M&G Feeder of Property Portfolio Class I GBP Inc



| Benc | nmark |
|-------|-------|
| Danah | |

| IA UK Direct Property sector | |
|------------------------------|--|
| | |
| Property | |
| | |

Identification Codes

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

Fund Overview

| 33.42p |
|------------|
| 33.72p |
| 5.07% |
| £57.03m |
| 102 |
| 0.60% |
| 18/01/2013 |
| |

Fund Charges

| Entry Charge | 0.00% |
|-----------------|-------|
| Ongoing Charges | 0.60% |

Fund Background

| Daily |
|----------------|
| 12:00 |
| Unit Trust |
| £0.77 |
| Pound Sterling |
| United Kingdom |
| No |
| No |
| |

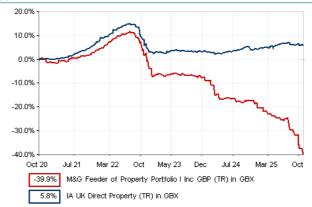
Dealing

| Dodinig | |
|-------------------------|---------|
| 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

| | 31/10/20 to 31/10/21 | 31/10/21 to 31/10/22 | 31/10/22 to 31/10/23 | 31/10/23 to 31/10/24 | 31/10/24 to 31/10/25 |
|----------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| Fund | 2.6% | -0.8% | -9.3% | -10.4% | -27.4% |
| Sector | 5.3% | 0.6% | -2.8% | 2.2% | 0.6% |
| 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 31/10/25 | 5 Years to 31/10/25 | 10 Years to 31/10/25 | |
| Fund | -16.1% | -9.7% | -5.9% | |
| Sector | 0.0% | 1.1% | 1.5% | |
| Rank | n/a | n/a | n/a | |
| Quartile | n/a | n/a | n/a | |

Fund Managers



Name: Justin Upton
Manager for: 4 years, 11 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@mandg.co.uk |
| Homepage | w w w.mandg.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.



Portfolio data accurate as at: 30/09/25

Fund Holdings

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

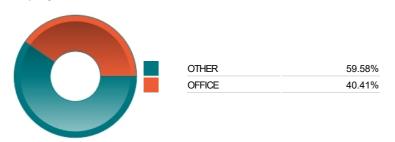
Top 10 Holdings

| Name | % Weight | Sector | Country |
|--|----------|-------------------------------|---------------------------|
| 1 8 GREENWICH VIEW PLACE | 21.39% | Property | Direct Property and REITs |
| 2 CAPITOL THEATRE ABERDEEN | 19.67% | Property | Direct Property and REITs |
| 3 PREMIER INN HOTEL THE WATERFR | 13.31% | Property | Direct Property and REITs |
| 4 UNITS 1 4 THE YARD, 122 EAST R | 3.95% | Property | Direct Property and REITs |
| 5 Home REIT Plc Home REIT Plc Ord | 2.94% | Real Estate Investment Trusts | Direct Property and REITs |
| 6 CITY VIEW, CRAIGSHAW DRIVE AB | 2.38% | Property | Direct Property and REITs |
| 7 DZ BANK AG DEUTSCHE ZENTRAL GENOSS 0% 10/07/2025 | 0.14% | Non-Classified | Non-Classified |
| 8 MUFG BANK LTD (LONDON BRANCH) 0% 07/07/2025 | 0.13% | Bonds | Japan |
| 9 SUMITOMO MITSUI TRUST BANK LTD 0% 01/07/2025 | 0.13% | Non-Classified | Non-Classified |
| 10 CHESHAM FIN LTD / CHESHAM FIN LLC 0% 01/07/2025 | 0.13% | Non-Classified | Non-Classified |

Asset Allocation



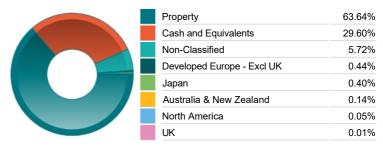
Property Sector



Sector Breakdown

| Property | | 60.70% |
|----------------------|---|--------|
| Cash and Equivalents | | 29.60% |
| Non-Classified | | 5.72% |
| Real Estate | | 2.94% |
| Bonds | I | 1.04% |

Regional Allocation



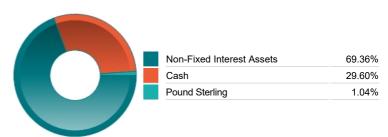
Property Regions



Top Country Breakdown

| Direct Property and REITs | 63.64% |
|---------------------------|--------|
| Cash and Equivalents | 29.60% |
| Non-Classified | 5.72% |
| Japan | 0.40% |
| France | 0.28% |
| Australia | 0.14% |
| Switzerland | 0.10% |
| Other Countries | 0.12% |

Fixed Interest Currencies



Important Information

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