

Benchmark

Benchmark	IA Property
Benchmark Category	-
IA Sector	Property

Identification Codes

Sedol Code	BYP82D3
Mex Code	-
Isin Code	GB00BYP82D37
Citi Code	N3ME

Fund Overview

Bid (16/06/2022)	171.42p
Offer (16/06/2022)	171.42p
Historic yield	3.30%
Fund size (30/04/2022)	£865.93m
Number of holdings	455
Ongoing Charges	0.85%
Launch date	27/05/2016

Fund Charges

Entry Charge	0.00%
Ongoing Charges	0.85%

Fund Background

Valuation frequency	Daily
Valuation point	12:00
Fund type	OEIC
Launch price	£1.00
Fund currency	Pound Sterling
Fund domicile	United Kingdom
ISA allowable	Yes
SIPP allowable	Yes

Dealing

Minimum Investment	-
Minimum Top Up	-
Minimum Regular Saving	-
Settlement Period: Buy	4 days
Settlement Period: Sell	4 days
Pricing Basis	Forward
Dealing Decimals	-

Distribution Dates

Ex dividend date(s)	Income payment date(s)
01 December	31 January
01 March	30 April
01 June	30 July
01 September	31 October

Aims

To achieve a high income together with some growth of both income & capital through investment solely in shares of the Henderson UK Property PAIF. The Fund may also hold cash or near cash only where necessary to meet redemption requirements.

Performance

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Fund Managers



Name:	Marcus Langlands Pearse	Ainslie McLennan
Manager for:	16 years, 6 months	16 years, 11 months

Group Details

Group name	Janus Henderson Investors
Group address	PO Box 9023 Chelmsford CM99 2WB
Group telephone	0800 832 832
Dealing telephone	0845 608 8703
Email	support@henderson.com
Homepage	www.henderson.com
Fax number	0870 888 3094

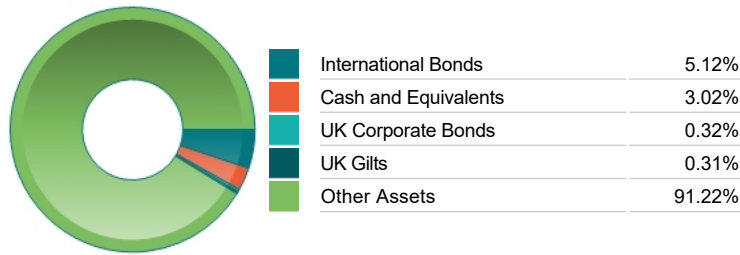
Important Information

- Source of portfolio data: Broadridge. Source of performance data: FE fundinfo. We can't predict the future. Past performance isn't a guide to future performance. The figures shown are intended only to demonstrate performance history of the fund, after allowing for the impact of ongoing charges, but take no account of product charges. Ongoing charges may vary in the future and may be higher than they are now. Fund performance is based upon the movement of the daily price and is shown as total return in GBP with income reinvested. The value of your investment can go down as well as up so you might get back less than you put in.
- This factsheet is for information purposes only. If there is information or terminology included that you would like to discuss, then please contact an adviser. Investors should refer to their policy documentation and supporting brochures for fund availability, investment strategy, any product information and charges. Every care has been taken in populating this output, however it must be appreciated that neither Broadridge, Prudential nor their sources guarantee the accuracy, adequacy or completeness of this information or make any warranties regarding results from its usage

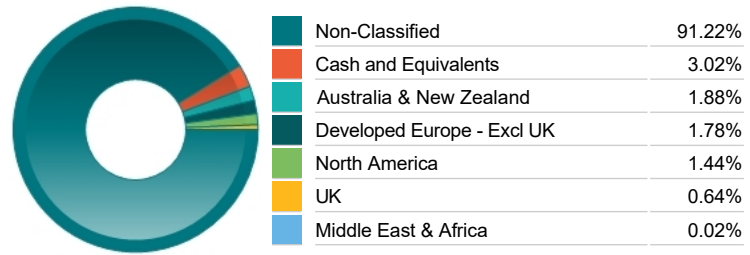
Top 10 Holdings

Name	% Weight	Sector	Country
1 Eddie Stobart Logistics Manor Park Ru 5.543899% 31/12/99 GBP	5.24%	Non-Classified	Non-Classified
2 John Lewis Purley Way Croydon 21.641845% 31/12/99 GBP	3.84%	Non-Classified	Non-Classified
3 Dc2 Crewe 0% 31/12/99 GBP	3.41%	Non-Classified	Non-Classified
4 Trojan Way Croydon 0% 31/12/99 GBP	2.72%	Non-Classified	Non-Classified
5 Laura Ashley Unit Interlink Business Par 5.291% 31/12/99 GBP	2.44%	Non-Classified	Non-Classified
6 Plot 8 Hounslow 0% 31/12/99 GBP	2.23%	Non-Classified	Non-Classified
7 Victoria House E 10.990391% 31/12/99 GBP	2.19%	Non-Classified	Non-Classified
8 Curry's 12 Trojan Way Croydon Dsg Retail 34.98% 31/12/99 GBP	2.05%	Non-Classified	Non-Classified
9 Victoria House W 13.7056245% 31/12/99 GBP	2.01%	Non-Classified	Non-Classified
10 Centron Way Craeley 0% 31/12/99 GBP	1.75%	Non-Classified	Non-Classified

Asset Allocation



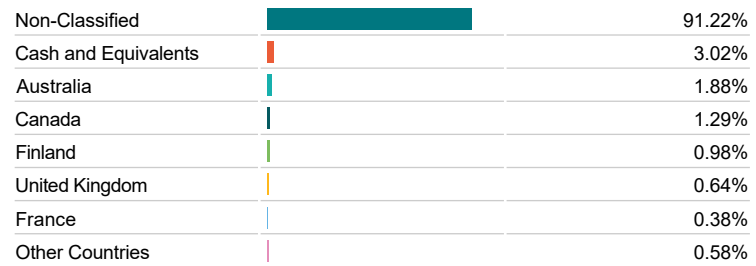
Regional Allocation



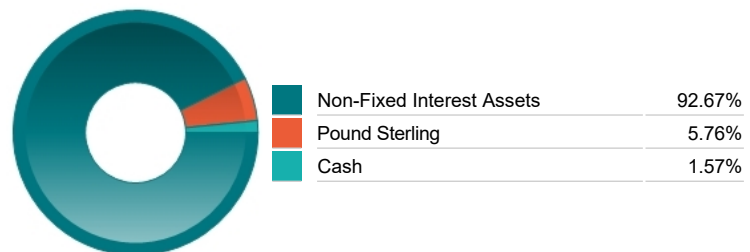
Equity Sector Breakdown



Top Country Breakdown



Fixed Interest Currencies



Important Information

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