

SUSPENDED - M&G Feeder of Property Portfolio

Sterling Class A – Accumulation shares

Fund Factsheet as at 31 May 2025



Fund description

On 19 October 2023, M&G announced the suspension of dealing in the M&G Property Portfolio and its feeder fund with a view to closing the funds. The decision was made in the best interests of all investors. The closure of the funds began on 29th December 2023.

The fund aims to provide a higher total return (capital growth plus income), net of the Ongoing Charge Figure and Property Expense Ratio, than the average return of the IA UK Direct Property Sector over any five-year period solely through investment in the M&G Property Portfolio, which is a diversified portfolio of commercial property, predominantly in the UK.

The main risks associated with this fund

The value and income from the fund's assets will go down as well as up. This will cause the value of your investment to fall as well as rise. There is no guarantee that the fund will achieve its objective and you may get back less than you originally invested.

The price of units in the M&G Feeder of Property Portfolio is largely based on the price of shares in M&G Property Portfolio. Any movement in the price of shares in M&G Property Portfolio, which can be significant, will result in a similar change in the price of units of M&G Feeder of Property Portfolio.

Following are the risks that apply to the M&G Property Portfolio:

Further risk factors that apply to the fund can be found in the fund's Prospectus.

Things you should know

M&G Feeder of Property Portfolio invests in assets that may at times be hard to sell. This means that there may be occasions when you experience a delay or receive less than you might otherwise expect when selling your investment. For more information on risks, see the prospectus and key investor information document.

Property holdings

	Town	Sector
Medway Valley Leisure Park	Rochester	Other
Selly Oak Student Quarter	Birmingham	Other
8 Greenwich View Place	London	Other
The Capitol 431 Union Street	Aberdeen	Office
Premier Inn Hotel	Swansea	Other
Southwater Square	Telford	Other
Units 1-4 The Yard	London	Office
City View Craigshaw Drive	Aberdeen	Office

The fund holds 8 properties.

Allocation (%)

	Fund
Property	64.3
Cash	33.5
Equities	2.2

Key information

Fund manager(s)	Michael Wood
Fund manager tenure from	19 October 2022
ISIN	GB00B8FSZ434
Launch date of fund	18 January 2013
Launch of share class	18 January 2013
Fund size (millions)	£ 138.17
Benchmark(s)	IA UK Direct Property sector
Benchmark type	Comparator
Number of properties	8
Historic yield	4.47%
Cash and near cash	33.55%
Payment dates	Feb, May, Aug, Nov
Ex-dividend date	Jan, Apr, Jul, Oct

In the Key Information table, figures for 'Number of Properties' and 'Cash & near cash' refer to the underlying fund i.e. the M&G Property Portfolio. The tables titled – 'Largest holdings', 'Allocation', 'Geographical breakdown' and 'Industry breakdown' also refer to the underlying fund i.e. the M&G Property Portfolio.

Charges

Maximum entry charge	0.00%
Ongoing charge	0.88%

Contact M&G

Private Investors

www.mandg.com/investments/private-investor/en-gb
0800 390 390

Charities

www.mandg.com/investments/charities/en-gb

For your protection calls may be recorded or monitored.

Professional investor

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Institutional

www.mandg.com/investments/institutional/en-gb

Fund codes and charges

Share class	ISIN	Bloomberg	Currency	Ongoing charge	Historic yield	Minimum initial investment	Minimum top up investment
Sterling A Acc	GB00B8FSZ434	MGFPAAG LN	GBP	0.88%*	4.47%	£500	£100
Sterling A Inc	GB00B8FWH509	MGFPAIG LN	GBP	0.88%*	5.43%	£500	£100
Sterling D Acc	GB00B7KL5730	MGFPDAG LN	GBP	0.42%*	4.79%	£500,000	£10,000
Sterling D Inc	GB00B8FT5571	MGFPDIG LN	GBP	0.42%*	5.33%	£500,000	£10,000
Sterling I Acc	GB00B7SX7S61	MGFPIAG LN	GBP	0.60%*	4.66%	£500,000	£10,000
Sterling I Inc	GB00B842HT59	MGFPIIG LN	GBP	0.60%*	5.37%	£500,000	£10,000
Sterling R Acc	GB00B8FVGB64	MGFPRAG LN	GBP	0.77%*	4.54%	£500	£100
Sterling R Inc	GB00B8FXSK59	MGFPRIG LN	GBP	0.77%*	5.40%	£500	£100

Any ongoing charge figure with * indicates an estimate. The ongoing charge figure may vary from year to year, and excludes portfolio transaction costs. The charges are mostly, if not exclusively, the Annual Charge which may be discounted depending on the size of the fund. The ongoing charges figures does not take into account the property operating expenses (PER) incurred indirectly via the M&G Property Portfolio. Included in the PER are repairs and maintenance, insurance, letting costs but not improvements. For further details, please see the fund's Key Investor Information Document (KIID). The fund's annual report for each financial year will include details on the exact charges made. Please go to www.mandg.co.uk/literature to view the Costs and charges illustration which contains information on the costs and charges applicable to your chosen fund and share class. Please note that not all of the share classes listed above might be available in your country. Please see the Important Information for Investors document and the relevant fund's Prospectus for more information on the risks associated with this fund and which share classes are available for which product and which investor type. The fund is dual-priced, meaning that its Shares have different buying (offer) and selling (bid) prices. Shares will ordinarily be issued at the offer price and redeemed at the bid price. Each day the assets of the fund are valued on both an 'offer' basis (how much they would cost to buy) and a 'bid' basis (how much the fund would receive if they were sold). The difference between the two prices is known as the "spread" and reflects the costs of buying and selling properties, in particular Stamp Duty Land Tax paid on purchases which can account for up to 5% of the property value. The spread is significant and can be in excess of 6%, meaning you may see a drop in the value of your investment immediately after buying share. This spread is generally larger than for funds not investing in Property Assets and therefore the risk of an investment being worth less than when originally purchased is greater, particularly in the short-term.

Geographical breakdown (%)

	Fund
South East	47.2
Midlands	29.4
Scotland	14.3
Wales, N.Ireland & offshore	9.2
South West	0.0
The North	0.0
Central London	0.0
Other	0.0

Industry breakdown (%)

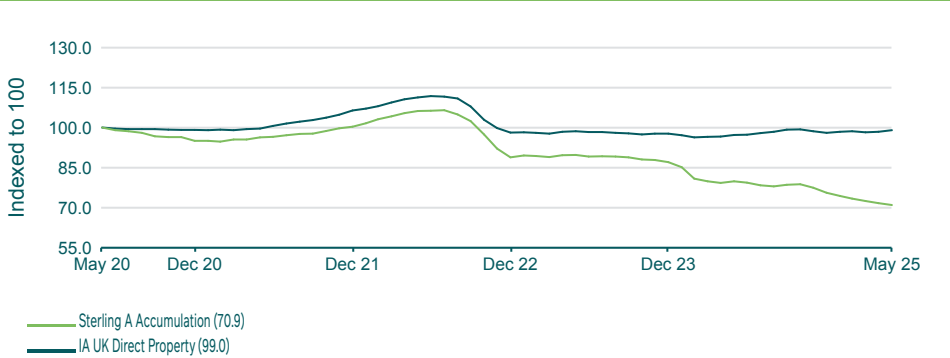
	Fund
Other	80.6
Office	19.4
Industrial	0.0
Retail Warehouse	0.0
Shopping Centre	0.0
Designer outlet	0.0
Standard Retail	0.0
Mixed Commercial	0.0
Supermarket	0.0

Industry breakdown is net of cash and near cash, and reflects the fund's direct and indirect investments in property. It includes shares in UK real estate investment trusts (REITs), which invest in property and are listed on the London Stock Exchange.

Single year performance (5 years)

From	01/06/24	01/06/23	01/06/22	01/06/21	01/06/20
To	31/05/25	31/05/24	31/05/23	31/05/22	31/05/21
■ Sterling A Accumulation	-11.2%	-11.0%	-15.5%	10.3%	-3.7%
■ IA UK Direct Property sector	1.8%	-1.4%	-11.4%	11.7%	-0.4%

Performance over 5 years



Past performance is not a guide to future performance.

Performance comparison: The M&G Property Portfolio, in which the trust solely invests, is actively managed. The benchmark is a comparator against which the trust's performance can be measured. The sector has been chosen as the trust's comparator benchmark as it is the M&G Property Portfolio's comparator benchmark. Both the M&G Property Portfolio and the trust are constituents of the sector. The comparator benchmark does not constrain the portfolio construction of the M&G Property Portfolio or the trust.

Source: Morningstar, Inc and M&G, as at 31 May 2025. Returns are calculated on a price to price basis with income reinvested. Benchmark returns stated in GBP terms.

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Important information

On 18 January 2013, the M&G Property Portfolio converted to a property authorised investment fund (PAIF) with the same name, investment strategy, approach and fund manager as the existing unit trust, which was launched on 8 November 2005. The PAIF is compliant with HMRC's Property Authorised Investment Fund regime and, as a result, eligible investors can receive gross income if invested directly in the PAIF. A feeder fund, the M&G Feeder of Property Portfolio, was also established to cater for those investors unable to administer a PAIF or corporate investors that would otherwise own more than 8% of the fund.

The M&G Property Portfolio (unit trust) launched on 8 November 2005.

Past performance is not a guide to future performance. We are unable to give financial advice. If you are unsure about the suitability of your investment, speak to your financial adviser.

The historic yield expresses the last four quarters' distributions as a percentage of the current net asset value per share (NAV). The proportion of the distribution comprising income from property and interest on cash is calculated gross of the basic rate of tax, as per AREF standard practice. Expenses are charged to capital.

Industry breakdown is net of cash and near cash.

Sector: Morningstar category averages represent the average return of funds within their category over time. The category averages are created by using the average daily total return index series, or TRI, as well as monthly, quarterly, and annual averages of return and non-return data. Morningstar applies a fractional weighting methodology whereby, on the last day of each month, the funds are equally weighted and the share classes within each fund are equally weighted. Fractional weighting ensures that funds with multiple share classes do not dominate and skew the returns of the average, thus presenting the peer group performance in a fair and consistent manner.

Sector performance is based on the Sterling I share class. This information is not available for the Sterling A share class.

This financial promotion is issued by M&G Securities Limited which is authorised and regulated by the Financial Conduct Authority in the UK and provides ISAs and other investment products. The company's registered office is 10 Fenchurch Avenue, London EC3M 5AG. Registered in England No. 90776.

Glossary

This glossary provides an explanation of terms used in this factsheet. It may include terms that do not apply to this fund.

Accumulation shares: A type of share where distributions are automatically reinvested and reflected in the value of the shares.

Asset allocation: Allocating a portfolio's assets according to risk tolerance and investment goals.

Asset-backed securities: Bonds (fixed income securities) backed by assets that produce cashflows, such as mortgage loans, credit card receivables and auto loans.

Benchmark (Constraint): The portfolio must replicate the securities contained in the benchmark and their weights. The benchmark can be an index or a sector. Depending on the fund's mandate, the managers can replicate the positions directly or via derivatives, which are instruments whose value is derived from that of an underlying security or pool of securities.

Benchmark (Target): A benchmark, such as an index or sector, which the fund managers aim to match or exceed. The managers have freedom in choosing the securities and strategy by which they do so.

Benchmark: Measure, such as an index or sector, against which a portfolio's performance is judged.

Benchmark (Comparator): The fund managers choose the benchmark, which may be an index or a sector, as a comparator for the fund's performance, but they do not have to replicate its composition. The benchmark is not used for any other purpose, such as, for example, to serve as a reference when setting performance fees.

Bond: A loan in the form of a security, usually issued by a government or company. It normally pays a fixed rate of interest (also known as a coupon) over a given time period, at the end of which the initial amount borrowed is repaid.

Cash equivalents: Deposits or investments with similar characteristics to cash.

Consumer prices index (CPI): An index used to measure inflation, or the rate at which prices for a basket of goods and services bought by households change.

The contents of the basket are meant to be representative of products and services consumers typically spend money on, and are updated regularly.

Convertible bonds: Fixed income securities (bonds) that can be exchanged for predetermined amounts of company shares at certain times during their life.

Corporate bonds: Fixed income securities issued by a company. They are also known as bonds and can offer higher interest payments than bonds issued by governments as they are often considered more risky. Also referred to by investors as "credit."

Coupon: The interest paid by the government or company that has raised a loan by selling bonds. It is usually a fixed amount, calculated as a percentage of the total loan and paid out at regular intervals.

Credit default swap (CDS): An insurance-like contract that allows an investor to transfer the default risk of a bond to another investor. The buyer of the CDS pays regular premiums to the seller, who has to reimburse the buyer in the event of the underlying bond defaulting. A CDS is a type of derivative – a financial instrument whose value and price is dependent on the underlying asset.

Credit rating agency: A company that analyses the financial strength of issuers of fixed income securities (bonds) and attaches a rating to their debt. Examples include Standard & Poor's, Moody's and Fitch.

Derivatives: Financial instruments whose value and price depend on one or more underlying assets. Derivatives can be used to gain exposure to, or to help protect against, expected changes in the value of the underlying investments. Derivatives may be traded on a regulated exchange or directly between two parties (over the counter).

Distribution yield: The amount that is expected to be distributed by the fund over the next 12 months expressed as a percentage of the share price as at a certain date. It is based on the expected gross income from the current portfolio calculated in accordance with the fund's distribution policies less the ongoing charges where they are deducted from income.

Dividend yield: Annual income distributed by a company as a percentage of its share price as at a certain date.

Duration: A measure of the sensitivity of a fixed income security (bond) or bond fund to changes in interest rates. The longer a bond or bond fund's duration, the more sensitive it is to interest rate movements.

Emerging economy or market: Country in the process of catching up with developed economies, with rapid growth and increasing industrialisation. Investments in emerging markets are generally considered to be riskier than those in developed markets.

Equities: Shares of ownership in a company. They offer investors participation in the company's potential profits, but also the risk of losing all their investment if the company goes bankrupt.

Ex-dividend, ex-distribution or xd date: The date on which declared distributions officially belong to underlying investors. On the XD date, the stock's price usually falls by the amount of the dividend, reflecting the payout.

Exposure: The proportion of a fund invested in a particular share/fixed income security/index, sector/region, usually expressed as a percentage of the overall fund.

Fixed income security: A loan in the form of a security, usually issued by a government or company, which normally pays a fixed rate of interest over a given time period, at the end of which the initial amount borrowed is repaid. Also referred to as a bond.

Floating rate notes (FRNs): Securities whose interest (income) payments are periodically adjusted depending on the change in a reference interest rate.

Gilts: Fixed income securities issued by the UK government. They are called gilts because they used to be issued on gilt-edged paper.

Government bonds: Loans issued in the form of fixed income securities by governments. They normally pay a fixed rate of interest over a given time period,

at the end of which the initial investment is repaid.

Hard currency (bonds): Fixed income securities (bonds) denominated in a highly traded, relatively stable international currency, rather than in the bond issuer's local currency. Bonds issued in a more stable hard currency, such as the US dollar, can be more attractive to investors where there are concerns that the local currency could lose value over time, eroding the value of bonds and their income.

Hedging: A method of reducing unnecessary or unintended risk.

High yield bonds: Loans taken out in the form of fixed income securities issued by companies with a low credit rating from a recognised credit rating agency. They are considered to be at higher risk of default than better-quality, higher-rated fixed income securities, but they have the potential for higher rewards. Default means that a bond issuer is unable to meet interest payments or repay the initial amount borrowed at the end of a security's life.

Historic yield: The historic yield reflects distributions declared over the past 12 months as a percentage of the share price as at the date shown.

Income shares: A type of share where distributions (also called dividends) are paid out as cash on the payment date.

Index-linked bonds: Fixed income securities where both the value of the loan and the interest payments are adjusted in line with inflation over the life of the security. Also referred to as inflation-linked bonds.

Investment association (IA): The UK trade body that represents fund managers. It works with investment managers, liaising with government on matters of taxation and regulation, and also aims to help investors understand the industry and the investment options available to them.

Investment grade bonds: Fixed income securities issued by a government or company with a medium or high credit rating from a recognised credit rating agency. They are considered to be at lower risk of default than those issued by issuers with lower credit ratings. Default means that a borrower is unable to meet interest payments or repay the initial investment amount at the end of a security's life.

Leverage: When referring to a company, leverage is the level of a company's debt in relation to its assets. A company with significantly more debt than capital is considered to be leveraged. It can also refer to a fund that borrows money or uses derivatives to magnify an investment position.

Local currency bonds: Bonds denominated in the currency of the issuer's country, rather than in a highly traded international 'hard' currency, such as the US dollar.

The value of local currency bonds tends to fluctuate more than that of bonds issued in a hard currency, as these currencies tend to be less stable.

Long position (exposure): Holding a security in the expectation that its value will rise.

Maturity: The length of time until the initial amount invested in a fixed income security is due to be repaid to the holder of the security.

Modified duration: A measure of the sensitivity of a bond, or bond fund, to changes in interest rates, expressed in years. The longer a bond or bond fund's duration, the more sensitive it is to interest rate movements.

Near cash: Deposits or investments with similar characteristics to cash.

Net asset value (NAV): The current value of the fund's assets minus its liabilities.

Ongoing charge figure: The ongoing charge figure represents the operating costs investors can reasonably expect to pay under normal circumstances.

Open-ended investment company (OEIC): A type of managed fund whose value is directly linked to the value of the fund's underlying investments. The fund creates or cancels shares depending on whether investors want to redeem or purchase them.

Options: Financial contracts that offer the right, but not the obligation, to buy or sell an asset at a given price on or before a given date in the future.

Payment date: The date on which distributions will be paid by the fund to investors, usually the last business day of the month.

Physical assets: An item of value that has tangible existence; for example cash, equipment, inventory or real estate. Physical assets can also refer to securities, such as company shares or fixed income securities.

Property expense ratio: Property expenses are the operating expenses that relate to the management of the property assets in the portfolio. These include: insurance and rates, rent review and lease renewal costs and maintenance and repairs, but not improvements. They depend on the level of activity taking place within the fund. The Property Expense Ratio is the ratio of property expenses to the fund's net asset value.

Retail prices index (RPI): A UK inflation index that measures the rate of change of prices for a basket of goods and services in the UK, including mortgage payments and council tax.

Share class hedging: Activities undertaken in respect of hedged shares to mitigate the impact on performance of exchange rate movements between the fund's currency exposure and the investor's chosen currency.

Share class: Type of fund shares held by investors in a fund (share classes differ by levels of charge and/or by other features such as hedging against currency risk). Each M&G fund has different share classes, such as A, R and I. Each has a different level of charges and minimum investment. Details on charges and minimum investments can be found in the fund's Prospectus.

Share: An ownership stake in a company, usually in the form of a security. Also called equity. Shares offer investors participation in the company's potential profits, but also the risk of losing all their investment if the company goes bankrupt.

Short position (exposure): A way for an investor to express their view that the market might fall in value.

SICAV: In French, it stands for société d'investissement à capital variable. It is the western European version of an open-ended collective investment fund, much like

an OEIC. Common in Luxembourg, Switzerland, Italy and France, and regulated by regulators in the European Union.

Swap: A swap is a derivative contract where two parties agree to exchange separate streams of cashflows. A common type of swap is an interest rate swap, where one party swaps cashflows based on variable interest rates for those based on a fixed interest rate, to hedge against interest rate risk.

UCITS: Stands for Undertakings for Collective Investments in Transferable Securities. This is the European regulatory framework for an investment vehicle that can be marketed across the European Union and is designed to enhance the single market in financial assets while maintaining high levels of investor protection.

Underlying yield: The amount that is expected to be earned by the fund over the next 12 months expressed as a percentage of the share price as at a certain date. It is based on the expected gross income from the current portfolio calculated in accordance with the fund's accounting policies less all ongoing charges.

Unit trust: A type of managed fund whose value is directly linked to the value of the fund's underlying investments and which is structured as a trust, rather than as a company.

United Nations Global Compact: A United Nations initiative to encourage businesses worldwide to adopt sustainable and socially responsible policies and to report on their implementation.

Valuation: The worth of an asset or company, based on the present value of the cashflows it will generate.

Yield: This refers to either the interest received from a fixed income security or to the dividends received from a share. It is usually expressed as a percentage based on the investment's costs, its current market value or its face value. Dividends represent a share in the profits of a company and are paid out to the company's shareholders at set times of the year.