

Benchmark

Benchmark	IA UK Direct Property sector
Benchmark Category	-
IA Sector	Property

Identification Codes

Sedol Code	B842HT5
Mex Code	-
Isin Code	GB00B842HT59
Citi Code	I11D

Fund Overview

Bid (05/02/2026)	33.36p
Offer (05/02/2026)	33.42p
Historic yield	5.07%
Fund size (31/12/2025)	£35.39m
Number of holdings	98
Ongoing Charges	0.60%
Launch date	18/01/2013

Fund Charges

Entry Charge	0.00%
Ongoing Charges	0.60%

Fund Background

Valuation frequency	Daily
Valuation point	12:00
Fund type	Unit Trust
Launch price	£0.77
Fund currency	Pound Sterling
Fund domicile	United Kingdom
ISA allowable	No
SIPP allowable	No

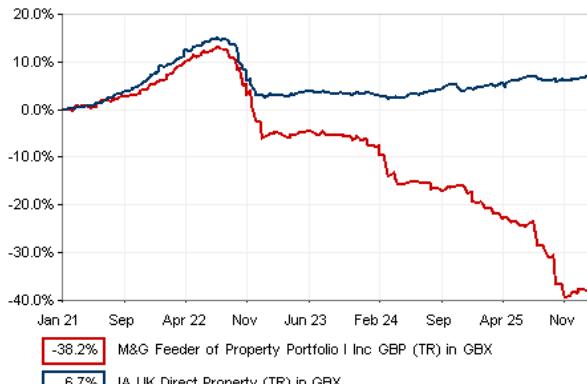
Dealing

Minimum Investment	-
Minimum Top Up	-
Minimum Regular Saving	-
Settlement Period: Buy	3 days
Settlement Period: Sell	3 days
Pricing Basis	Forward
Dealing Decimals	3

Aims

The Trust aims to maximise long term total return (the combination of income and growth of capital) solely through investment in the M&G Property Portfolio.

Performance



Discrete performance - to last month end

	31/01/21 to 31/01/22	31/01/22 to 31/01/23	31/01/23 to 31/01/24	31/01/24 to 31/01/25	31/01/25 to 31/01/26
Fund	7.3%	-11.5%	-4.7%	-12.4%	-22.1%
Sector	9.5%	-5.9%	-0.1%	1.9%	1.7%
Rank	n/a	n/a	n/a	n/a	n/a
Quartile	n/a	n/a	n/a	n/a	n/a

Annualised performance

	Annualised		
	3 Years to 31/01/26	5 Years to 31/01/26	10 Years to 31/01/26
Fund	-13.4%	-9.2%	-6.0%
Sector	1.2%	1.3%	1.5%
Rank	n/a	n/a	n/a
Quartile	n/a	n/a	n/a

Fund Managers



Name: Justin Upton
Manager for: 5 years, 2 months

Group Details

Group name	M&G Investments
Group address	10 Fenchurch Avenue London EC3M 5AG United Kingdom
Group telephone	0800 390 390
Dealing telephone	0800 328 3196
Email	info@mangd.co.uk
Homepage	www.mangd.co.uk
Fax number	-

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 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.

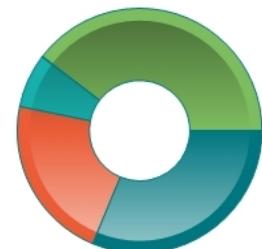
Fund Holdings

Name	% Weight	Sector	Country
1 M&G Property Portfolio Class F GBP	94.36%	Managed Funds	Managed Funds

Top 10 Holdings

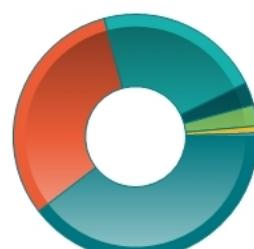
Name	% Weight	Sector	Country
1 8 GREENWICH VIEW PLACE	19.02%	Property	Direct Property and REITs
2 Home REIT Plc Home REIT Plc Ord	2.88%	Real Estate Investment Trusts	Direct Property and REITs
3 DZ BANK AG DEUTSCHE ZENTRAL GENOSS 0% 10/07/2025	0.94%	Non-Classified	Non-Classified
4 MUFG BANK LTD (LONDON BRANCH) 0% 07/07/2025	0.93%	Bonds	Japan
5 CHESHAM FIN LTD / CHESHAM FIN LLC 0% 01/07/2025	0.93%	Non-Classified	Non-Classified
6 SUMITOMO MITSUI TRUST BANK LTD 0% 01/07/2025	0.93%	Non-Classified	Non-Classified
7 CHESHAM FIN LTD / CHESHAM FIN LLC 0% 08/07/2025	0.93%	Non-Classified	Non-Classified
8 VERTO CAPITAL I COMPARTMENT B 0% 04/07/2025	0.93%	Non-Classified	Non-Classified
9 VERTO CAPITAL I COMPARTMENT B 0% 03/07/2025	0.93%	Non-Classified	Non-Classified
10 KBC BANK NV 0% 24/07/2025	0.93%	Non-Classified	Non-Classified

Asset Allocation



Cash and Equivalents	31.29%
Property	21.90%
International Bonds	7.13%
UK Corporate Bonds	0.09%
Other Assets	39.59%

Regional Allocation



Non-Classified	39.59%
Cash and Equivalents	31.29%
Property	21.90%
Developed Europe - Excl UK	3.02%
Japan	2.80%
Australia & New Zealand	0.94%
North America	0.37%
UK	0.09%

Property Sector



OFFICE	100.00%
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Property Regions



SOUTH EAST	100.00%
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Sector Breakdown

Non-Classified	39.59%
Cash and Equivalents	31.29%
Property	19.02%
Bonds	7.22%
Real Estate	2.88%

Top Country Breakdown

Non-Classified	39.59%
Cash and Equivalents	31.29%
Direct Property and REITs	21.90%
Japan	2.80%
France	1.92%
Australia	0.94%
Switzerland	0.72%
Other Countries	0.84%

Fixed Interest Currencies



Non-Fixed Interest Assets	61.49%
Cash	31.29%
Pound Sterling	7.22%

Important Information

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