

**Aims**

Objective: The investment strategy of the fund is to buy units in the M&G PP UK Property Fund - the underlying fund.

Underlying Fund Objective: The fund invests in the M&G UK Property Fund ("UKPF"), an open-ended Luxembourg FCP investing solely in UK property assets, including the retail, office, industrial and alternative sectors. The UKPF is actively managed against its IPD benchmark, seeking to deliver returns through a combination of rental income and capital growth. At times the fund may have significant levels of short term cash deposits in advance of purchasing units in the UKPF. This may lead to lower than expected returns.

Performance Objective: To outperform the benchmark by 0.3% per year (net of charges) over rolling 3-year periods.

**Benchmark**

Benchmark All Balanced Property Fund component of the AREF/IPD UK Quarterly Property Fund Index  
Sector ABI UK Direct Property

**Identification Codes**

Sedol Code 0702340  
Mex Code PUPMP  
Isin Code GB0007023400  
Citi Code PS24

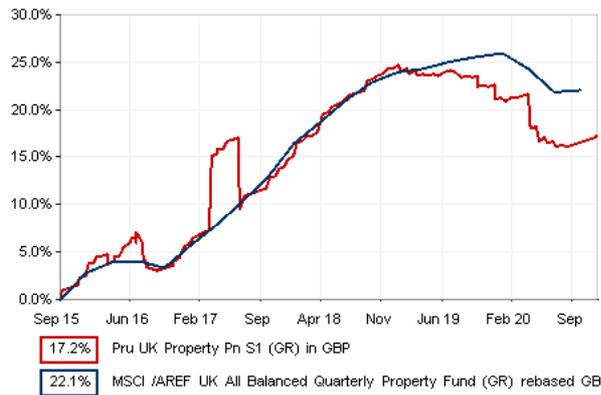
**Fund Overview**

Bid (27/11/2020) 6.12  
Offer (27/11/2020) 6.44  
Fund size (30/09/2020) £0.18m  
Underlying Fund size £661.09m  
Number of holdings 41  
Launch date 02/07/1991

**Fund Charges**

Annual Management Charge (AMC) 0.75%  
Further Costs 0.53%  
Yearly Total 1.28%

**Performance**



**Discrete performance - to latest available quarter end**

	30/09/15 to 30/09/16	30/09/16 to 30/09/17	30/09/17 to 30/09/18	30/09/18 to 30/09/19	30/09/19 to 30/09/20
Fund	3.4%	8.0%	10.3%	0.3%	-5.7%
Benchmark	3.4%	9.3%	8.8%	2.2%	-2.8%

**Performance - to latest available quarter end**

	Quarter	Annualised		
	3 2020	3 Years to 30/09/20	5 Years to 30/09/20	10 Years to 30/09/20
Fund	-0.3%	1.4%	3.1%	4.5%
Benchmark	0.2%	2.6%	4.1%	6.4%

**Prudential Risk Rating**

**Medium Risk**

These funds may invest in multi-asset strategies with a higher weighting in equities (or with significant derivative use), while funds investing mainly in property, high yield or government bonds (such as UK Gilts) are also in this category.

These risk ratings have been developed by Prudential to help provide an indication of a fund's potential level of risk and reward based on the type of assets which may be held by the fund. Other companies may use different descriptions and as such these risk ratings should not be considered as generic across the fund management industry.

We regularly review our fund risk ratings, so they may change in the future. If, in our view, there is a material change in the fund's level of risk, for example due to a significant change to the assets held by the fund or in the way the fund is managed, we will provide information on the new risk rating. We recommend that you make sure you understand the risk rating of any fund before you invest.

You should also consider discussing your decision and the appropriateness of a fund's risk rating with an adviser.

**Fund Managers**



Name: Dermot Kiernan  
Manager of the underlying fund for: 11 years, 9 months

**Important Information**

- Because of changes in exchange rates the value of your investment, as well as any money you take from it, can go down as well as up.
- Please note the performance figures for this fund's benchmark are not available until around week 3 after a quarter end. So the figures shown until then might be for the previous quarter.
- Some funds may invest in 'underlying' funds or other investment vehicles. The performance of our fund, compared to what it's invested in won't be exactly the same. That can be due to additional charges, cash management (needed to help people to enter and leave our fund when they want), tax and the timing of investments (this is known as a fund's dealing cycle, it varies between managers and can be several days).
- This portfolio has not been independently validated by IPD
- 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 fund charges and further costs, but take no account of any Annual Management Charge paid for by the deduction of units. Charges and further costs 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 gross 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 intended for the trustees, sponsors, advisers and members of occupational pension schemes using Prudential group pension contracts and Prudential grouped personal pensions and Stakeholder pension contracts. Its purpose is to provide an insight into how investment markets and funds have performed over the period and is provided for information only. If you are not familiar with any of the investment terminology included, then please contact an adviser. Investors should refer to their scheme documentation (e.g. Fund Guide) for fund availability, investment strategy, any scheme 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 RENAISSANCE	9.26%	Property	Direct Property and REITs
2 THE BREWERY ROMFORD	8.26%	Property	Direct Property and REITs
3 ORCHARDS BUSINESS CENTRE	5.84%	Property	Direct Property and REITs
4 9-18 BATH STREET	5.51%	Property	Direct Property and REITs
5 EMERSONS GREEN RETAIL PARK	4.54%	Property	Direct Property and REITs
6 MERIDIEN HOUSE	4.38%	Property	Direct Property and REITs
7 HADDINGTON PLACE - STUDENT ACCOMMODATION	4.16%	Property	Direct Property and REITs
8 92 EUROPA BOULEVARD 3 GEMINI RETAIL PARK	4.13%	Property	Direct Property and REITs
9 ACRE ROAD	3.89%	Property	Direct Property and REITs
10 Embankment Unit Trust	3.34%	Property	Direct Property and REITs

Asset Allocation



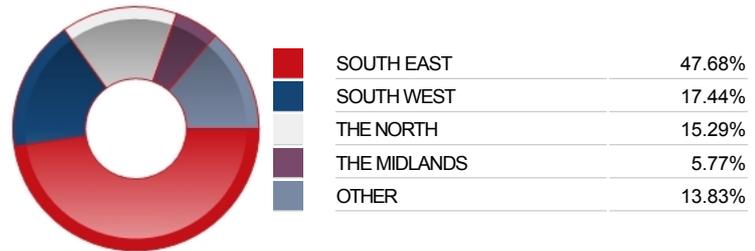
Regional Allocation



Asset Allocation



Property Regions



Fixed Interest Currencies



Important Information

- Because of changes in exchange rates the value of your investment, as well as any money you take from it, can go down as well as up. This fund invests in property and land. This can be difficult to sell - so you may not be able to sell/cash in this investment when you want to. We may have to delay acting on your instructions to sell your investment. Other than in very exceptional circumstances we would not expect delays to be longer than six months for investments in property and land.
- You should look upon your investment in the property fund as being long-term, so 10 years or more. There are large costs when we buy and sell property. The allowance for these costs amongst other factors can lead to short-term falls in the price of units in the Property fund. The return achieved from investing in property is a combination of rental income and changes in the value of the property; which is generally a matter of a valuer's opinion rather than fact.
- For more information please refer to your policy or scheme documentation. Please note the performance figures for this fund's benchmark are not available until around week 3 after a quarter end. So the figures shown until then might be for the previous quarter.
- Prudential is a trading name of Prudential Pensions Limited. Prudential Pensions Limited is registered in England and Wales. Registered office at 10 Fenchurch Avenue, London EC3M 5AG. Registered number 992726. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

## Performance comment

Performance as at Q2 2020 - The Fund was ahead of its benchmark return over the quarter. The funds defensive positioning in relation to income and planned expenditure will have been a positive contributor to the outperformance.

Three significant rent reviews were completed during the quarter, securing an additional £561,000 pa of income for the Fund. These comprised an office in Bristol and two industrial units in Reading and Redhill. Uplifts over the five year period were at 17%, 39% and 44% respectively.

As expected, investment activity slowed considerably in Q2, due to greater uncertainty and the impact of lockdown measures. However, there is now evidence of increased activity and well located, modern assets with resilient income are holding their values.

The covenant strength of the portfolio remains relatively secure, with more limited exposure to occupiers deemed to be at the highest risk of potential stress or insolvency. Reflecting this, the impact from CVAs/administrations remained limited throughout the lockdown period to just two relatively small tenants.

The fund managers focus for some time has been on positioning the fund more defensively. The vacancy rate remains extremely low at just 0.9% and minimal capital expenditure requirements should continue to be beneficial.

Source: M&G