

Asia-Pacific Property Income Fund A2 USD

Fund facts at 28 February 2021

Structure

Luxembourg SICAV

Fund manager

Tim Gibson
Xin Yan Low

Fund Launch date

3 October 2005

Share class launch date

3 October 2005

Base currency (Additional)

USD (EUR)

Benchmark

FTSE EPRA Nareit Developed
Asia Dividend Plus Index

Minimum investment (USD)

2,500

Fund size (USD)

38.35m

NAV (USD)

A2 : 20.54

Last dividend

n/a

Trading Frequency

Daily

Codes

A3 USD (Distribution Share)
ISIN: LU0229494629

A2 USD (Accumulation Share)

ISIN: LU0229494975

Bloomberg: HENAPAA LX

Ratings

Morningstar rating: ★★★★★

Source: Morningstar,
at 28 February 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: 5%

- The Fund invests at least 75% in equities or equity-related instruments of real estate companies or 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 in the Asia-Pacific region.
- 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 the Asia-Pacific region and property sector and may subject to higher concentration risk.
- In respect of distribution shares classes of the Fund, the directors may at its discretion pay distributions out of gross income and net realized/unrealized 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. 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

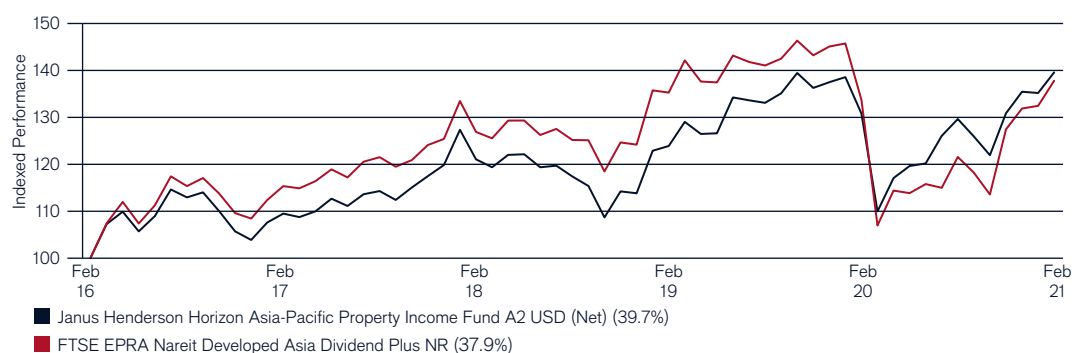
The Fund aims to provide a sustainable level of income, with a dividend yield higher than that of the FTSE EPRA Nareit Developed Asia Dividend Plus Index, plus the potential for capital growth over the long term. The Fund invests at least 75% of its assets in a concentrated portfolio of shares (equities) and equity-related securities of real estate investment trusts (REITs) and companies of any size which will derive the main part of their revenue from owning, developing and managing real estate in the Asia Pacific region.

Additional Information

Effective 1 July 2020, the name of Janus Henderson Horizon Asia-Pacific Property Equities Fund changed to Janus Henderson Horizon Asia-Pacific Property Income Fund. Effective 1 July 2020, the benchmark of the Fund was changed from FTSE EPRA Nareit Pure Asia total return net dividend Index (Capital constrained) to FTSE EPRA Nareit Developed Asia Dividend Plus Index. The Fund's investment objective and policy were changed effective 1 July 2020.

Performance in USD

Percentage growth, 28 Feb 16 to 28 Feb 21.



Source: at 28 February 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	3.3	4.1
YTD	3.1	4.5
1 year	6.8	3.0
5 years	39.7	37.9
Since inception	105.4	131.1

Source: at 28 February 2021. ©2021 Morningstar. All rights reserved, on a bid to bid basis, with gross income reinvested.

Discrete year performance		
% change	A2	Index
2020	-1.5	-9.1
2019	20.9	16.9
2018	-5.1	-1.0
2017	15.5	15.7
2016	0.9	6.5

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Past performance is not a guide to future performance.

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(continued)

Janus Henderson
INVESTORS

Top 10 holdings	(%)	Country breakdown	(%)	Sector breakdown	(%)
New World Development	8.0	Japan	39.8	Real Estate	96.0
Wharf Real Estate Investment	5.6	Hong Kong	23.0	Cash	2.1
Nomura Real Estate Master Fund	5.4	Singapore	14.2	Information Technology	1.8
MCUBS MidCity Investment	4.6	Australia	13.7		
Nomura Real Estate	4.5	China	6.3		
Fortune Real Estate Investment Trust	4.4	South Korea	0.8		
Industrial & Infrastructure Fund Investment	4.0	Cash	2.1		
Invesco Office J-Reit	3.8				
Japan Hotel REIT Investment	3.8				
GLP J-Reit	3.8				
Total number of positions	38				

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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The fund is authorised by the SFC under the Code on Unit Trusts and Mutual Funds, but not authorized or regulated under the SFC Code on Real Estate Investment Trusts. The dividend policy of the Fund is not representative of the distribution policy of the underlying REITs. The SFC authorization does not imply official recommendation or endorsement of the Fund nor does it guarantee the commercial merits of the Fund or its performance. It does not mean the Fund is suitable for all investors nor is it an endorsement of its suitability for any particular investor or class of investors.

Portfolio holdings are subject to change without notice.

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Date of issue: March 2021
KH0121(29T)1221.HK.retail