income	
	30/11/17 (pence per unit)	31/05/17 (pence per unit)
Change in net assets per unit		
Opening net asset value per unit	54.83	54.89 ¹
Return before operating charges*	2.38	2.02
Operating charges	(0.20)	(0.40)
Return after operating charges*	2.18	1.62
Distributions on income units	(0.86)	(1.68)
Closing net asset value per unit	56.15	54.83
* after direct transaction costs of:	-	-
Performance		
Return after charges	3.98%	2.95%
Other information		
Closing net asset value (£000s)	103	100
Closing number of units	182,878	182,878
Operating charges (annualised)	0.73%	0.73%
Direct transaction costs	0.00%	0.00%
Prices		
Highest unit price (pence)	58.33	55.24
Lowest unit price (pence)	54.34	51.72

¹The fund launched on 27 May 2016 and this is the first published price.

	Class I accumulation	
	30/11/17 (pence per unit)	31/05/17 (pence per unit)
Change in net assets per unit		
Opening net asset value per unit	130.44	127.01 ¹
Return before operating charges*	5.72	4.49
Operating charges	(0.55)	(1.06)
Return after operating charges*	5.17	3.43
Distributions on accumulation units	(2.05)	(3.93)
Retained distributions on accumulation units	2.05	3.93
Closing net asset value per unit	135.61	130.44
* after direct transaction costs of:	-	-
Performance		
Return after charges	3.96%	2.70%
Other information		
Closing net asset value (£000s)	1,206,679	1,174,152
Closing number of units	889,841,605	900,121,055
Operating charges (annualised)	0.84%	0.84%
Direct transaction costs	0.00%	0.00%
Prices		
Highest unit price (pence)	140.06	129.62
Lowest unit price (pence)	129.56	119.66

¹The fund launched on 27 May 2016 and this is the first published price.

Comparative tables (continued)

	Class I income	
	30/11/17 (pence per unit)	31/05/17 (pence per unit)
Change in net assets per unit		
Opening net asset value per unit	110.98	110.48 ¹
Return before operating charges*	4.76	4.78
Operating charges	(0.46)	(0.91)
Return after operating charges*	4.30	3.87
Distributions on income units	(1.73)	(3.37)
Closing net asset value per unit	113.55	110.98
* after direct transaction costs of:	-	-
Performance		
Return after charges	3.87%	3.50%
Other information		
Closing net asset value (£000s)	436,093	462,756
Closing number of units	384,043,439	416,978,334
Operating charges (annualised)	0.84%	0.84%
Direct transaction costs	0.00%	0.00%
Prices		
Highest unit price (pence)	117.28	111.20
Lowest unit price (pence)	109.29	104.09

¹The fund launched on 27 May 2016 and this is the first published price.

	Class U2 accumulation	
	30/11/17 (pence per unit)	31/05/17 (pence per unit) per unit
Change in net assets per unit		
Opening net asset value per unit	60.00	58.21 ¹
Return before operating charges*	2.60	2.17
Operating charges	(0.20)	(0.38)
Return after operating charges*	2.40	1.79
Distributions on accumulation units	(0.94)	(1.78)
Retained distributions on accumulation units	0.94	1.78
Closing net asset value per unit	62.40	60.00
* after direct transaction costs of:	-	-
Performance		
Return after charges	4.00%	3.08%
Other information		
Closing net asset value (£000s)	117,481	91,411
Closing number of units	188,272,324	152,348,315
Operating charges (annualised)	0.66%	0.66%
Direct transaction costs	0.00%	0.00%
Prices		
Highest unit price (pence)	64.30	59.61
Lowest unit price (pence)	59.45	54.85

¹The fund launched on 27 May 2016 and this is the first published price.

Comparative tables (continued)

	Class U2 income	
	30/11/17 (pence per unit)	31/05/17 (pence per unit)
Change in net assets per unit		
Opening net asset value per unit	54.50	54.04 ¹
Return before operating charges*	2.31	2.44
Operating charges	(0.18)	(0.35)
Return after operating charges*	2.13	2.09
Distributions on income units	(0.84)	(1.63)
Closing net asset value per unit	55.79	54.50
* after direct transaction costs of:	-	-
Performance		
Return after charges	3.91%	3.87%
Other information		
Closing net asset value (£000s)	70	68
Closing number of units	126,460	125,233
Operating charges (annualised)	0.66%	0.66%
Direct transaction costs	0.00%	0.00%
Prices		
Highest unit price (pence)	57.49	54.39
Lowest unit price (pence)	53.55	50.93

¹The fund launched on 27 May 2016 and this is the first published price.

Direct transaction costs are stated after deducting the proportion of the amounts collected from dilution adjustments that relate to direct transaction costs.

Performance values are at close of business and may differ from the performance summary.

Operating charges

Operating charges are expenses associated with the maintenance and administration of the fund on a day-to-day basis that are actually borne by the unit class.

Unit class launches and closures

There were no unit classes launched or closed in the period.

Real estate expense ratio and ongoing charge figure

The real estate expense ratio (REER) is comprised of the Ongoing charge figure (OCF) of the fund and the Property expense ratio (PER) of Class F gross accumulation of Henderson UK Property PAIF. The OCF is based on the total expenses excluding any property related expenses included within the financial statements for the period and the PER is based on the daily property expenses of Class F gross accumulation of Henderson UK Property PAIF. The expense ratios are as indicated below:

	30/11/17	31/05/17
	%	%
Class A¹		
Non-property expense ratio - OCF	1.65	1.65
Property expense ratio	0.37	0.34
Real estate expense ratio	2.02	1.99
Class G¹		
Non-property expense ratio - OCF	0.73	0.73
Property expense ratio	0.37	0.34
Real estate expense ratio	1.10	1.07
Class I¹		
Non-property expense ratio - OCF	0.84	0.84
Property expense ratio	0.37	0.34
Real estate expense ratio	1.21	1.18
Class U2¹		
Non-property expense ratio - OCF	0.66	0.66
Property expense ratio	0.37	0.34
Real estate expense ratio	1.03	1.00

The OCF represents the total fund expenses paid by the fund in the period against its average net asset value. The PER represents the total property expenses paid by Class F gross accumulation of Henderson UK Property PAIF in the period against its average net asset value.

The OCF includes a synthetic element of 0.03% (31/05/17: 0.03%) to incorporate the OCF of Class F gross accumulation of Henderson UK Property PAIF. The PER presented is the PER of Class F gross accumulation of Henderson UK Property PAIF.

The OCF is calculated in accordance with guidelines issued by the European Securities and Markets Authority (ESMA).

This fund is a non-UCITS retail fund and we have adopted this disclosure to enable comparison across our fund range.

¹ The fund launched on 27 May 2016.

Risk and reward profile

The fund currently has 7 types of units in issue, Class A (income and accumulation), Class I (income and accumulation), Class G income and Class U2 (income and accumulation).

The value of an investment in the fund can go up or down. When you sell your units they may be worth less than you paid for them.

Please note that:

- The Henderson UK Property PAIF (the “Company”) focuses on a particular asset class
- The Henderson UK Property PAIF (the “Company”) focuses on a particular country

The fund is a feeder fund for Henderson UK Property PAIF (the “Company”). The risks associated with the Company are detailed below. These could be triggered or made worse by unusual market conditions or unpredictable market events.

Active management risk Active management techniques that have worked well in normal market conditions could prove ineffective or detrimental at other times.

Industry risk The Company’s value may fall where it has concentrated exposure to a type of security that is heavily affected by an adverse event.

Counterparty risk The Company could lose money if a counterparty with which it trades becomes unwilling or unable to meet its obligations to the fund.

Derivatives risk Derivatives use exposes the fund to risks different from, and potentially greater than, the risks associated with investing directly in securities and may therefore result in additional loss, which could be significantly greater than the cost of the derivative.

Dual priced spread risk This fund is dual priced. When the fund is growing in size the prices at which you buy or sell shares in the fund will incorporate the transaction costs incurred in buying physical properties. When the fund is shrinking in size the prices that you buy or sell shares in the fund at will incorporate the transaction costs incurred in selling physical properties. The difference between these prices is called the ‘creation - cancellation price spread’. This spread is currently c. 5% and reflects the high transaction costs of buying and selling commercial property. Typically the buying price of an individual commercial property can be 7-8% higher than the selling price. The spread of the fund is not fixed and may vary over time depending on the composition of the fund.

Hedging risk Measures that the Company takes that are designed to reduce the impact of certain risks may not be available or may be ineffective.

Leverage risk Leverage arises from entering into contracts or derivatives whose terms have the effect of magnifying an outcome, meaning profits and losses from investment can be greater.

Liquidity risk The fund contains assets which may be hard to value or sell at the time and price intended. In particular, property investments may take a considerable time to sell. When many investors want to sell their shares, the fund may have to delay processing requests so that certain assets or properties can be sold first.

Property credit risk Tenants in the Company’s properties may become unable to pay their rent. As a result, the fund’s income may be impacted and further costs incurred.

Property value risk Property values can go up and down and in extreme market conditions property values may move more significantly than bonds or shares. Valuations are determined by independent property experts. The valuation of property is generally a matter of valuer’s opinion. The amount raised when a property is sold may be less than the valuation.

The full list of the Company’s risks are contained in the “Risk Warnings” section of the fund’s prospectus.

Portfolio statement as at 30 November 2017

Holding	Investment	Market value £000	Percentage of total net assets %
	Collective Investment Scheme 100.35% (31/05/2017: 100.37%)		
1,968,421,219	Henderson UK Property PAIF Class F gross accumulation +~	2,092,658	100.35
	Investment assets	2,092,658	100.35
	Other net liabilities	(7,363)	(0.35)
	Total net assets	2,085,295	100.00

+ A related party to the fund
~ Unquoted

Statement of total return (unaudited) for the six months ended 30 November 2017

	01/06/17 - 30/11/17		27/05/16 - 30/11/16	
	£000	£000	£000	£000
Income				
Net capital gains / (losses)		55,170		(122,003)
Revenue	37,862		43,881	
Expenses	(9,788)		(11,505)	
Net revenue before taxation	28,074		32,376	
Taxation	(4,909)		(5,983)	
Net revenue after taxation		23,165		26,393
Total return before distributions		78,335		(95,610)
Distributions		(32,274)		(37,110)
Change in net assets attributable to unitholders from investment activities		46,061		(132,720)

Statement of change in net assets attributable to unitholders

(unaudited) for the six months ended 30 November 2017

	01/06/17 - 30/11/17		Restated 27/05/16 - 30/11/16	
	£000	£000	£000	£000
Opening net assets attributable to unitholders*		2,068,047		-¹
Amounts receivable on issue of units [^]	126,192		3,251,621	
Amounts payable on cancellation of units [^]	(179,156)		(982,555)	
		(52,964)		2,269,066
Dilution adjustment [^]		(123)		5,579
Change in net assets attributable to unitholders from investment activities		46,061		(132,720)
Retained distributions on accumulation units		24,274		25,758
Unclaimed distributions		-		-
Closing net assets attributable to unitholders		2,085,295		2,167,683

* The opening net assets attributable to unitholders for the current period do not equal the closing net assets attributable for the comparative period as they are not consecutive periods.

[^] Prior period restated, see page 13 for details

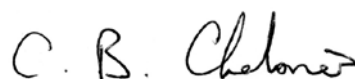
¹The fund launched on 27 May 2016

Balance sheet (unaudited) as at 30 November 2017

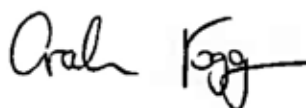
	30/11/17 £000	31/05/17 £000
Assets:		
Investments	2,092,658	2,075,642
Current assets:		
Debtors	13,413	5,013
Cash and bank balances	4,666	5,526
Total assets	2,110,737	2,086,181
Liabilities:		
Creditors:		
Distribution payable	3,962	4,611
Other creditors	21,480	13,523
Total liabilities	25,442	18,134
Net assets attributable to unitholders	2,085,295	2,068,047

Directors' statement

In accordance with the requirements of the Financial Conduct Authority's Collective Investment Schemes sourcebook, we hereby certify the investment report and financial statements on behalf of the Directors of Henderson Investment Funds Limited.



G Foggin
(Director)



C Chaloner
(Director)

29 January 2018

Notes to the financial statements for the six months ended 30 November 2017

Accounting policies

The accounting policies, distribution policy and potential risks are consistent with those of the financial statements for the period 27 May 2016 to 31 May 2017 and are described in those annual accounts with the exception of the policy below.

A prior period adjustment has been made to the Statement of change in net asset attributable to unitholders on page 11 to show Dilution adjustments of £5,578,975 charged on the issue and cancellation of units separately. Of the £5,578,975 adjustment, £71,648 was previously included in Amounts receivable on issue of units and £5,650,623 was previously included in Amounts payable on cancellation of units in the Statement of change in net assets attributable to unitholders.

Events after the Balance sheet date

On 15 December 2017, the fund changed its name from Henderson UK Property PAIF Feeder Fund to Janus Henderson UK Property PAIF Feeder Fund.

Distribution tables for the six months ended 30 November 2017 (in pence per unit)

Interim dividend distribution (accounting date 31 August 2017, paid on 31 October 2017)

Group 1: units purchased prior to 1 June 2017

Group 2: units purchased on or after 1 June 2017

	Distribution per unit	Equalisation	Total distribution per unit 31/10/17	Total distribution per unit 31/10/16
Class A accumulation				
Group 1	1.6507	-	1.6507	1.8085
Group 2	0.9076	0.7431	1.6507	1.8085
Class A income				
Group 1	0.7601	-	0.7601	0.8596
Group 2	0.4642	0.2959	0.7601	0.8596
Class G income				
Group 1	0.4100	-	0.4100	0.4604
Group 2	0.4100	-	0.4100	0.4604
Class I accumulation				
Group 1	0.9743	-	0.9743	1.0636
Group 2	0.5060	0.4683	0.9743	1.0636
Class I income				
Group 1	0.8218	-	0.8218	0.9250
Group 2	0.4162	0.4056	0.8218	0.9250
Class U2 accumulation				
Group 1	0.4462	-	0.4462	0.4855
Group 2	0.2235	0.2227	0.4462	0.4855
Class U2 income				
Group 1	0.4018	-	0.4018	0.4507
Group 2	0.1456	0.2562	0.4018	0.4507

Distribution tables (continued)

Interim dividend distribution (accounting date 30 November 2017, paid on 31 January 2018)

Group 1: units purchased prior to 1 September 2017

Group 2: units purchased on or after 1 September 2017

	Distribution per unit	Equalisation	Total distribution per unit 31/01/18	Total distribution per unit 31/01/17
Class A accumulation				
Group 1	1.8184	-	1.8184	1.4704
Group 2	0.7908	1.0276	1.8184	1.4704
Class A income				
Group 1	0.8311	-	0.8311	0.6927
Group 2	0.3461	0.4850	0.8311	0.6927
Class G income				
Group 1	0.4509	-	0.4509	0.3706
Group 2	0.4509	-	0.4509	0.3706
Class I accumulation				
Group 1	1.0799	-	1.0799	0.8621
Group 2	0.5446	0.5353	1.0799	0.8621
Class I income				
Group 1	0.9043	-	0.9043	0.7433
Group 2	0.4740	0.4303	0.9043	0.7433
Class U2 accumulation				
Group 1	0.4954	-	0.4954	0.3830
Group 2	0.2633	0.2321	0.4954	0.3830
Class U2 income				
Group 1	0.4429	-	0.4429	0.3525
Group 2	0.1472	0.2957	0.4429	0.3525

Further Information

Unitholder enquiries

If you have any queries about your fund holding, either contact your professional adviser or telephone us on one of the numbers below:

For dealing enquiries including buying and selling units please telephone at local rate: **0845 608 8703**

The following line is also available:

Client Services: 0800 832 832

or you can contact us via e-mail at **support@janushenderson.com**

We may record telephone calls for our mutual protection and to improve customer service.

We may record telephone calls for our mutual protection, to improve customer service and for regulatory record keeping purposes.

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