

Mitteilung an alle Anteilseigner der Janus Henderson UK Fonds:

Anbei finden Sie die Information der Gesellschaft, folgende Wertpapiere sind betroffen:

GB00BYP82B13	Janus Henderson UK Property PAIF Feeder - Accum A Net GBP CAP
GB00BYP82996	Janus Henderson UK Property PAIF Feeder - A Net GBP DIS

Details können Sie der beigefügten Anlage entnehmen.

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3 March 2022

Dear Adviser,

Important information about the Janus Henderson UK Property PAIF (the Fund) and Janus Henderson UK Property PAIF Feeder Fund (the Feeder), together "the Funds"

We are writing to you and your clients in relation to the recent press speculation regarding the appointment of CBRE to bring to market for sale the assets in the PAIF, Janus Henderson is committed to delivering the best available outcome for investors in the PAIF and its Feeder Fund. Notably, this is in the context of the current strength in the UK commercial property market and the ongoing regulatory discussions regarding the liquidity mismatch that exists in daily-dealing physical property funds.

Given this backdrop of uncertainty, Janus Henderson and our property advisers have been exploring various options, including the potential sale of the Fund's entire property portfolio to a single purchaser.

In respect of the options, no decision has been taken at this stage. Nevertheless, Janus Henderson is committed to delivering the best available outcome for investors and as such any decision will be wholly determined on what we consider to be in the best interests of investors.

We also remain committed to keeping investors informed of developments and expect to be able to provide a further update by the end of March.

If you have any queries about the content of this letter or require any further information, please contact our Investment Services Team on 0800 082 2345 between 9:00 a.m. and 5:30 p.m. Monday to Friday.

Yours faithfully,

Simon Hillenbrand
Head of UK Retail
For and on behalf of Janus Henderson Investors

Telephone calls may be recorded and monitored.

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