

Detailed Fund Information

Management Group

Janus Henderson Global Investo

Fund Name

SUSP JANUS HENDERSON UK
 PROPERTY PAIF FDR -U ACC

Fund Sector

UK Direct Property

Manager's Name

Marcus Langlands Pearse
 Ainslie McLennan

Fund Launch Date

27-May-2016

Fund Size

£1,398.36 (million)

Bid Price / Offer Price

144.74 p / 151.88 p (Acc)

Yield*

2.90 %

XD Dates

Dec 01, Sep 01, Jun 01, Mar 01

Last Distribution

01/12/20 (XD Date)
 29/01/21 (Pay Date)
 0.9596000000 (Distribution)

Annual Management Charge

0.75 %

Ongoing Charges Figure

(as at 31-01-2021)
 0.84 %

Rebate

Charge basis 1&2 - N/A
 Charge basis 3 - 0.08%
 For further information, see our document
 "Making the cost of investment clear"
 (www.oldmutualwealth.co.uk/charges/SIS)

Morningstar Analyst Rating

-

Rayner Spencer Mills Rating

Rated
 (See footnote for ratings information)

* Fund manager data for fixed interest funds may not identify yield as running or redemption yield. Old Mutual Wealth Ltd and Old Mutual Wealth Life & Pensions Ltd assume these are redemption yields, as their provision is an FCA regulatory requirement.

Important Information

Past performance has been based on prices that include simulated values. All performances are inclusive of any net reinvested income and exclusive of any reinvested rebates. Performance figures and yields are as at 28/02/2021. A minority of funds also feature a performance related fee which is not shown here. Please refer to your Funds List for further information. Source: FE. The value of investments and the income from them can fluctuate (this may partly be the result of exchange rate fluctuations) and investors may not get back the full amount invested. Past performance is not a guide to the future.

Investment Objective

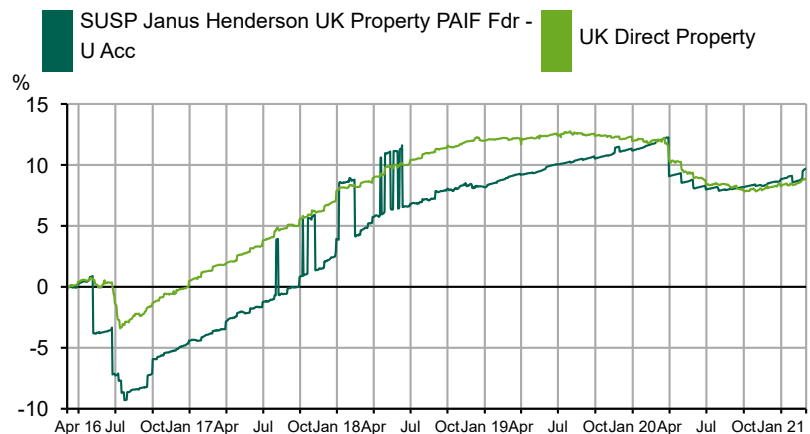
The Fund aims to provide a high and increasing level of income as well as capital growth over the long term (5 years or more). The Fund is a dedicated Feeder Fund to the Janus Henderson UK Property PAIF. The Fund provides exposure to UK commercial real estate by investing (in normal circumstances) solely in the Janus Henderson UK Property PAIF (the Master Fund). The investment returns of the Fund will be very similar to those of the Master Fund, though could differ because the funds are treated differently for tax purposes and because the Fund may not be wholly invested in the Master Fund at all times due to the need to hold cash for administrative purposes (e.g. the payment of fees and distributions). The Fund is actively managed with reference to the IA UK Direct Property sector average, which is based on a peer group of broadly similar funds, as this can provide a useful comparator for assessing the Fund's performance.

Old Mutual Wealth Risk Evaluator as at 28/02/2021

Over 1 year	1	2	3	4	5	6	7	8	9	10
Over 3 year	1	2	3	4	5	6	7	8	9	10
Over 5 year	1	2	3	4	5	6	7	8	9	10

The fund risk score is based on historic volatility, as measured by standard deviation of returns, of the fund over the indicated time period. The historic volatility is then translated to the fund risk level which is a whole number ranging from 1 (least risky) to 10 (most risky). Fund risk scores provide a retrospective view of a fund's volatility, which may vary widely over different time periods, and are not necessarily indicative of a fund's future volatility.

Performance Information



04/03/2016 - 04/03/2021 Powered by data from FE

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Discrete Performance - 12 months to 31/12/20

	2020	2019	2018	2017	2016
Fund	-2.11	2.77	4.08	8.72	-4.27
Stock Sector Average	-3.35	0.01	3.82	7.31	1.30

Cumulative Performance to 28/02/21

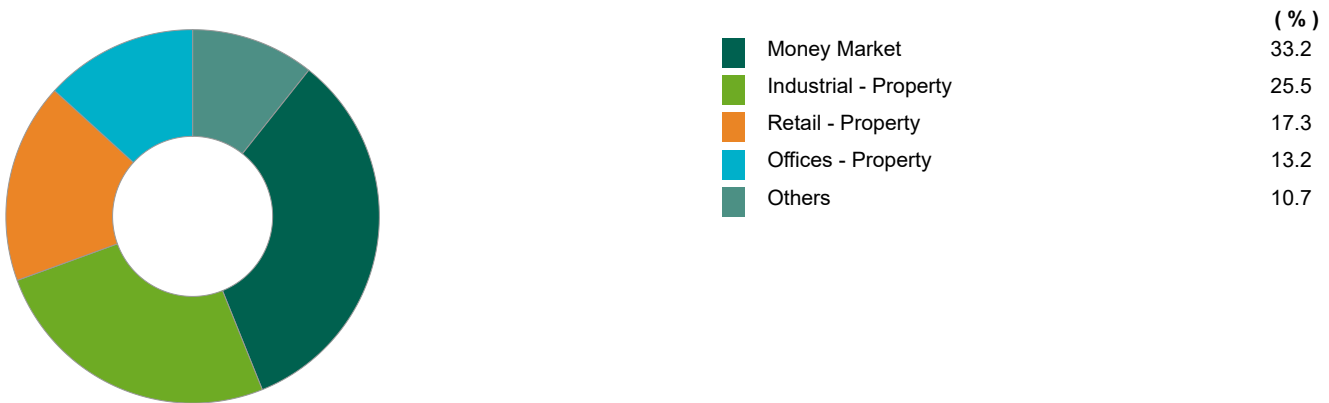
	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs
Fund	-2.09	0.52	4.74	13.72	9.81
Stock Sector Average	-2.71	-2.82	0.36	7.11	8.92

Performance Analysis - Annualised 3 years

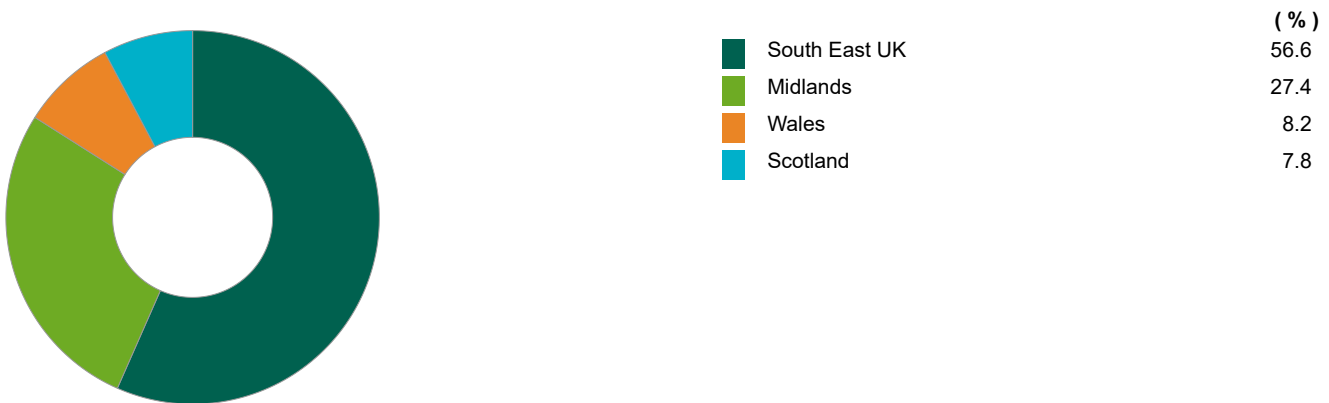
	Growth Rate %	Volatility	Alpha	Beta	Sharpe
Fund	1.56	4.20	1.40	1.84	-0.00
Stock Sector Average	0.12	1.29	0.00	1.00	-0.00

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Breakdown 1



Breakdown 2



Largest Holdings

Holding	(%)	Holding	(%)
CAPITAL BUSINESS PARK, CAMBRIDGE	5.3 %	EDDIE STOBART, RUNCORN	2.2 %
K & N, DERBY COMMERCIAL PARK, DERBY	4.0 %	ROBIN SHOPPING PARK, WIGAN	2.2 %
LONG CRENDON INDUSTRIAL ESTATE, THAME	3.4 %	KIDWELLS PARK, MAIDENHEAD	2.1 %
LUTON, BILTON WAY (ENTITY), LUTON	3.1 %	22-24 WORPLE ROAD, WIMBLEDON	1.8 %
DALTON PARK, MURTON, DURHAM	2.9 %	JCB UNIT, G. PARK BLUE PLANET, STOKE-ON-TRENT	1.7 %

Charts and Table data. Source: FE, as at 31/01/2021

Information Source: FE

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Fund ratings agencies

Morningstar and Rayner Spencer Mills provide industry-leading investment research and fund ratings services. Using slightly different approaches, both are designed to help advisers and their clients identify high quality investments.

Calls may be monitored and recorded for training purposes and to avoid misunderstandings.

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