

M&G UK Property Limited Partnership

INVESTMENT POLICY AND OBJECTIVES

The objective is to provide well-informed investors with exposure to the UK commercial property market through a diversified portfolio of assets. The performance target is to outperform the All Balanced Fund component of the MSCI/AREF UK Quarterly Property Fund Index series by 50 bps per annum, net of fees, on a rolling 3 year basis.

INVESTOR CONSTITUENCY

Well-Informed Investors as defined in SIF Law (the law of 13 February 2007 concerning specialised investment funds)

Fund details	
Type of fund	Luxembourg FCP
Residence	Luxembourg
Launch date	31 May 2013 (seed portfolio March 1971)
Open/closed-ended	Open-ended
Earliest date of winding up	Not applicable
Year-end	31 March
NAV (GBPm)	540.5

Source : M&G UK Property Limited Partnership

Management/professional advisors	
Manager	M&G Real Estate Funds Management S.à.r.l
Investment Advisor	M&G Investment Management Ltd
Fund Manager	Dermot Kiernan
Trustee	Not applicable
Auditors	Ernst & Young

Source : M&G UK Property Limited Partnership

Investment rates of return, %		MSCI/AREF UK Quarterly Property Fund Index		
	M&G UK Property Limited Partnership	Other balanced funds	All balanced funds	All funds
3 months	-1.0	0.3	0.3	0.0
Year-to-date	-2.3	1.8	1.6	0.7
12 months	-2.3	1.8	1.6	0.7
3 years+	4.7	6.5	6.0	5.3
5 years+	5.6	7.2	6.6	6.0
10 years+	6.8	8.1	7.7	7.7

Source: MSCI/AREF UK Quarterly Property Fund Index (Sponsored by PropertyMatch)

Property investment restrictions	
Maximum development exposure	10%
Maximum lot-size holding as a standing investment	15%
Maximum lot-size holding permitted at purchase	15%
Maximum exposure to joint ventures	10%

Source : M&G UK Property Limited Partnership

Portfolio distribution %

	M&G UK Property Limited Partnership	MSCI/AREF UK Quarterly Property Fund Index		
		Other balanced funds	All balanced funds	All funds
Standard retail – South East	0.9	7.4	6.8	5.6
Standard retail – Rest of UK	7.6	3.0	3.2	3.6
Shopping centres	1.6	1.3	2.0	6.6
Retail warehouses	22.3	12.3	12.0	10.8
All UK retail	32.4	24.0	23.9	26.5
City offices	0.0	3.6	3.3	2.9
West End offices	0.0	7.6	8.0	6.7
Rest of South East offices	7.9	11.6	10.8	7.6
Rest of UK offices	7.2	6.3	5.9	5.0
All UK offices	15.1	29.1	28.0	22.2
South East industrial	22.3	19.6	19.9	15.9
Rest of UK industrial	9.2	10.5	10.2	8.3
All UK industrial	31.5	30.1	30.1	24.2
Other UK properties	10.6	11.7	10.7	21.4
Cash***	10.3	5.1	7.3	5.7
Overall	100.0	100.0	100.0	100.0

Source : M&G UK Property Limited Partnership

Property ownership structure			
	Number of assets	Valuation (GBPm)	% of total portfolio
Direct holdings	27	408.4	82.8
Joint and indirect holdings	5	84.6	17.2
Listed investments	0	0	0.0
Total	32	493.0	100.0

Source : M&G UK Property Limited Partnership

Largest direct investments by lot size & percentage of total portfolio				
Property	Location	Sector	Valuation (GBPm)	% of total portfolio
Gunnels Wood Road	Stevenage	Industrial	30 - 35	*
9-18 Bath Street	Bath	Shop	30 - 35	*
Haddington Place	Edinburgh	Other	25 - 30	*
Meridien House	Watford	Office	25 - 30	*
Emersons Green Retail Park	Bristol	Ret Whse	25 - 30	*
Acre Road	Reading	Industrial	20 - 25	*
Orchards Business Centre	Redhill	Industrial	20 - 25	*
Unit B Gascoigne Road	Barking	Industrial	20 - 25	*
South Rings Business Park	Bamber Bridge Preston	Ret Whse	15 - 20	*
1 Victoria Street	Bristol	Office	15 - 20	*
10 largest investments as % of portfolio				*

Source : M&G UK Property Limited Partnership

Direct portfolio structure by lot-size bands			
Value band (GBPm)	Number of assets	Valuation (GBPm)	% of total portfolio
0 -2.5	2	4.1	0.8
2.5 - 5	5	18.7	3.8
5-10	1	8.9	1.8
10-25	14	233.3	47.3
25 - 50	5	143.5	29.1
50 - 100	0	0.0	0.0
100-150	0	0.0	0.0
Over 150	0	0.0	0.0
Total	27	408.4	82.8
Average lot size		15.1	

Source : M&G UK Property Limited Partnership

Property Yield	
Net initial yield	5.58%
Nominal equivalent yield	5.62%
True equivalent yield	5.82%
Net reversionary yield	5.48%

Source : M&G UK Property Limited Partnership

Voids as % of ERV	
Investments	0.57%
Developments	0.00%
Total	0.57%

Rental income & ERV by type of property

	Rental income %	Estimated rental value %
Standard retail	13.6	11.0
Retail warehousing	36.1	33.0
Shopping centres	0.0	0.0
Central London offices	0.0	0.0
Other offices	15.2	15.7
Industrial	28.1	33.1
Other	7.0	7.1
Overall	100.0	100.0

Source : M&G UK Property Limited Partnership

Over Renting and Reversionary Potential, % Rent Passing

Sector	Rent Passing, GBP Millions	Rent Free , % Rent Passing	Development vacancy, % Rent Passing	Investment vacancy, % Rent Passing	Over rented,% Rent Passing	Reversionary potential,% Rent Passing	Reversionary potential Net of Over renting,% Rent Passing	Market Value,% Rent Passing
Standard retail	3.5	0.0	0.0	0.3	-2.8	0.3	-2.4	82.0
Retail warehousing	9.4	0.9	0.0	0.2	-4.1	1.4	-2.8	92.3
Shopping centres	-	-	-	-	-	-	-	-
Central London offices	-	-	-	-	-	-	-	-
Other offices	3.9	0.0	0.0	0.0	0.0	0.8	0.8	104.9
Industrial	7.3	0.4	0.0	0.0	-0.3	5.7	5.4	119.1
Other	1.8	0.0	0.0	0.1	0.0	0.2	0.2	102.8
Overall	26.1	1.4	0.0	0.6	-7.3	8.4	1.1	101.1

*Comprising the ERV of developments in progress or contracted which have not been pre-let

Source : M&G UK Property Limited Partnership

Listed Investments

	% of Issue held	Valuation (GBPm)	Est. % of total portfolio
0	0.0	0.0	0.0
0	0.0	0.0	0.0
0	0.0	0.0	0.0
0	0.0	0.0	0.0
0	0.0	0.0	0.0
0	0.0	0.0	0.0

The unexpired term of leases

Years	% of rent passing
20 years or greater	4.8
15 years or greater, but less than 20	8.7
10 years or greater, but less than 15	4.1
5 years or greater, but less than 10	37.8
Less than 5 years	44.7

Source : M&G UK Property Limited Partnership

Joint and Indirect property holdings

Holdings	Sector	Joint/Indirect	Vehicle Type	Ownership %	Valuation	Est. % of total portfolio
Standard Life Inv't Uk Shop'g Cent. U/ T	Shopping Centre	Indirect	PUT	*	0 - 5	*
Lend Lease Ret (Jersey) Unit Trust	Shopping Centre	Indirect	PUT	*	0 - 5	*

Kames Target Healthcare Prop Unit Trust	Healthcare	Indirect	LP	*	5 - 10	*
Embankment - JV	Office	Joint	JV	*	20 - 25	*
The Brewery - JV	Retail Warehouse	Joint	JV	*	45 - 50	*

Source : M&G UK Property Limited Partnership

Debt analysis						
Fixed rate borrowings				Variable rate borrowings		
Amount drawn (GBPm)	Average rate (%)	Average unexpired term (years)		Amount drawn (GBPm)	Rate above LIBOR (incl expenses) (%)	Off balance sheet debt (GBPm)+
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0

Source : M&G UK Property Limited Partnership

Development exposure*				
Capital value of developments				Cost to complete schemes in progress+
	Not yet started	In progress+	All developments	
GBPm	0	0	0	0
% of all directly held properties*	0.00%	0.00%	0.00%	0.00%

* Includes joint ventures in which the Fund has an interest of 50% or more

Source : M&G UK Property Limited Partnership

Valuations/performance monitors/affiliations	
Frequency of valuation	*Monthly
Valuers	*CB Richard Ellis
Portfolio performance monitored by MSCI	Yes
Constituent of MSCI/AREF UK Quarterly Property Fund Index	Yes
Member of the Association of Real Estate Funds	Full member

Source : M&G UK Property Limited Partnership

Restrictions on holdings of cash/borrowings	
Maximum total gearing permitted	
For investment purpose	Nil
For liquidity purpose	10%
Cash holdings (maximum)	10%
Cash holdings (minimum)	*

Source : M&G UK Property Limited Partnership

The contribution of major tenants to rental income	
Tenant	%
BOOTS UK LIMITED	6.3
TJX UK	5.8
BAE SYSTEMS APPLIED INTELLIGENCE LIMITED	5.0
B & Q PLC	5.0
PRIMARK STORES LIMITED	5.0
MAPFRE ASISTENCIA CO.INT.DE SEGUROS S.A.	4.6
Sainsbury's Supermarkets Ltd	4.1
MOSS BROS GROUP PLC	3.4
AAH PHARMACEUTICALS LIMITED	2.8
KUEHNE + NAGEL LIMITED	2.8
Three largest tenants' contribution to rental income	17.1
Five largest tenants' contribution to rental income	27.0

Source : M&G UK Property Limited Partnership

Balance sheet/gearing					
	Direct holdings	Joint holdings	Indirect investments	Listed investments	Total
Balance sheet (GBPm)					
Properties at valuation	408.4	68.9	15.8	0.0	493.0
Listed investments	0.0	0.0	0.0	0.0	0.0
Debt	0.0	0.0	0.0	0.0	0.0
Cash	56.9	0.0	0.0	0.0	56.9
Other net assets/liabilities	-9.4	0.0	0.0	0.0	-9.4
Total net assets	455.9	68.9	15.8	0.0	540.5
Gearing (%)					
Net debt (cash)/properties	-13.9	0.0	0.0	-	-11.5
Net debt (cash)/equity	-12.5	0.0	0.0	-	-10.5

Source : M&G UK Property Limited Partnership

Quarterly data per unit						
As at	30-Sep-18	31-Dec-18	31-Mar-19	30-Jun-19	30-Sep-19	31-Dec-19
Bid (GBP)	134.190	133.630	131.590	130.560	127.852	125.217
Offer (GBP)	144.320	143.430	141.470	140.340	137.493	134.652
Mid (GBP)	139.255	138.530	136.530	135.450	132.673	129.935
Bid/offer spread	7.0%	6.8%	7.0%	7.0%	7.0%	7.0%
Net asset value (GBP)	135.890	135.308	133.252	132.196	129.467	126.799
Quarterly distribution (GBP)	1.180	1.309	1.378	1.409	1.425	1.310
Yield	3.7%	3.8%	3.9%	4.0%	4.3%	4.4%

Source : M&G UK Property Limited Partnership

Unit pricing

The unit price is recalculated and published on a monthly basis.

Distributions

The fund makes quarterly income distributions.

Minimum investment/disinvestment

The minimum initial investment is £2m. There is no minimum disinvestment amount, but the remaining holding must be greater than the minimum holding of £2m.

Creation, transfer and realisation of units

The fund's Prospectus provides for the creation or redemption of units on a monthly basis. The manager offers a secondary market service to unitholders wishing to dispose of their units to incoming unitholders.

The manager has the right to delay redemptions for up to a maximum of six months, and to repay the proceeds in 10 monthly installments. This right of deferment may be invoked only if there was insufficient liquidity in the fund and may last only until the liquidity of the fund is restored.

Taxation

The following is a summary of current law and practice and is subject to change. The information should not be regarded as legal or tax advice.

Capital Gains Tax

The fund is exempt from UK Capital Gains Tax and UK Income Tax

Stamp duty reserve tax

Transfers of units do not attract SDRT.

Charges

There are annual management charges of 70 & 80 bps p.a. of the value of the fund (chargeable by class of units held). All fees and charges are reflected in the unit price and the quoted performance is after deduction of all fees, costs and charges.

Unit holder analysis		
	Number of unitholders	Total % held
Less than 1% of units in issue	3	1.8
1% or greater but less than 2%	0	0.0
2% or greater but less than 4%	0	0.0

4% or greater but less than 8%	0	0.0
Greater than 8.0%	1	98.2
Total	4	100.0
Major investors		
Largest holder	1	98.2
Three largest holders	3	99.0
Five largest holders	5	0.0
Ten largest holders	10	0.0
Internal/external investors		
Internal	1	98.2
External	3	1.8

Source : M&G UK Property Limited Partnership

Liquidity						
Period	Year to Dec 2014	Year to Dec 2015	Year to Dec 2016	Year to Dec 2017	Year to Dec 2018	Year to Dec 2019
Issues and redemptions						
Units in issue as at start of period	5,845,079	6,070,491	6,083,116	5,920,405	5,920,405	5,129,093
Units issued during period	225,412	122,158	-	-	0	0
Units redeemed during period	-	-109,533	-162,711	-	-791,312	-691,552
Transfer of Properties^	-	-	-	-	63,332	0
Units in issue at end of period	6,070,491	6,083,116	5,920,405	5,920,405	5,129,093	4,437,540

* as % of units in issue at the end of the period

Source : M&G UK Property Limited Partnership