

Benchmark

Benchmark	IA UK Direct Property
ABI Sector	UK Direct Property

Identification Codes

Sedol Code	B00L9B6
Mex Code	SBMEGP
Isin Code	IE00B00L9B61
Citi Code	FPH0

Fund Overview

Bid (27/08/2025)	0.81
Offer (27/08/2025)	0.85
Fund size (31/07/2025)	£3.04m
Underlying Fund size	£91.20m
Number of holdings	104
Launch date	26/04/2004

Fund Charges

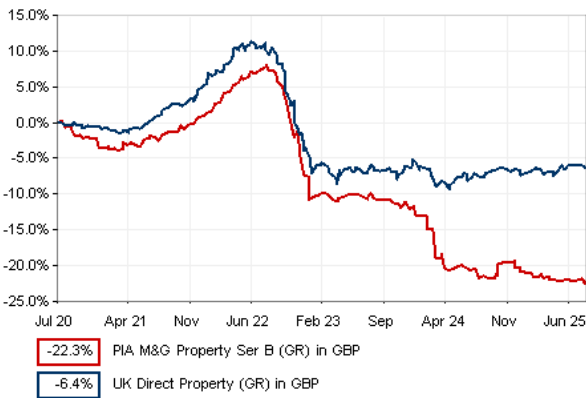
Annual Management Charge (AMC)	1.60%
Further Costs	1.89%
Yearly Total	3.49%

Aims

Objective: The investment strategy of the fund is to purchase units in the M&G Feeder of Property Portfolio – the underlying fund. However, the underlying fund is currently being wound up, and when it has sufficient liquidity, cash distributions will be received by the Prudential fund. The unit price and performance of the Prudential fund will now reflect the value of cash proceeds received from property sales as well as units held in the underlying fund.

Underlying Fund Objective: The investment objective of the Fund is to carry on Property Investment Business and to manage cash raised from investors for investment in the Property Investment Business. In doing so the fund aims to provide a higher total return (capital growth plus income), net of the Ongoing Charge Figure and Property Expense Ratio, than the average return of the IA UK Direct Property Sector over any five-year period solely through investment in M&G Property Portfolio. At least 70% of the Fund is invested directly in a diversified portfolio of commercial property in the UK. This may be reduced to 60%, if it is considered prudent for liquidity management. The Fund may also invest in other property related assets including other types of property, including residential property ; property of any type outside the UK; funds (including funds managed by M&G); and transferable securities; and money market instruments. For liquidity management, the Fund may invest in cash; near cash; money market instruments; and government bonds, directly, or via funds (including funds managed by M&G). Derivatives may be used for investment purposes, efficient portfolio management and hedging.

Performance



Discrete performance - to last month end

	31/07/20 to 31/07/21	31/07/21 to 31/07/22	31/07/22 to 31/07/23	31/07/23 to 31/07/24	31/07/24 to 31/07/25
Fund	-1.7%	9.2%	-16.8%	-12.1%	-1.1%
Sector	1.6%	8.2%	-14.7%	-1.2%	1.2%
Rank	10/13	11/13	8/12	11/12	10/12
Quartile	3	4	3	4	4

Annualised performance

	Annualised		
	3 Years to 31/07/25	5 Years to 31/07/25	10 Years to 31/07/25
Fund	-10.2%	-4.9%	-3.3%
Sector	-5.2%	-1.3%	-0.6%
Rank	10/12	10/12	10/11
Quartile	4	4	4

Fund Managers



Name: Justin Upton
Manager of the underlying fund for: 4 years, 8 months

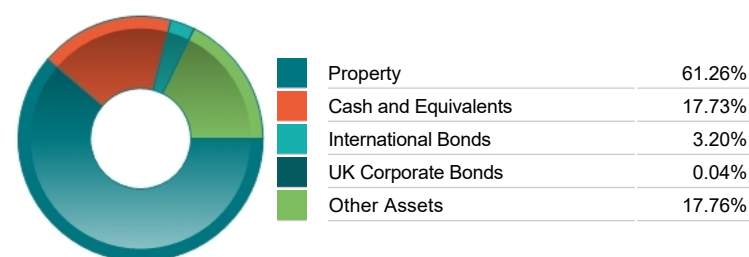
Important Information

- 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).
- 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 product charges, or 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 the fund's currency of denomination with gross income reinvested. The value of your client's investment can go down as well as up and the amount your client gets back may be less than they put in.
- This factsheet is for investment professionals and is for information purposes only. Should you wish to present any of this content to your client, please refer to similar pages on pru.co.uk. You should refer to your client's 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.

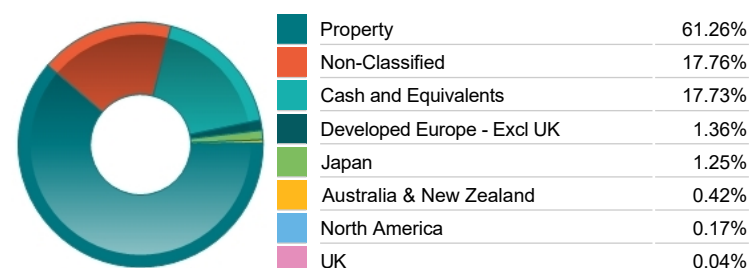
Top 10 Holdings

Name	% Weight	Sector	Country
1 SELLY OAK STUDENT QUARTER	21.02%	Property	Direct Property and REITs
2 8 GREENWICH VIEW PLACE	11.42%	Property	Direct Property and REITs
3 CAPITOL THEATRE ABERDEEN	10.05%	Property	Direct Property and REITs
4 SOUTHWATER SQUARE, TELFORD	5.71%	Property	Direct Property and REITs
5 PREMIER INN HOTEL THE WATERFR	5.12%	Property	Direct Property and REITs
6 UNITS 1 4 THE YARD, 122 EAST R	4.34%	Property	Direct Property and REITs
7 CITY VIEW, CRAIGSHAW DRIVE AB	2.47%	Property	Direct Property and REITs
8 Home REIT Plc Home REIT Plc Ord	1.13%	Real Estate Investment Trusts	Direct Property and REITs
9 DZ BANK AG DEUTSCHE ZENTRAL GENOSS 0% 10/07/2025	0.42%	Non-Classified	Non-Classified
10 MUFG BANK LTD (LONDON BRANCH) 0% 07/07/2025	0.42%	Bonds	Japan

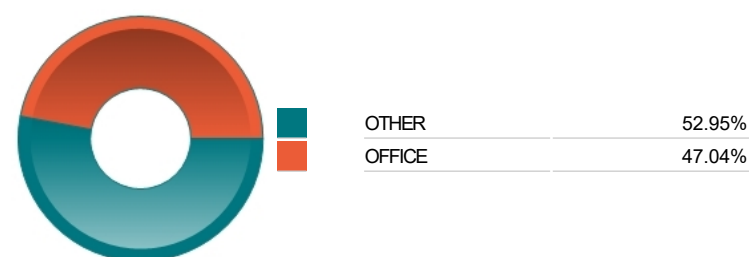
Asset Allocation



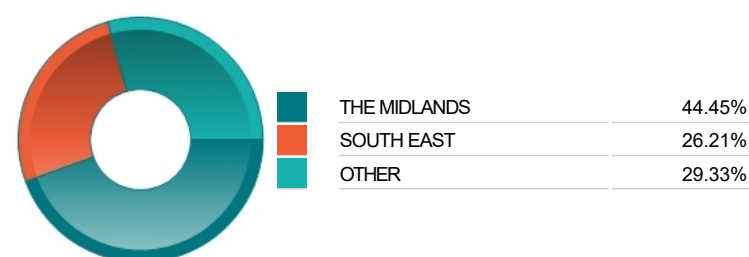
Regional Allocation



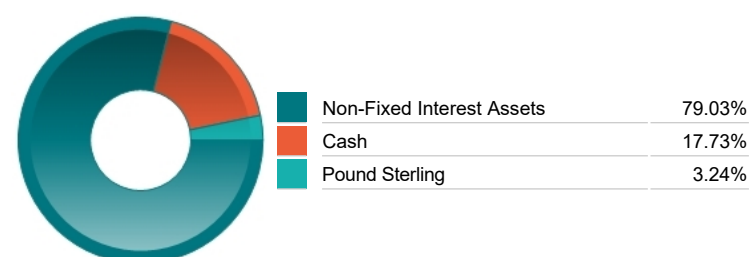
Asset Allocation



Property Regions



Fixed Interest Currencies



Important Information

- 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.
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