

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)	628.7

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, %

	M&G UK Property Limited Partnership	MSCI/AREF UK Quarterly Property Fund Index		
		Other balanced funds	All balanced funds	All funds
3 months	0.3	0.6	0.6	0.4
Year-to-date	-0.2	1.0	0.9	0.6
12 months	1.9	4.1	3.4	2.8
3 years+	5.2	6.6	6.3	5.6
5 years+	7.9	8.9	8.3	7.6
10 years+	8.0	9.1	8.7	9.1

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	2.2	7.6	7.1	5.7
Standard retail – Rest of UK	7.5	3.3	3.3	3.6
Shopping centres	1.7	1.8	2.5	7.3
Retail warehouses	21.6	13.3	13.6	13.0
All UK retail	33.0	26.0	26.4	29.7
City offices	0.0	3.7	3.7	3.3
West End offices	0.0	7.6	7.7	7.0
Rest of South East offices	15.9	11.6	11.1	7.7
Rest of UK offices	8.1	5.8	5.8	4.9
All UK offices	24.0	28.7	28.4	22.9
South East industrial	23.5	19.3	19.5	15.6
Rest of UK industrial	8.2	10.1	10.0	8.0
All UK industrial	31.7	29.4	29.5	23.6
Other UK properties	9.0	11.0	10.0	19.4
Cash***	2.4	4.9	5.7	4.4
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	32	532.5	85.2
Joint and indirect holdings	5	92.2	14.8
Listed investments	0	0	0.0
Total	37	624.7	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
Renaissance	Croydon	Office	55 - 60	*
The Brewery	Romford	Retail Warehouse	50 - 55	*
Orchards Business Centre	Redhill	Industrial	35 - 40	*

9-18 Bath Street	Bath	Shop	30 - 35	*
Gunnels Wood Road	Stevenage	Industrial	25 - 30	*
Haddington Place	Edinburgh	Other	25 - 30	*
Emersons Green Retail Park	Bristol	Retail Warehouse	25 - 30	*
Meridien House	Watford	Office	25 - 30	*
92 Europa Boulevard 3 Gemini Retail Park	Warrington	Retail Warehouse	25 - 30	*
Acre Road	Reading	Industrial	20 - 25	*
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	2.7	0.4
2.5 - 5	5	17.8	2.9
5-10	3	22.7	3.6
10-25	15	244.8	39.2
25 - 50	6	186.4	29.8
50 - 100	1	58.0	9.3
100-150	0	0.0	0.0
Over 150	0	0.0	0.0
Total	32	532.5	85.2
Average lot size		16.6	

Source : M&G UK Property Limited Partnership

Property Yield	
Net initial yield	5.22%
Nominal equivalent yield	5.42%
True equivalent yield	5.61%
Net reversionary yield	5.32%

Source : M&G UK Property Limited Partnership

Voids as % of ERV	
Investments	1.60%
Developments	0.00%
Total	1.60%

Rental income & ERV by type of property

	Rental income %	Estimated rental value %
Standard retail	12.7	11.2
Retail warehousing	29.0	27.1
Shopping centres	0.0	0.0
Central London offices	0.0	0.0
Other offices	24.2	24.9
Industrial	28.5	31.2
Other	5.7	5.5
Overall	100.0	100.0

Source : M&G UK Property Limited Partnership

Comparison of rents passing and ERV by type of property*

Sector	Rent passing %	Pre-lets & rent-free periods %	Development voids %	Other voids %	Over rented %	Reversionary potential %	Net reversionary potential %	ERV %
Standard retail	108.5	0.0	0.0	4.0	-12.7	0.2	-12.5	100.0
Retail warehousing	102.3	4.1	0.0	1.2	-8.1	0.5	-7.6	100.0
Shopping centres	-	-	-	-	-	-	-	-
Central London offices	-	-	-	-	-	-	-	-
Other offices	92.7	0.0	0.0	1.7	-0.4	6.0	5.5	100.0
Industrial	87.1	0.0	0.0	1.0	-0.7	12.5	11.9	100.0
Other	98.3	0.0	0.0	1.7	0.0	0.0	0.0	100.0
Overall	95.6	1.1	0.0	1.6	-3.9	5.6	1.6	100.0

*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

The unexpired term of leases

Years	% of rent passing
20 years or greater	4.1
15 years or greater, but less than 20	7.1
10 years or greater, but less than 15	5.0
5 years or greater, but less than 10	39.7
Less than 5 years	44.1

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	*	5 - 10	*
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	*	50 - 55	*

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

Source : M&G UK Property Limited Partnership

0	0	0
0	0	0
0	0	0
0	0	0
0	0	0

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	5.1
TJX UK	4.7
BAE SYSTEMS APPLIED INTELLIGENCE LIMITED	4.1
B & Q PLC	4.1
PRIMARK STORES LIMITED	4.1
THE BOARD OF THE PENSION PROTECTION FUND	4.0
Sainsbury's Supermarkets Ltd	3.3
MAPFRE ASISTENCIA CO.INT.DE SEGUROS S.A.	3.3
GREEN NETWORK UK PLC	3.1
CHARLES TYRWHITT SHIRTS LIMITED	3.0
Three largest tenants' contribution to rental income	14.0
Five largest tenants' contribution to rental income	22.1
Ten largest tenants' contribution to rental income	38.8

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	532.5	74.2	18.0	0.0	624.7
Listed investments	0.0	0.0	0.0	0.0	0.0
Debt	0.0	0.0	0.0	0.0	0.0
Cash	15.2	0.0	0.0	0.0	15.2
Other net assets/liabilities	-11.2	0.0	0.0	0.0	-11.2
Total net assets	536.5	74.2	18.0	0.0	628.7
Gearing (%)					
Net debt (cash)/properties	-2.9	0.0	0.0	-	-2.4
Net debt (cash)/equity	-2.8	0.0	0.0	-	-2.4

Source : M&G UK Property Limited Partnership

Quarterly data per unit

As at	31-Mar-18	30-Jun-18	30-Sep-18	31-Dec-18	31-Mar-19	30-Jun-19
Bid (GBp)	132.180	133.310	134.190	133.630	131.590	130.56
Offer (GBp)	142.040	143.270	144.320	143.430	141.470	140.34
Mid (GBp)	137.110	138.290	139.255	138.530	136.530	135.45
Bid/offer spread	6.9%	7.0%	7.0%	6.8%	7.0%	7.0%
Net asset value (GBp)	133.830	134.980	135.890	135.308	133.252	132.20
Quarterly distribution (GBp)	1.370	1.261	1.180	1.309	1.378	1.41
Yield	3.5%	3.6%	3.7%	3.8%	3.9%	4.0%

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	1.6
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	98.4
Total	4	100.0
Major investors		
Largest holder	1	98.6
Three largest holders	3	99.7
Five largest holders	5	100.0
Ten largest holders	10	100.0
Internal/external investors		
Internal	1	98.4
External	3	1.6

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	-198,499
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	4,930,593

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

Source : M&G UK Property Limited Partnership
