Our ref: 9285/am

Janus Henderson Global Property Equities – fund closure

The Janus Henderson Global Property Equities fund that you invest in as part of a model portfolio set up by your financial adviser is due to be closed from 23 September 2026.

We will be unable to accept new investments into the fund from 08 September 2026.

Your financial adviser will take any action that needs to be taken and, if necessary, help to address any questions you may have.

How the fund closing will affect your account

- **Rebalancing –** Any instructions using the fund will automatically continue. These will either buy units in your other assets proportionally, or go into cash, depending on how your adviser set up the model portfolio. Alternatively, we will update the instruction if your financial adviser provides a revised asset choice.

Cash may not be suitable for your long-term investment needs. If you're happy for the amount to stay in cash, you don't need to do anything. Your financial adviser will take any action that needs to be taken and help to answer any questions you may have.

A note about cash in your account

We don't take any product or service charges on your cash balance (although the value is still included in the total value calculation for the charge). Instead, we pay you a rate of interest on cash in your account and we are paid by retaining a proportion of the interest we receive from our banking partners.

You can find more information, including the current interest rate payable and how much interest we retain, on our website at **quilter.com/interest-on-cash**.

Capital gains tax – Collective Investment Account only

When you sell or switch your holdings, this is a disposal for capital gains tax purposes. Please speak to your financial adviser to understand how this may affect you.

Life fund tax charge - Collective Investment Bond only

You may notice a life fund tax charge appear on your statements following the sale of units linked to your bond. This is calculated based on gains arising from the units sold. For further details on this charge please refer to your financial adviser or your terms and conditions.

The cost of the closure

The market-related transaction costs associated with the disposal of the fund's investments will be borne by the fund and these are estimated to be 0.11% of the fund's value.

Why the fund manager is closing the fund

Following a period of redemptions, the fund's assets under management have fallen to a level at which it is no longer economically viable to continue operating. Accordingly, Janus Henderson has determined that it is in the best interests of all Shareholders in the fund to proceed with an orderly closure.

Janus Henderson will retain a reserve to meet any outstanding liabilities and expenses. If, after settlement of these items, a surplus remains, a further distribution may be paid to shareholders. We will write to you again if any further payments are received.

If you have any questions about this letter, please speak to your financial adviser who will be able to help you. Alternatively, you can call or email us using the details shown and we will be happy to help. Our Customer Service Centre is open 8:30am – 5:30pm, Monday to Friday.

Yours sincerely

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Callum Earl
Head of Client Services