

**Janus Henderson HzGbPrEq H2 A£**
**Fund Information**
**Sector**

Property - International

**Manager's Name**

 Guy Barnard  
 Tim Gibson  
 Greg Kuhl

**Date Manager Appointed**

Sep 2009

**Launch Date**

Nov 2015

**Fund Size(£m)**

£1023.44

**Yield\* (See page2)**

0.00 %

**XD Dates**

Jun 28, Oct 01

**Last Distribution**

 28/06/19 (XD Date)  
 28/06/19 (Pay Date)  
 0.41(Distribution)

**OCF**

1.09 %

**Morningstar Analyst Rating**

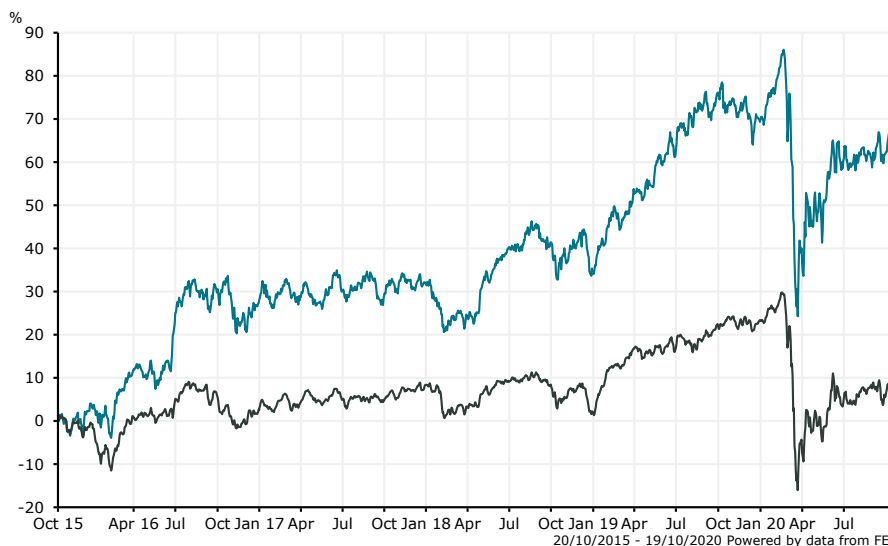
N/A

**FE Crown Rating**

**Fund Aim**

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.

**Sector:** Property - International

**Performance**


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**Discrete Performance - 12 months to 31/12/19**

	2019	2018	2017	2016	2015
Fund	26.32	1.51	3.68	22.53	5.11
Stock Sector Average	20.72	-5.71	5.60	3.37	4.32

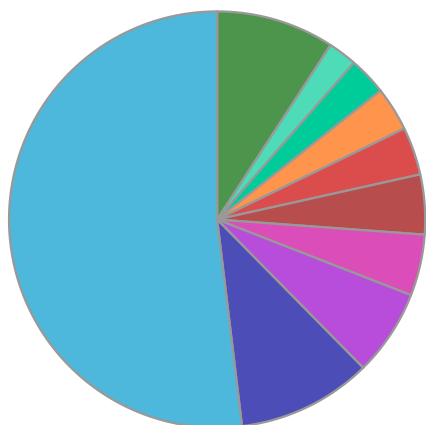
**Cumulative Performance to 30/09/20**

	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs
Fund	-7.98	14.67	26.14	24.88	68.49
Stock Sector Average	-13.68	-2.51	0.88	-0.24	11.20

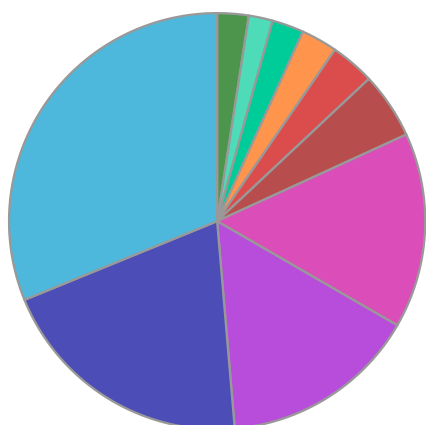
**Performance Analysis - Annualised 3 years**

	Growth Rate %	Volatility	Alpha	Beta	Sharpe
Fund	8.05	14.95	7.85	0.91	0.30
Stock Sector Average	0.29	14.86	0.00	1.00	0.00

## Fund Composition



	(%)
USA	51.91
Japan	10.47
Germany	6.70
UK	4.76
Australia	4.64
Hong Kong	3.72
Money Market	3.43
Canada	2.95
China	2.24
Others	9.18



	(%)
Industrial - Property	31.17
Real Estate	20.18
Residential - Property	15.31
Other - Property	15.18
Other - Property	5.15
Money Market	3.43
Hotels - Property	2.82
Computers	2.46
Building & Construction	1.86
Others	2.44

## Largest Holdings

Holdings	(%)
PROLOGIS INC	6.66
VICI PPTYS INC	3.59
SUN COMMUNITIES INC	3.39
DEUTSCHE WOHNEN SE	3.28
INVITATION HOMES INC	3.13

Holdings	(%)
REXFORD INDUSTRIAL REALTY INC	2.98
ALEXANDRIA REAL ESTATE EQUITIES INC	2.98
American Homes 4 Rent	2.79
DUKE REALTY CORP	2.78
MITSUI FUDOSAN	2.64

\* Data supplied by fund managers regarding fixed interests funds may not specify yield type. As the provision of redemption yield is an FCA regulatory requirement Novia assumes these are used.

## Important Information

Performance details and yields are as at 30/09/2020. Performance figures are inclusive of net reinvested income. Source: FE. This document is designed only for professional investors and experienced advisers. The value of investments and the income gained may fluctuate. Investors may not get back the full amount invested. Past performance is not a guide to the future.