

Non-UCITS retail scheme Key Investor Information



This document provides you with key investor information about this Fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this Fund. You are advised to read it so you can make an informed decision about whether to invest.

M&G Property Portfolio

Sterling Class I – Accumulation shares ISIN no. GB00B8FYD926

Managed by M&G Securities Limited, which is part of the Prudential Group

Objective and investment policy

The fund aims to provide income and grow capital over five years or more by investing mainly in UK commercial property.

Core investment: At least 70% of the fund is directly invested in UK commercial property.

Other investments: The fund may also invest in other property-related assets, including other funds, real estate investment trusts, money market instruments (for example, debt due to be repaid within a year) and cash.

Strategy in brief: The fund manager selects attractively priced properties from across a range of sectors and regions. The focus is on adding value by managing and improving properties to enhance their capital value and rental income.

Other information

The fund is a Property Authorised Investment fund for tax purposes.

The fund manager has the freedom to decide which investments should be held in the fund.

You can buy and sell shares in the fund on any business day. Provided we receive your instructions before 12 noon, shares will be bought at that day's price.

Any income from the fund will be rolled up into the value of your investment.

In addition to the charges set out in the charges section, the fund will incur portfolio transaction costs which are paid from the assets of the fund.

Risk and reward profile

- 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 fund invests mainly in property. This type of fund can carry a higher risk and experience bigger price gains and falls than a fund which invests in different types of assets.
 - Commercial property can be more difficult and take longer to buy and sell than bonds and company shares. In extreme market conditions, or if significant numbers of investors withdraw their investments from the fund at the same time, the manager may be forced to dispose of property investments. This may result in less-than-favourable prices being obtained in the market for those investments. Suspension of redemptions could become necessary to balance the interests of continuing shareholders with those seeking to redeem.
 - Property valuations are provided by an independent valuer and are subject to the judgement of the valuer.
 - For large deals, the dealing price investors receive may be different from the published price. If investors are buying units, they may pay a price that is higher than the quoted offer price. If investors are selling units, they may receive a price that is lower than the quoted bid price.
 - Commercial property values are affected by interest rates, rental growth, changes in property yields and tenant default. If the property is vacant or if a tenant defaults, there will be a rental shortfall and additional costs are likely to be incurred. These include legal expenses, insurance and maintenance of the property and business rates.
 - Commercial property transaction charges are higher than those which apply in other types of asset. A high volume of transactions would have a material impact on fund performance.
 - The published dealing prices are on either the 'offer' basis or 'bid' basis, depending on whether investors are generally buying fund shares (the fund is in 'net inflow') or selling shares (the fund is in 'net outflow'). The difference between the two prices is significant; in the past 12 months it has ranged between 5.78% and 6.19%. Therefore, a change in the pricing basis from bid to offer, or vice versa, will lead to a significant decrease or increase in what investors will receive or pay when they sell or buy shares. The pricing basis has not changed frequently; it last changed in July 2016.
 - The fund could lose money if a counterparty with which it does business becomes unwilling or unable to repay money owed to the fund.
- Further details of the risks that apply to the fund can be found in the fund's Prospectus.

Charges

The charges shown in the table are used to pay the costs of running the fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

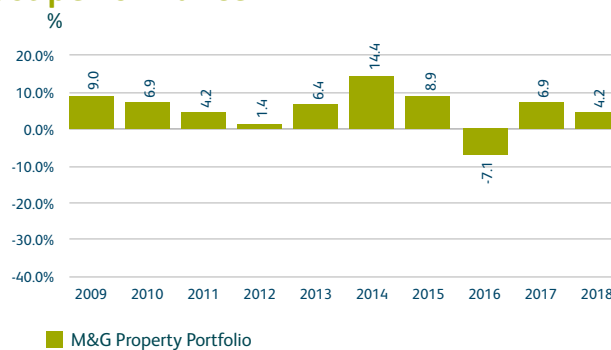
One-off charges taken before or after you invest	
Entry charge	0.00%
Exit charge	0.00%
The entry charge is the maximum that might be taken out of your money before it is invested.	
Charges taken from the fund over a year	
Ongoing charge	1.32%
Charges taken from the fund under certain specific conditions	
Performance fee	None

The entry and exit charges shown are the maximum figures and, in some cases, you may pay less. You can find out the exact charges which apply to your investment by contacting your financial adviser or distributor or, if you have invested directly with us, you can contact us using the details given in the practical information section.

The ongoing charge is based on expenses for the year ending 30 September 2018. This figure may change from year to year. It excludes portfolio transaction costs.

For more information on charges, please see the relevant sections of the Prospectus at www.mandg.co.uk/literature

Past performance



■ M&G Property Portfolio

- Past performance is not a guide to future performance.
- The past performance calculation excludes UK taxes on interest distributions from 1 January 2017. The past performance calculation continues to include UK taxes on property income distributions and dividend distributions. It does not take into account the entry and exit charges but does take into account the ongoing charge, as shown in the charges section.
- The Fund launched on 18 January 2013 and the Sterling Class I Accumulation share class launched on the 18 January 2013.
- M&G Property Portfolio Sterling Class I shares (OEIC) do not have 10 complete years of past performance information available as they launched on 18 January 2013. Therefore, past performance information for M&G Property Portfolio Sterling Class S shares (Unit Trust) has been used for the period shown prior to this date.

Practical information

The depositary is NatWest Trustee and Depositary Services Limited.

For more information about this fund, please visit www.mandg.co.uk/literature where you will find a copy of the Prospectus, Instrument of Incorporation and the latest annual or interim Investment Report and Financial Statements. These documents are in English and are available free of charge. Our website also provides other information such as share prices.

UK tax laws apply to the fund, and this may affect your personal tax position. Please speak to an adviser for more information.

Other share classes may exist for the fund as set out in the relevant Prospectus.

For up-to-date details of the staff remuneration policy that applies to M&G Securities Limited, including a description of how remuneration and benefits are calculated, the make-up of the remuneration committee, and the identities of persons responsible for awarding the remuneration and benefits, please visit www.mandg.co.uk/remuneration. We will provide a paper copy of this information, free of charge, if you require one.