

Benchmark

Benchmark	FTSE EPRA Nareit Developed Net Total Return Index
ABI Sector	Property Other

Identification Codes

Sedol Code	B0MSSL8
Mex Code	SBMSEP
Isin Code	IE00B0MSSL88
Citi Code	T142

Fund Overview

Bid (13/02/2026)	1.21
Offer (13/02/2026)	1.27
Fund size (31/12/2025)	€0.36m
Underlying Fund size	£26.39m
Number of holdings	29
Launch date	28/10/2005

Fund Charges

Annual Management Charge (AMC)	1.70%
Further Costs	0.19%
Yearly Total	1.89%

Aims

Objective: The investment strategy of the fund is to purchase units in the Morgan Stanley European Property Fund (Euro) - the underlying fund.

Underlying Fund Objective: The fund seeks to provide long term capital appreciation, measured in euro, by investing primarily in equity securities of companies in the European real estate industry located throughout Europe. Companies in the real estate industry or closely related to the real estate industry may include companies principally engaged in the development and/or ownership of income-producing property; companies that operate, construct, finance or sell real estate; companies with substantial real estate related holdings and/or services or products related to the real estate industry, including, but not limited to, real estate management, brokers, building products and property technology; and collective investment vehicles with exposure to property, such as publicly quoted property unit trusts, all types of eligible closed-end Real Estate Investment Trusts (REITS) and undertakings for collective investment.

The Investment Adviser actively integrates sustainability into the investment process by assessing key ESG risks and opportunities in its bottom-up stock selection process. The fund is denominated in euro.

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	18.9%	-24.7%	2.8%	-2.5%	-0.2%
Sector	20.6%	-12.8%	-3.3%	6.7%	-2.0%
Rank	29/39	37/39	2/39	38/38	11/39
Quartile	3	4	1	4	2

Annualised performance

	3 Years to 31/01/26	Annualised	5 Years to 31/01/26	10 Years to 31/01/26
Fund	0.0%	-2.2%		-1.7%
Sector	0.4%	1.2%		1.1%
Rank	24/38	37/38		33/33
Quartile	3	4		4

Fund Managers

Name: Michiel te Paske Sven van Kemenade Ted Bigman
Manager of the underlying fund for: 28 years, 5 months 28 years, 5 months 28 years, 5 months

Ratings

FE Crown

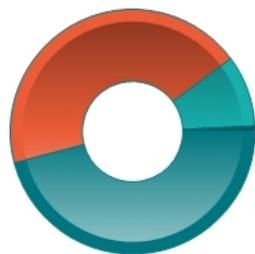
**Important Information**

- 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.
- 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

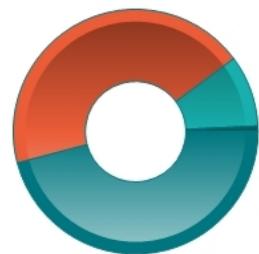
Name	% Weight	Sector	Country
1 VONOVIA SE	9.54%	Real Estate Investment & Services	Germany
2 Segro Segro Ord GBP0.1	7.60%	Real Estate Investment Trusts	Direct Property and REITs
3 LEG IMMOBILIEN SE	6.14%	Real Estate Investment & Services	Germany
4 MERLIN PROPERTIES SOCIMI S.A.	5.22%	Real Estate Investment Trusts	Direct Property and REITs
5 UNIBAIL-RODAMCO-WESTFIELD SE	5.07%	Real Estate Investment Trusts	Direct Property and REITs
6 CASTELLUM AKTIEBOLAG	4.52%	Real Estate Investment & Services	Sweden
7 BRITISH LAND COMPANY PUBLIC LIMITED COMPANY(THE)	4.48%	Real Estate Investment Trusts	Direct Property and REITs
8 FASTIGHETS AB BALDER	4.21%	Real Estate Investment & Services	Sweden
9 UNITE GROUP PLC(THE)	4.06%	Real Estate Investment Trusts	Direct Property and REITs
10 Tritax Big Box REIT Plc Tritax Big Box REIT Ord GBP0.01	3.86%	Real Estate Investment Trusts	United Kingdom

Asset Allocation



Property	45.90%
International Equities	43.93%
UK Equities	9.41%
Cash and Equivalents	0.76%
Other Assets	0.01%

Regional Allocation



Property	45.90%
Developed Europe - Excl UK	43.93%
UK	9.41%
Cash and Equivalents	0.76%
Non-Classified	0.01%

Equity Sector Breakdown

Real Estate	97.91%
Telecommunications	1.33%
Cash and Equivalents	0.76%
Non-Classified	0.01%

Breakdown By Market Cap (%)

Mega	1.33%
Large	36.38%
Medium	49.24%
Small	8.08%
Non-Classified	4.22%
Cash	0.76%

Top Country Breakdown

Direct Property and REITs	45.90%
Germany	15.68%
Sweden	14.04%
United Kingdom	9.41%
Switzerland	4.20%
France	3.63%
Netherlands	3.11%
Other Countries	4.04%

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