

# Global Property Equities Fund A2 USD

## Fund facts at 30 April 2021

### Structure

Luxembourg SICAV

### Fund managers

Guy Barnard, CFA  
Tim Gibson  
Greg Kuhl, CFA

### Fund Launch date

3 January 2005

### Share class launch date

3 January 2005

### Base currency (Additional)

USD (EUR, GBP)

### Benchmark

FTSE EPRA Nareit Developed Index

### Minimum investment (USD)

2,500

### Fund size (USD)

1.47bn

### NAV (USD)

A2 : 28.71

### Last dividend

n/a

### Trading Frequency

Daily

### Codes

A3q USD (Distribution Share)  
ISIN: LU0209137206

A2 USD (Accumulation Share)  
ISIN: LU0209137388

Bloomberg: HHGPEA2 LX

A4m USD (Distribution Share)  
ISIN: LU2065174687

### Ratings

Morningstar rating: ★★★★★

Source: Morningstar,  
at 30 April 2021

### Published NAV

www.janushenderson.com

### Fee

Management Fee: 1.2% pa  
Performance Fee: 10% with High  
Water Mark principle, please refer  
to the offering documents for  
details

Initial Charge: Up to 5%

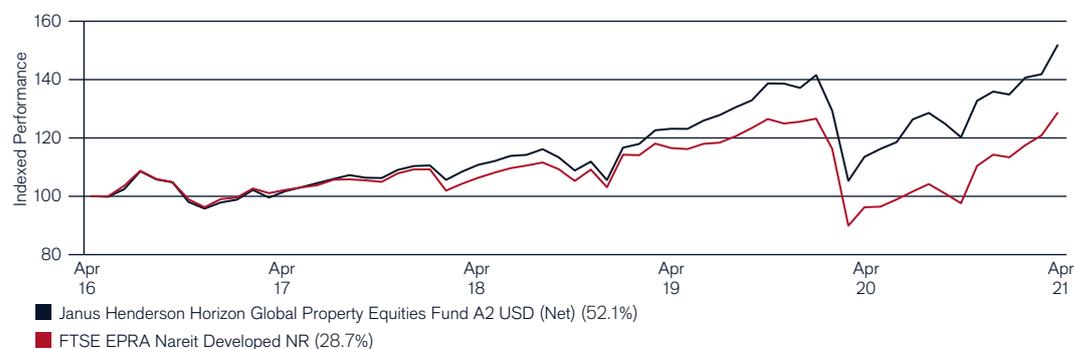
- The Fund invests at least 80% in equity or equity-related instruments of companies or Real Estate Investment Trusts ("REITs") (or their equivalents) listed or traded on a regulated market, which derive the main part of their revenue from engaging in real estate businesses.
- Investments involve varying degree of investment risks (e.g. liquidity, market, economic, political, regulatory, taxation, financial, interest rate, hedging and currency risks). In extreme market conditions, you may lose your entire investment.
- Investments in financial derivatives instruments ("FDIs") (such as futures, options, forwards and warrants) involve specific risks (e.g. counterparty, liquidity, leverage, volatility, valuation and over-the-counter transaction risk). The Fund may use FDIs to reduce risk and to manage the Fund more efficiently.
- The Fund's investments are concentrated in property sector and may subject to higher concentration risk.
- The Fund may invest in Eurozone (in particular Portugal, Italy, Ireland, Greece and Spain) securities and may suffer from European sovereign debt crisis risk.
- In respect of distribution share classes of the Fund, the directors may at its discretion pay distributions (i) out of gross investment income and net realised/ unrealised capital gains while charging all or part of the fees and expenses to the capital, resulting in an increase in distributable income for the payment of distributions and therefore, the Fund may effectively pay distributions out of capital; and (ii) additionally for sub-class 4 of the Fund, out of original capital invested. This amounts to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment, and may result in an immediate reduction of the Fund's net asset value per share.
- The investment decision is yours. If you are in any doubt about the contents of this document, you should seek independent professional financial advice.
- Investors should not only base on this document alone to make investment decisions and should read the offering documents including the risk factors for further details.

## Investment Objective and Strategy

The Fund aims to provide capital growth over the long term. 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 of any size, in any country which will derive the main part of their revenue from owning, developing and managing real estate.

## Performance in USD

Percentage growth, 30 Apr 16 to 30 Apr 21.



Source: at 30 April 2021. ©2021 Morningstar. All rights reserved, on a bid to bid basis, with gross income reinvested, rebased at 100.

Cumulative performance % change	A2	Index
1 month	7.0	6.4
YTD	11.8	12.6
1 year	33.9	33.8
5 years	52.1	28.7
Since inception	187.1	157.7

Source: at 30 April 2021. ©2021 Morningstar. All rights reserved, on a bid to bid basis, with gross income reinvested.

Discrete year performance % change	A2	Index
2020	-0.9	-9.0
2019	30.1	21.9
2018	-4.4	-5.6
2017	12.8	10.4
2016	2.0	4.1

Source: at 31 December 2020. ©2021 Morningstar. All rights reserved, on a bid to bid basis, with gross income reinvested.

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**Past performance is not a guide to future performance.**

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(continued)

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		

## 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.

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