

Janus Henderson HrznGbPrEq 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)

£1894.49

Yield* (See page2)

0.00 %

XD Dates

Jul 01, Jun 28

Last Distribution

 01/07/21 (XD Date)
 20/07/21 (Pay Date)
 0.38(Distribution)

OCF

1.08 %

Morningstar Analyst Rating

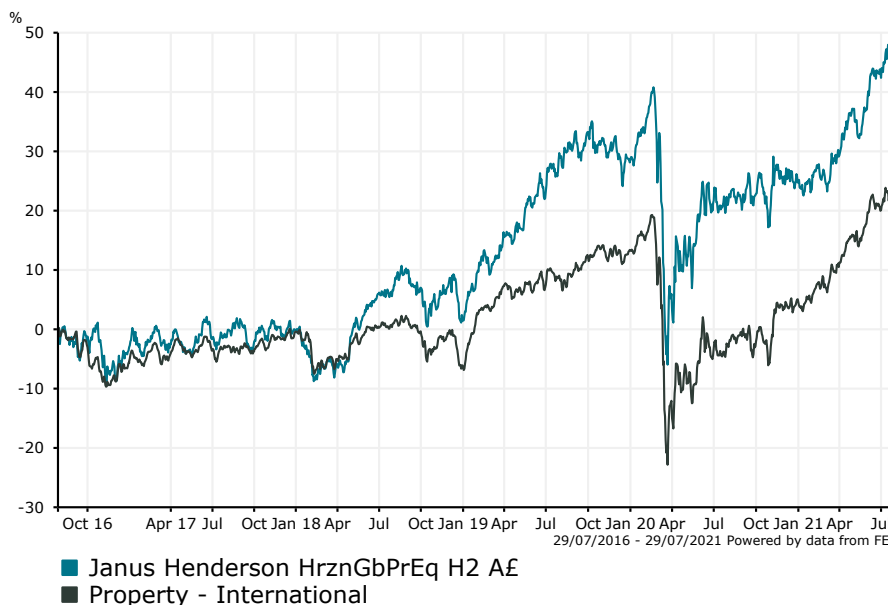
N/A

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

Discrete Performance - 12 months to 31/12/20

	2020	2019	2018	2017	2016
Fund	-2.65	26.32	1.51	3.68	22.53
Stock Sector Average	-7.33	20.72	-5.71	5.60	3.37

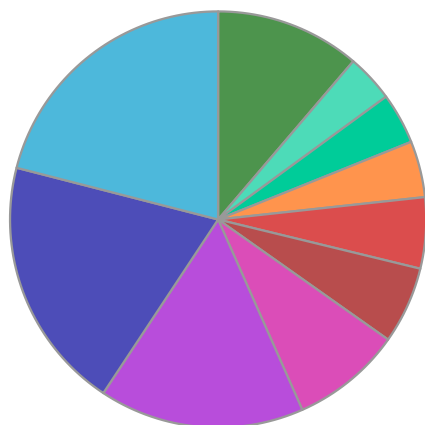
Cumulative Performance to 30/06/21

	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs
Fund	18.10	17.29	35.16	45.63	54.64
Stock Sector Average	25.40	12.09	19.42	24.46	25.26

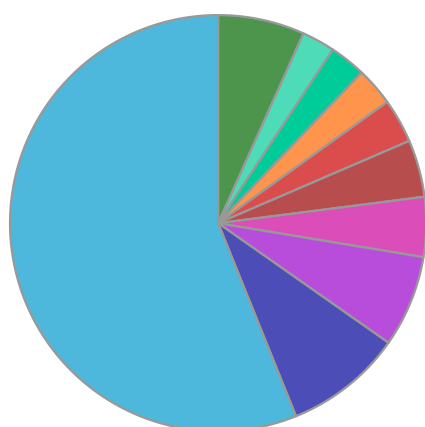
Performance Analysis - Annualised 3 years

	Growth Rate %	Volatility	Alpha	Beta	Sharpe
Fund	10.56	15.40	5.04	0.88	0.46
Stock Sector Average	6.09	15.91	0.00	1.00	0.16

Fund Composition



	(%)
Real Estate	21.00
Industrial - Property	19.70
Residential - Property	15.93
Offices - Property	8.58
Other - Property	5.99
Retail - Property	5.52
Hotels - Property	4.37
Property Shares	3.96
Health Care - Property	3.70
Others	11.25



	(%)
USA	56.10
Japan	9.16
Germany	7.13
UK	4.64
Hong Kong	4.44
Money Market	3.43
Singapore	2.98
Australia	2.82
China	2.57
Others	6.73

Largest Holdings

Holdings	(%)
PROLOGIS INC	6.84
SUN COMMUNITIES INC	3.87
VICI PPTYS INC	3.80
ALEXANDRIA REAL ESTATE EQUITIES INC	3.63
MITSUI FUDOSAN	3.25

Holdings	(%)
UDR INC	3.13
DUKE REALTY CORP	3.11
ESSEX PROPERTY TRUST INC USD0.0001	2.86
INVITATION HOMES INC	2.84
SPIRIT REALTY CAPITAL	2.53

* 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 30/06/2021. 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.