

Costs and charges illustration



This document provides you with costs and charges information about this fund. It is not marketing material. We advise you to read this document so that you can make an informed decision about whether to invest.

M&G Property Portfolio

Sterling Class A – Income shares ISIN no. GB00B8G9TT83

Charges summary

The below table shows the impact that charges may have on your return based on a £10,000 lump sum investment in the M&G Property Portfolio. Such costs apply for the initial year of your investment as well as subsequent years.

Service and product costs	Lump sum investment £10,000	
	Amount	%
Service costs*	£0.00	0
Product costs**	£181.57	1.82
Total	£181.57	1.82

*Costs and associated charges you pay for services provided in relation to your investment such as the ongoing maintenance of your account. M&G Securities Limited does not charge such costs.

**Costs and associated charges you pay in relation to your investment in the fund.

Breakdown of product costs

	Charge type	Amount	% of investment	Fee description
Product costs	One-off costs	£0.00	0	These are costs you pay when buying or selling shares
	Ongoing costs	£173.00	1.73	The ongoing charges are the costs we take for managing the fund and out of which we pay third parties. Property expenses relate to costs such as repairs and maintenance, insurance, letting costs.
	Transaction costs	£8.57	0.086	These are the costs incurred when buying or selling underlying investments
	Incidental costs	£0.00	0	Any performance fees

The cumulative effect of costs on return

The total charges deducted will have an impact on the investment return you might get. Whilst performance cannot be guaranteed, the table below is an example of how charges will affect what you might get back.

£10,000 lump sum invested in this fund for 1 year with a net growth rate of 0%	
What you might get back if there were no charges at all	£10,000.00
What you might get back after charges	£9,818.43

For the purpose of this estimate, it is assumed that the value of your investment stays constant during the 12-month period. Their value can, of course, rise and fall depending on how they perform. As charges are calculated as a percentage of the value of your investments, they are likely to be correspondingly higher or lower than this estimation.