

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 (17/12/2025)	33.94p
Offer (17/12/2025)	34.43p
Historic yield	5.07%
Fund size (30/11/2025)	£54.93m
Number of holdings	99
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

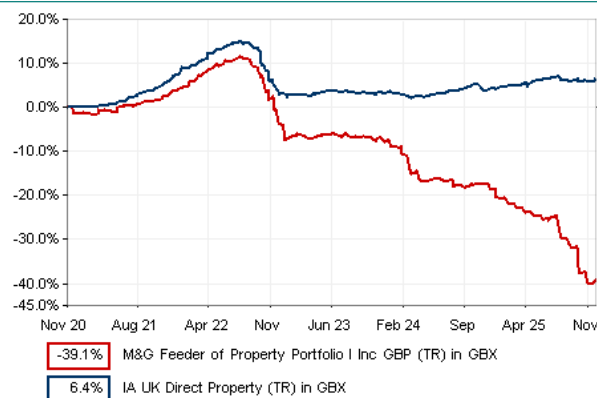
Dealing

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

	30/11/20 to 30/11/21	30/11/21 to 30/11/22	30/11/22 to 30/11/23	30/11/23 to 30/11/24	30/11/24 to 30/11/25
Fund	3.7%	-7.2%	-4.3%	-11.7%	-25.1%
Sector	6.9%	-3.2%	-0.4%	1.2%	2.0%
Rank	n/a	n/a	n/a	n/a	n/a
Quartile	n/a	n/a	n/a	n/a	n/a

Annualised performance

	3 Years to 30/11/25	5 Years to 30/11/25	10 Years to 30/11/25
Fund	-14.1%	-9.4%	-5.9%
Sector	0.9%	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

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	www.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 investment can go down as well as up so you might get back less than you put in.
- This factsheet is for information purposes only. If there is information or terminology included that you would like to discuss, then please contact an adviser. Investors should refer to their 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.

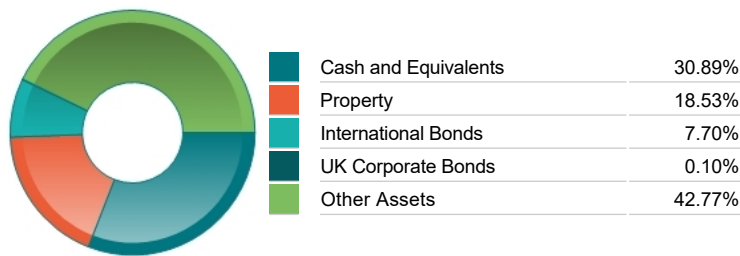
Fund Holdings

Name	% Weight	Sector	Country
1 M&G Property Portfolio Class F GBP	93.17%	Managed Funds	Managed Funds

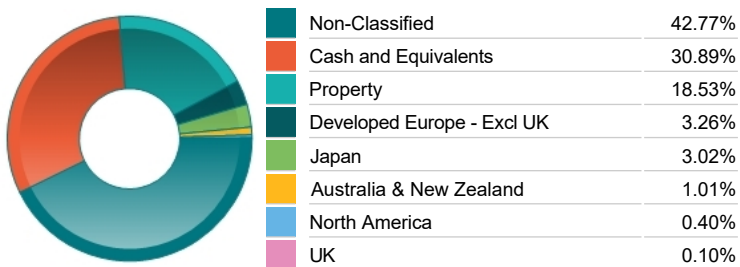
Top 10 Holdings

Name	% Weight	Sector	Country
1 8 GREENWICH VIEW PLACE	15.21%	Property	Direct Property and REITs
2 Home REIT Plc Home REIT Plc Ord	2.31%	Real Estate Investment Trusts	Direct Property and REITs
3 DZ BANK AG DEUTSCHE ZENTRAL GENOSS 0% 10/07/2025	1.02%	Non-Classified	Non-Classified
4 CITY VIEW, CRAIGSHAW DRIVE AB	1.01%	Property	Direct Property and REITs
5 MUFG BANK LTD (LONDON BRANCH) 0% 07/07/2025	1.01%	Bonds	Japan
6 CHESHAM FIN LTD / CHESHAM FIN LLC 0% 01/07/2025	1.01%	Non-Classified	Non-Classified
7 SUMITOMO MITSUI TRUST BANK LTD 0% 01/07/2025	1.01%	Non-Classified	Non-Classified
8 CHESHAM FIN LTD / CHESHAM FIN LLC 0% 08/07/2025	1.01%	Non-Classified	Non-Classified
9 VERTO CAPITAL I COMPARTMENT B 0% 04/07/2025	1.01%	Non-Classified	Non-Classified
10 VERTO CAPITAL I COMPARTMENT B 0% 03/07/2025	1.01%	Non-Classified	Non-Classified

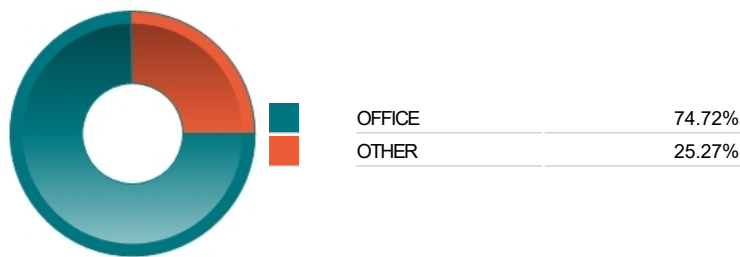
Asset Allocation



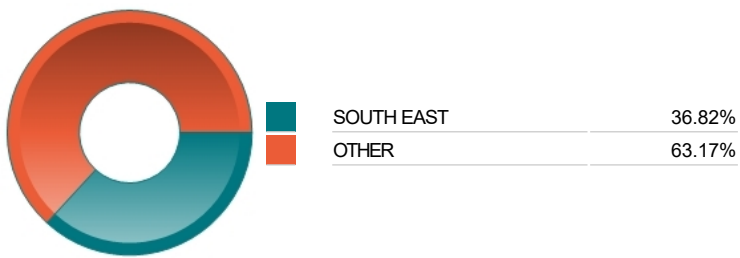
Regional Allocation



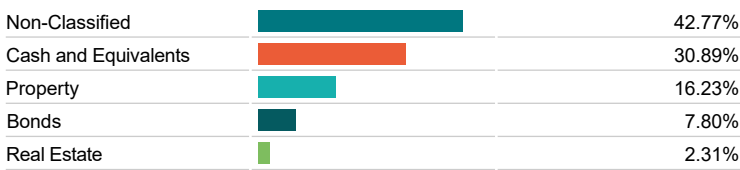
Property Sector



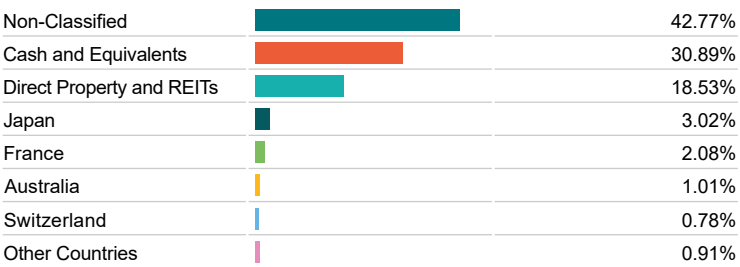
Property Regions



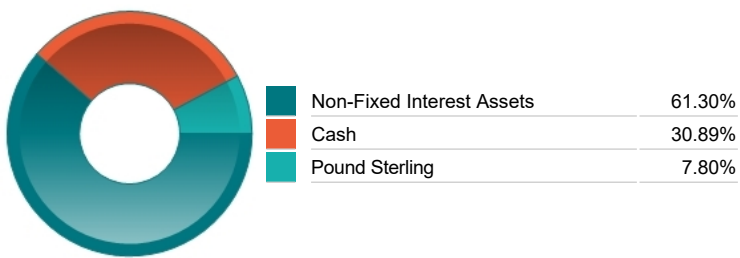
Sector Breakdown



Top Country Breakdown



Fixed Interest Currencies



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