

**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 (20/12/2024)       | 45.93p     |
| Offer (20/12/2024)     | 49.05p     |
| Historic yield         | 5.08%      |
| Fund size (31/08/2024) | £283.05m   |
| Number of holdings     | 22         |
| Ongoing Charges        | 0.83%      |
| Launch date            | 18/01/2013 |

**Fund Charges**

|                 |       |
|-----------------|-------|
| Entry Charge    | 0.00% |
| Ongoing Charges | 0.83% |

**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             |

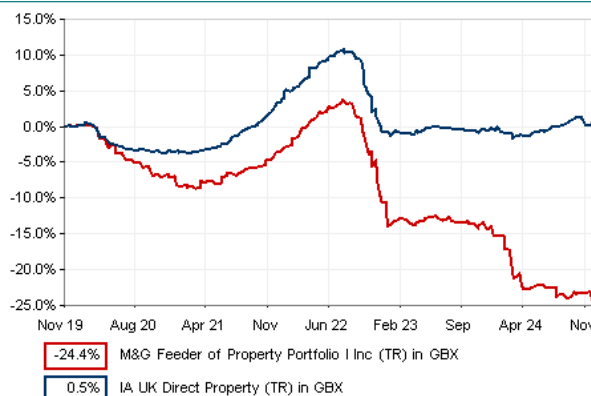
**Dealing**

|                         |         |
|-------------------------|---------|
| 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**

|          | 30/11/19 to 30/11/20 | 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 |
|----------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Fund     | -7.1%                | 3.7%                 | -7.2%                | -4.3%                | -11.7%               |
| Sector   | -3.6%                | 6.9%                 | -3.2%                | -0.4%                | 1.2%                 |
| 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 30/11/24 | 5 Years to 30/11/24 | 10 Years to 30/11/24 |
| Fund     | -7.8%               | -5.4%               | -2.2%                |
| Sector   | -0.8%               | 0.1%                | 2.2%                 |
| Rank     | n/a                 | n/a                 | n/a                  |
| Quartile | n/a                 | n/a                 | n/a                  |

**Fund Managers**



Name: Justin Upton  
 Manager for: 4 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.

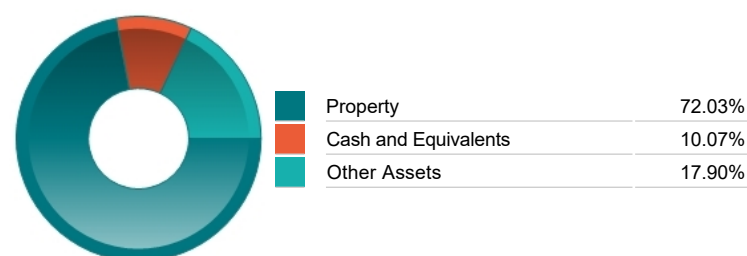
Fund Holdings

| Name                                 | % Weight | Sector        | Country       |
|--------------------------------------|----------|---------------|---------------|
| 1 M&G Property Portfolio Class F GBP | 97.58%   | Managed Funds | Managed Funds |

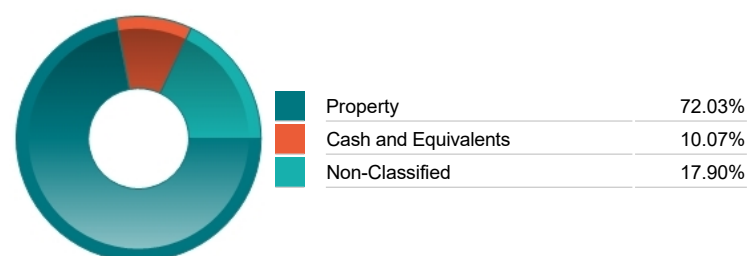
Top 10 Holdings

| Name                             | % Weight | Sector         | Country                   |
|----------------------------------|----------|----------------|---------------------------|
| 1 PORTLAND RIDING ESTATE 80 92   | 9.31%    | Property       | Direct Property and REITs |
| 2 MEDWAY VALLEY LEISURE PARK ROC | 7.85%    | Property       | Direct Property and REITs |
| 3 BNP PARIBAS LONDON BRANCH      | 7.13%    | Non-Classified | Non-Classified            |
| 4 3 TEMPLE QUAY BRISTOL          | 6.93%    | Property       | Direct Property and REITs |
| 5 FREMLIN WALK                   | 6.16%    | Property       | Direct Property and REITs |
| 6 SELLY OAK STUDENT QUARTER      | 5.48%    | Property       | Direct Property and REITs |
| 7 A1 A29 ALTENS IND EST ABERDEEN | 4.97%    | Property       | Direct Property and REITs |
| 8 8 GREENWICH VIEW PLACE         | 4.70%    | Property       | Direct Property and REITs |
| 9 ORBITAL ONE TRADING ESTATE     | 3.89%    | Property       | Direct Property and REITs |
| 10 SOUTHWATER SQUARE, TELFORD    | 3.83%    | Property       | Direct Property and REITs |

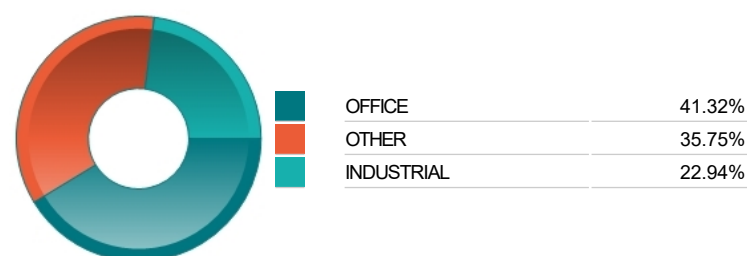
Asset Allocation



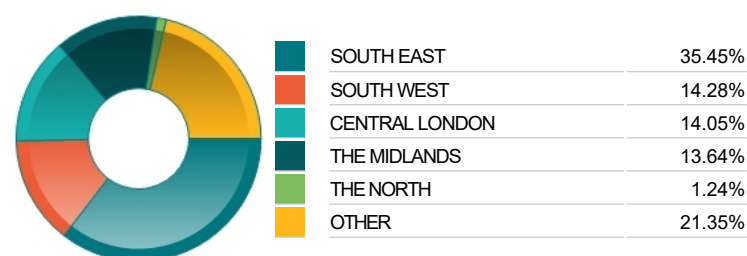
Regional Allocation



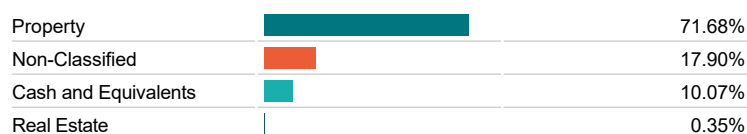
Property Sector



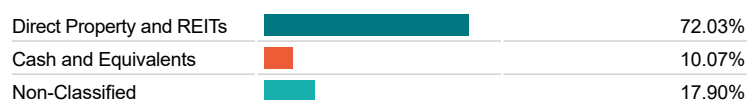
Property Regions



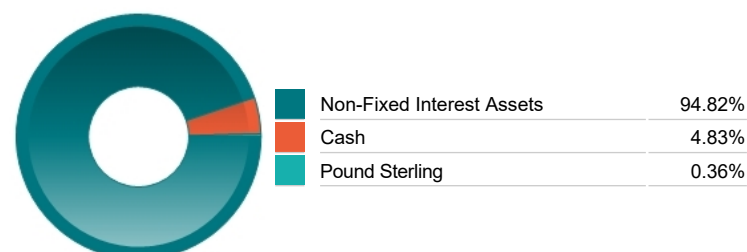
Sector Breakdown



Top Country Breakdown



Fixed Interest Currencies



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