M&G Feeder of Property Portfolio

Annual Long Report and audited Financial Statements
for the year ended 30 September 2019

M&G
INVESTMENTS

Contents

M&G Feeder of Property Portfolio

Manager's Report

Manager

M&G Securities Limited
10 Fenchurch Avenue, London EC3M 5AG
Telephone: 0800 390 390 (UK only)

(Authorised and regulated by the Financial Conduct Authority)

Investment manager

M&G Investment Management Limited
10 Fenchurch Avenue, London EC3M 5AG
Telephone: +44 (0)20 7626 4588

(Authorised and regulated by the Financial Conduct Authority. M&G Securities Limited is a member of the Investment Association and of the Tax Incentivised Savings Association.)

Administration office

M&G Securities Limited
PO Box 9039, Chelmsford CM99 2XG
Telephone: 0800 390 390 (UK only)

(For your security and to improve the quality of our service, we may record and randomly monitor telephone calls)

The Trust Deed can be inspected at our offices or at the office of the Trustee.

Trustee

NatWest Trustee & Depositary Services Limited, Drummond House, 1 Redheughs Avenue, Edinburgh EH12 9RH, UK

(Authorised and regulated by the Financial Conduct Authority)

Registrar

DST Financial Services Europe Ltd,
DST House, St. Nicholas Lane, Basildon, Essex SS15 5FS, UK

(Authorised and regulated by the Financial Conduct Authority)

Investment accounting services

State Street Global Services,
20 Churchill Place, London E14 5HJ

(Authorised and regulated by the Financial Conduct Authority)

Directors of the ACD

M Ammon*, G N Cotton**, C Dobson (non executive director), N M Donnelly, P R Jelfs, M McGrade (non executive director), L J Mumford

* Resigned 17 October 2019.

** Resigned 27 September 2019.

Co-fund managers

Fiona Rowley and Justin Upton

(Employees of M&G FA Limited (formerly M&G Limited), which is an associate of M&G Securities Limited)

Independent auditor

Ernst & Young LLP
Atria One,144 Morrison Street, Edinburgh EH3 8EX, UK

Important information

As mentioned in the unitholder letter on 17 June 2019, we have made changes to the way we charge for M&G funds based in the UK, starting on Thursday 1 August 2019. The annual charge should be simpler to understand and easier to compare with other fund charges. We have combined all the charges that make up the current ongoing charge figure (OCF) into a single annual charge. Only exceptional items such as unforeseen legal and tax expenses, also known as extraordinary expenses, will be excluded from the annual charge. To find out the new annual charge and the OCF which are shown in the Key Investor Information Document (KIID) for the unit class(es) you are invested in, visit our website www.mandg.co.uk.

Directors' statement

This report has been prepared in accordance with the requirements of the Collective Investment Schemes sourcebook, as issued and amended by the Financial Conduct Authority.

M&G Securities Limited
19 November 2019

M&G Feeder of Property Portfolio

Manager's Responsibilities & Trustee's Responsibilities

Statement of the Manager's Responsibilities

In respect of the annual investment report and financial statements of the Scheme

The Collective Investment Schemes sourcebook, as issued (and amended) by the Financial Conduct Authority (FCA), requires the Manager to prepare the investment report and financial statements for each accounting period which give a true and fair view of the financial position of the Scheme as at the end of the accounting period, and the net revenue and the net losses for the period. In preparing the financial statements, the Manager is required to:

- comply with the Statement of Recommended Practice for Authorised Funds issued by the Investment Association in May 2014, the Trust Deed, generally accepted accounting principles and applicable accounting standards subject to any material departures which are required to be disclosed and explained in the financial statements;
- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Scheme will continue in operation.

The Manager is required to keep proper accounting records, to manage the Scheme in accordance with the Collective Investment Schemes sourcebook, as issued (and amended) by the FCA, the Trust Deed and the Prospectus, and to take reasonable steps for the prevention and detection of fraud or other irregularities.

Statement of the Trustee's Responsibilities and Report of the Trustee to the Unitholders of M&G Feeder of Property Portfolio ('the Scheme') for the period ended 30 September 2019

The Trustee must ensure that the Company is managed in accordance with the Financial Conduct Authority's Collective Investment Schemes sourcebook, the Open-Ended Investment Companies Regulations 2001 (SI2001/1228) (the OEIC Regulations), as amended, the Financial Services and Markets Act 2000, as amended, (together 'the Regulations'), the Company's Instrument of Incorporation and Prospectus (together 'the Scheme documents') as detailed below.

The Trustee must in the context of its role act honestly, fairly, professionally, independently and in the interests of the Scheme and its investors.

The Trustee is responsible for the safekeeping of all custodial assets and maintaining a record of all other assets of the Scheme in accordance with the Regulations.

The Trustee must ensure that:

- the Scheme's cashflows are properly monitored and that cash of the Scheme is booked into the cash accounts in accordance with the Regulations;
- the sale, issue, redemption and cancellation of units are carried out in accordance with the Regulations;
- the value of units of the Scheme are calculated in accordance with the Regulations;
- any consideration relating to transactions in the Scheme's assets is remitted to the Scheme within the usual time limits;
- the Scheme's income is applied in accordance with the Regulations; and
- the instructions of the Alternative Investment Fund Manager ('the AIFM') are carried out (unless they conflict with the Regulations).

The Trustee also has a duty to take reasonable care to ensure that the Scheme is managed in accordance with the Regulations and the Scheme documents in relation to the investment and borrowing powers applicable to the Scheme.

Having carried out such procedures as we consider necessary to discharge our responsibilities as Trustee of the Scheme, it is our opinion, based on the information available to us and the explanations provided, that in all material respects the Scheme, acting through the AIFM:

(i) has carried out the issue, sale, redemption and cancellation, and calculation of the price of the Scheme's units and the application of the Scheme's income in accordance with the Regulations and the Scheme documents, and

(ii) has observed the investment and borrowing powers and restrictions applicable to the Scheme.

Edinburgh
19 November 2019

NatWest Trustee
& Depositary Services Limited

Independent auditor's report to the unitholders of M&G Feeder of Property Portfolio

Opinion

We have audited the financial statements of M&G Feeder of Property Portfolio ("the Trust") for the year ended 30 September 2019 which comprise the Statement of Total Return and Statement of Change in Net Assets Attributable to Unitholders together with the Balance Sheet, the accounting policies of the Trust, the related notes and the Distribution Tables. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including FRS 102 'The Financial Reporting Standard applicable to the UK and Republic of Ireland'.

In our opinion, the financial statements:

- give a true and fair view of the financial position of the Trust as at 30 September 2019 and of the net revenue and net capital losses on the scheme property of the Trust for the year then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report below. We are independent of the trust in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter – events after the balance sheet date

We draw attention to note 18 of the financial statements which describes the events after the balance sheet date, namely that the underlying net asset values per share of the Sterling 'F' Income share class fell by 4.7% and the cash position has fallen from 7.5% to 5%. The fall in NAV stems primarily from investments in the Retail sector where the growing number of available data points and transactional evidence received by the independent valuer point to a marked deterioration in the Retail sector in recent time. The cash position is being managed using the risk management policies referred to in note 3 of the financial statements. Our opinion is not modified in respect of this matter.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the manager's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the manager has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the trust's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The manager is responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the rules of the Collective Investment Schemes sourcebook of the Financial Conduct Authority

In our opinion:

- the financial statements have been properly prepared in accordance with the Statement of Recommended Practice relating to Authorised Funds, the rules of the Collective Investment Schemes sourcebook of the Financial Conduct Authority and the Trust Deed;
- the information given in the manager's report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- there is nothing to indicate that proper accounting records have not been kept or that the financial statements are not in agreement with those records.

Independent auditor's report to the unitholders of M&G Feeder of Property Portfolio

Matters on which we are required to report by exception

We have nothing to report in respect of the following matter in relation to which the Collective Investment Schemes sourcebook of the Financial Conduct Authority rules require us to report to you if, in our opinion:

- we have not received all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit.

Responsibilities of the manager

As explained more fully in the manager's responsibilities statement on page 3, the manager is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the manager is responsible for assessing the trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the manager either intends to liquidate the trust or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the unitholders of the trust, as a body, pursuant to Paragraph 4.5.12 of the rules of the Collective Investment Schemes sourcebook of the Financial Conduct Authority. Our audit work has been undertaken so that we might state to the unitholders of the trust those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the trust and the unitholders of the trust as a body, for our audit work, for this report, or for the opinions we have formed.

Edinburgh
20 November 2019

Ernst & Young LLP
Statutory Auditor

1. The maintenance and integrity of the M&G Securities Limited website is the responsibility of the manager; the work carried out by the auditors does not involve consideration of these matters and, accordingly, the auditors accept no responsibility for any changes that may have occurred to the financial statements since they were initially presented on the website.
2. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This page is intentionally blank

M&G Feeder of Property Portfolio

Manager's Report

Investment objective

The trust aims to maximise long term total return (the combination of income and growth of capital) solely through investment in the M&G Property Portfolio.

Investment policy

The trust will invest solely in the M&G Property Portfolio.

Investment approach

The M&G Feeder of Property Portfolio is directly invested in the M&G Property Portfolio. The underlying fund is diversified across different property sectors (such as retail, offices and industrial). This is done by reviewing the structural and portfolio risk implications of holding various assets within the underlying fund and when acquiring new assets for the portfolio. In researching properties and therefore the associated risk, the manager of the underlying fund considers location, property type, rent review and lease expiry pattern, tenant, industry sector, tenure, lease covenants and physical and environmental factors.

Benchmark

Benchmark: IA UK Direct Property sector.

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.

Risk profile

As the trust invests solely in the M&G Property Portfolio, its risk profile therefore reflects that of the M&G Property Portfolio, the underlying fund. The underlying fund invests in a diversified portfolio of commercial property mainly in the UK. It is therefore subject to the price volatility of the UK commercial property markets as well as the performance of individual properties.

In difficult market conditions, or if significant numbers of investors withdraw their investments from the underlying fund at the same time, the manager may be forced to dispose of property investments in the underlying fund, and the value of certain property investments may therefore be less predictable than usual. Under these circumstances, it may be harder to sell assets at the last valuation or quoted market price, or at a price considered to be fair. Such conditions could result in unpredictable changes in the value of the underlying fund's holdings. In general, property investments are harder to buy and sell compared to investments in fixed income securities and company shares.

There is the possibility that a portion of the underlying fund will be held in cash if the supply of new investment opportunities is limited which, if the situation persists, may restrict its performance.

In addition, there is a risk that an occupational tenant on a property held in the underlying fund's portfolio could default on its rental payments. Furthermore, the fund manager will place transactions, hold positions and place cash on deposit with a range of eligible persons or institutions, also known as counterparties. There is a risk that a counterparty may default on its obligations or become insolvent, which could have a negative impact on the value of the underlying fund.

Portfolio diversification is key in managing liquidity and default risks as well as reducing market risk. The underlying fund's risks are measured and managed as an integral part of the investment process.

In addition to the risk outlined above, the price of shares in the underlying fund may be subject to significant 'swings' in value. As the price of units in the trust is largely based on the price of shares in the underlying fund, a swing in the price of shares in the underlying fund will therefore result in a similar swing in the price of units of the trust.

The underlying fund is valued daily on both an 'offer' basis (how much its assets would cost to buy) and a 'bid' basis (how much the underlying fund would receive if assets were sold). The difference between the two, known as the 'spread', is currently around 7.25%. The published dealing prices are based on either the offer or bid valuation, depending on whether investors are generally buying shares in the underlying fund (the fund is in 'net inflow') or selling shares (the underlying fund is in 'net outflow'). Should flows move from net inflow to net outflow, the dealing prices may 'swing' from an offer basis to a bid basis and fall by the extent of the spread. On the other hand, the dealing prices may rise by the same extent should flows move from net outflow to net inflow.

For large deals, the dealing price that investors receive may be different from the published price. If investors are buying units in the trust, they may receive a price that is higher than the quoted offer price. If investors are selling units in the trust, they may receive a price that is lower than the quoted bid price.

Please refer to note 18 'Events after the balance sheet date' for further details.

Investment review

As at 1 October 2019, for the year ended 30 September 2019

Performance against objective

Between 1 October 2018 (the start of the review period) and 1 October 2019, the M&G Feeder of Property Portfolio produced a negative total return (the combination of income and growth of capital) across all unit classes.*

Over five years and since launch, the trust's unit classes delivered positive returns. The trust aims to maximise long-term total return solely through investment in the M&G Property Portfolio, the underlying fund. Over the review period, the underlying fund has achieved its objective of maximising long-term total return by investing mainly in UK commercial property.

* For the performance of each unit class, please refer to the 'Long-term performance by unit class' table in the 'Fund performance' section of this report.

M&G Feeder of Property Portfolio

Manager's Report

Investment review

Market background

Over the 12-month review period, the UK commercial property market recorded a low single-digit positive total return, according to property consultant CBRE. This positive return was entirely due to rental income, as capital values and rental values fell. This outcome was driven solely by falling capital and rental values in Retail, as Industrials and Offices saw increases in both.

The challenges that have beset retailers in recent years have affected the profitability and capacity to remain as going concerns and meet, among other obligations, rental commitments for some of them. The challenges have become increasingly public this year, with some high-profile company voluntary arrangements announced, as various well-known retailers have looked to restructure their liabilities.

Consequently, capital values in the sector declined throughout the 12 months and ended the review period more than 12% lower. Rental values also declined – by nearly 5% – and the total return for the sector fell by more than 7%. Secondary assets have performed particularly poorly, especially those in unattractive locations on the High Street and Shopping Centres.

The strongest performance in the 12 months came from Industrials. The sector recorded a total return of almost 10%, with capital values increasing by nearly 5% and rental values growing by just under 4%.

Offices also performed robustly, albeit slightly lagging Industrials and generated a total return of over 7%; capital values grew by 2.6% and rental values increased by just over 2%.

The volume of property transactions in the first half of 2019 was £19.9 billion, according to analytical firm Property Data. This is 33% below the five-year first half average from 2014 to 2018.

Transactions have slowed, in our opinion, as investors are increasingly adopting a 'wait-and-see' approach because of the uncertainty surrounding Brexit negotiations. However, we believe many investors, both domestic and overseas, will be keen to re-enter the market once the UK's future relationship with the European Union becomes clearer. UK commercial property is widely considered fair value and generates an attractive income when compared to many other assets.

Against this background the trust produced a negative total return for the reporting period, which was due mainly to falls in the value of some of the underlying fund's Retail properties and assets with vacancy risk. Assets with vacancy risk have seen an increase in the risk premium associated with them, which has led to a fall in their value. However, the fall in value of Retail assets and assets with vacancy risk was partly offset by the stronger performance of the Office and Industrial sectors during the 12-month period.

The underlying fund is valued monthly by independent valuer Knight Frank. By reflecting current market values, the trust reflects the fair value of the underlying assets. Since the trust is daily dealt, this ensures that those investors redeeming their units do not do so at an elevated price, thus disadvantaging investors who remain in the trust.

Where there is clear evidence of softer pricing, we have highlighted this to Knight Frank – who collect data from across the UK – and who apply comparable market evidence to the underlying fund's valuations. Similarly, we have been adjusting the estimated rental values on some Retail assets, to reflect achievable rents today.

The combination of transactional evidence and weakening investor sentiment (which has resulted in higher yields for Retail properties) together with downward revisions to market rents has adversely affected asset prices. Given the ongoing repricing of retail and vacancy risk, we expect the wider market to reflect the lower valuations for these assets in time.

Portfolio structure

The underlying portfolio is predominantly invested in what we consider as either prime or good secondary property – the higher quality end of the spectrum. In terms of strategy, we aim to balance the elements of income and growth within the underlying portfolio while, importantly, managing the underlying fund's assets actively to optimise performance.

We maintained the underlying fund's exposure towards prime, higher quality properties during the review period, at a time when we have seen a performance divergence in the traditional sectors, with quality outperforming. The value of, and crucially, the income from prime assets, tends to be more resilient in times of market stress. As at the end of September 2019, the split between prime and good secondary was approximately 70/30.

Furthermore, according to an independent report by IPD (a company that provides analysis of the UK real estate market), the underlying fund is above-average relative to its peer group, in terms of quality of income (as at 30 June 2019, the latest date for which data is available).

The underlying fund is a well-diversified portfolio designed to generate rental income across the UK by region and sector, with prospective returns guiding asset allocation decisions. Across all sectors, the strength of rental growth in the next 12 to 18 months may have a material bearing on property valuations going forward; however, the somewhat muted development in recent years (except for Central London offices) and low historical vacancies should be supportive of rents at current levels.

In terms of positioning, the underlying fund's weighting in Offices is slightly above that of the broader market (as measured by the MSCI IPD Quarterly Universe) as the significant underweight position in Central London is offset by overweight positions in South East Offices and Rest of UK Offices, where we forecast healthier returns.

In Retail, not all assets are facing the same challenges. Prime is outperforming secondary assets, dominant regional retail parks continue to draw customers out of town centres, and supermarkets are more defensive.

We therefore retain our material underweight position in the High Street and overweight exposure to dominant regional sites, including Shopping Centres. We also favour out-of-town retail parks, which benefit from the steady rise in online shopping, particularly the increasing demand for 'click & collect' shopping.

In the Industrial sector, the underlying fund is underweight London and the South East and overweight the Rest of the UK. The underlying fund has been underweight London and the South East for some time as pricing has remained firm, making it challenging for us to find value in the sector.

Investment review

Portfolio structure (continued)

Within the sector, demand is strong from retailers for smaller warehouses close to towns, as online shoppers demand tighter delivery windows, while larger sheds are still required for regional and national distribution. Over the medium term, we forecast the total return for the sector will exceed the market.

Outside the three core property sectors, capital invested in 'Other' (where the underlying fund is underweight) covers a wide range of assets including hotels, leisure and the growing direct student accommodation market. Student accommodation proved resilient in the last downturn and investment here provides exposure to a sub-sector which is structurally undersupplied. Furthermore, the underlying fund's exposure to student accommodation is accretive to the yield of the portfolio.

The vacancy rate (excluding developments) of the underlying fund was 6.5% at the end of September, below that of the MSCI IPD Quarterly Universe, which was 7.3% at the end of June 2019, the latest date for which data is available. Importantly, the underlying fund's Retail vacancy rate was also below that of the Retail component of the MSCI IPD Quarterly Universe, which is indicative of the attractiveness of the underlying fund's assets.

Three offices – Bedfont Lakes, Heathrow; R+, Reading; and Quantum Business Park, Maidenhead – and The Gracechurch Centre, Sutton Coldfield account for just under half of the underlying fund's voids. The offices are best-in-class, prime assets, located in dense occupier markets and continue to generate interest from prospective occupiers who, on becoming tenants, should underpin the assets' value and income generated by the underlying fund.

At the end of September, the underlying fund's cash position was 7.5%, at the lower end of the underlying fund's target cash range of 7.5% - 12.5%. The underlying fund has a target range for cash to help manage client flows. Holding elevated cash levels for liquidity purposes must be balanced against the underlying fund's policy of investing mainly in UK commercial property.

Investment activities

Investment activity during the 12-month period was guided by portfolio positioning and with the aim of ensuring that going forward the underlying fund is aligned with those sectors forecast to outperform.

Over the period, the underlying fund remained in outflow and most of the transactions were disposals. Assets are identified for sale based on our long-term strategic asset allocation objectives combined with an individual investment case for each property and its future return potential. Given the current environment, we are focused on selling areas of the market that we feel are likely to contribute negatively to performance, due to either their sector dynamics or the property-specific risk – shortening lease lengths and vacancy, for example.

We also bought one asset and invested in two UK-listed real estate investment trusts (REITs). The most notable transactions are highlighted below.

In Retail, we sold Fountain House, a shop in Belfast, for £13.0 million. Prior to the sale of Fountain House, the tenant had announced a nationwide company voluntary arrangement (CVA). Because of this, we were able to review the existing lease and were presented with the opportunity to sell the asset to an owner-occupier purchaser.

We disposed of two Tesco supermarkets: one at Blandford in the South West of England for £24.8 million and another at Loudwater, High Wycombe for £44.8 million.

We also sold Rams Walk Shopping Centre, an attractive pedestrianised arcade offering 20 quality shops and good facilities in the heart of Petersfield, Hampshire for £29.4 million.

In Industrials, a unit at Bardon Business Park, Coalville was sold for £21.9 million. This was a strategic sale, as the asset had a short lease with the potential for underperformance going forward.

Plot 3320, Magna Park an Industrial unit in Lutterworth, was also sold for £18.3 million. From an asset allocation perspective, the sector is forecast to outperform; however, recent asset management activity at the property (the sole tenant committed to a new five-year lease at current market rents) captured its reversionary potential and this was reflected in the price we received.

Two other industrial units were sold: one at Thrapston, Kettering for £17.4 million and the other at Didcot for £32.75 million.

We sold four offices over the 12-month period. The largest, was Alder Castle, at 10 Noble Street in the City of London. Alder Castle was sold at an attractive valuation for £103.1 million. As the property had some voids, selling it reduced the vacancy rate on the underlying fund.

The sale of 2 Kensington Square was a strategic decision, as the asset had a short lease with the potential for underperformance going forward. The property was sold for £22.5 million, at a premium to the standing independent valuation.

Away from London, we sold 120, Edmund Street, in Birmingham for £48.75 million and 2 City Park, in Brighton for £21.8 million.

Outside the main three property sectors, we sold part of our investment at 3, Royal Baths & Harrogate House, Harrogate – the rear of the site, which is leased to Potting Shed, a pub operator. The property is a multi-let block, comprising principally of leisure operators and is held part long leasehold and part freehold. Potting Shed took on a 20-year lease in March 2018, following a comprehensive refurbishment of the property. We marketed the asset in the fourth quarter of 2018 and the sale was completed in January 2019. The price achieved was £9.1 million, representing an uplift of £1.5 million on the carrying value for this portion of the site.

The only purchase of direct property during the 12 months was an asset housing a Premier Inn and MacDonald's on Southampton Road, Salisbury for £10.5 million. The asset is in a well-located neighbourhood, not far from the historic town centre. The 20-year lease is underwritten by a Whitbread covenant.

We also initiated two small positions in UK-listed REITs – Segro and Warehouse REIT. In 2018, the underlying fund was operationally readied to invest selectively in sector-specific REITs, as an additional tool to enhance the underlying fund's flexibility to manage sector exposure, increase diversification and allow tactical allocation to sectors where there are medium-term barriers to trade directly. These barriers include: availability of stock, challenging valuations and roundtrip transaction costs. Both holdings benefit from the secular trends of increasing digitalisation and urbanisation, which are driving demand for fulfilment centres and urban warehouses.

Investment review

Asset management

Active asset management continued to enhance the performance of the underlying portfolio during the review period, by maintaining values through securing and strengthening rental income.

Retail

We completed a rent review at Parc Trostre with Subway, which resulted in an increase in rent of more than 10%. We also secured a five-year lease extension, which is effectively a reversionary lease from 13 June 2021 to 12 June 2026. The rent will be reviewed on 13 June 2021 and the lease includes a short rent-free period. (A reversionary lease is one that takes effect when an existing lease has expired).

At Ravenside Retail Park, a retail warehouse in Edmonton, London, we completed a back-to-back letting with Wren Kitchens for a term of 10 years. The new rent represents an increase on the previous passing rent and includes a 12-month rent-free period. The previous tenant was Next Home Store.

We completed a lease renewal with Edmundson Electrical Limited at Bolton Shopping Park. The five-year FRI lease is on a storage unit and is at the same level as before, but well above the Estimated Rental Value. (An FRI lease imposes full repairing and insuring obligations on the tenant, relieving the landlord from all liability for the cost of insurance and repairs.)

Offices

At 3 Temple Quay, Bristol we exchanged on an Agreement for Lease with Brunel Insurance. (An agreement for lease is a binding agreement between a landlord and prospective tenant to grant and/or to accept a lease in the future.) The rent secured represents a record for the office building and we believe is the highest rent in the city for a refurbished space. The lease is for 10 years with a break at seven years.

We also let the retail unit at The Capitol, Aberdeen to Stevensons (school wear outfitters). The rent achieved was 20% above our estimated rental value and resulted in an uplift to the asset's valuation. The 10-year lease commenced on 27 November 2018 and has a break in year five.

We completed asset management activity at Wavendon in Milton Keynes, where we are undertaking the refurbishment of an office building, Keen House. We have just completed a pre-letting to a new tenant, Unisys, on 50% of the building, representing c19,000 square feet. The rent achieved is a new high for the business park.

We also completed new lettings of a floor at Bedfont Lakes Office Park, Heathrow, and two floors at 5 The Square, Uxbridge, reducing the vacancy rate at both properties.

Industrial

At Magna Park, a distribution warehouse in Lutterworth, East Midlands we completed a 10-year reversionary lease with VWR International Limited, which begins on 10 October 2019.

The tenant has a break option from the fifth anniversary and there is an upward-only open market rent review at the fifth anniversary of the commencement date of the lease. Because of this activity, the asset's valuation has increased from £14.6 million to £17.4 million. This asset has now been sold.

We completed rent reviews with DSV Solutions (a Danish transport and logistics company) who occupy a large distribution warehouse in Thrapston, Northamptonshire. The review resulted in an increase in rental value and hence an increase in the capital value of the property. This asset has now been sold.

At Beam Reach, Rainham, we went unconditional on a new 20-year lease with tenant Restore, a document management company. Because of the activity, there has been an uplift in valuation.

We also completed asset management activity at an industrial unit at Lecturers Close, Bolton. The unit is next to Bolton Shopping Park, a primary location for business and trade units, close to the centre of town. The premises comprise c5,000 sq ft ground floor space, with some mezzanine accommodation. The rent achieved was a mid-single-digit percentage ahead of the estimated rental value. The 10-year lease has a tenant break after five years.

Outlook

At the time of writing there is still no clarity regarding the UK's future relationship with the EU. While there has been considerable investment by domestic and foreign investors in UK commercial property so far this year, the amount is below that for the comparable periods in 2017 and 2018.

Investors are increasingly adopting a 'wait-and-see' approach, which is evident in the reduced speed with which transactions are completed and the reluctance of investment committees to approve deals.

Immediately after the UK's EU Referendum vote in 2016, there was a marked drop in investor sentiment surrounding UK commercial property. The implications for the UK leaving the EU were unknown, but the expectation of a more strained relationship with our largest trading partner resulted in market expectations for UK commercial property returns being revised down sharply. This was perhaps unsurprising, as the global financial crisis (GFC) was still fresh in investors' minds.

However, conditions at the time of the GFC and Brexit were very different. In the run-up to the GFC, there was considerable exuberance combined with substantial financial leverage. Both factors had driven valuations upwards and speculative development with it. At one point, the equivalent yield on UK commercial property was lower than the yield on 10-year UK Treasuries, indicating a mispricing of risk. With the oversupply of properties, unsustainably high rents and high gearing, the fundamentals underpinning valuations were severely compromised.

M&G Feeder of Property Portfolio

Manager's Report

Investment review

Outlook (continued)

Conversely, property fundamentals at the time of the 'Leave' vote in 2016 were supportive. While the vote brought with it a great deal of uncertainty, a reduction in the base rate coupled with a fall in the pound and a desire by investors for income saw capital return to UK commercial property quickly. Initial investor pessimism in the wake of the referendum turned out to be unfounded. It is possible a similar sequence of events could unfold even if a 'hard Brexit' occurs.

At present, the M&G Property Research team is forecasting low single-digit returns in the next five years. Income is expected to be the main driver of total returns, with capital values in Retail contributing negatively to performance. However, not all Retail is facing the same challenges. Prime is outperforming secondary assets, dominant regional retail parks continue to draw customers out of town centres, and supermarkets are more defensive. This highlights the importance of having a property portfolio that is diversified within sectors and across sectors, with the aim of delivering an attractive yield and total return over the long term.

Fiona Rowley & Justin Upton
Co-fund managers

Employees of M&G FA Limited (formerly M&G Limited) which is an associate of M&G Securities Limited.

Please note that the views expressed in this Report should not be taken as a recommendation or advice on how the trust or any holding mentioned in the Report is likely to perform. If you wish to obtain financial advice as to whether an investment is suitable for your needs, you should consult a Financial Adviser.

Investments

Portfolio statement

as at 30 September Holding		2019 £'000	2019 %	2018 %
	Collective investment schemes	**1,695,721**	**99.08**	**99.26**
1,517,495,561	M&G Property Portfolio Sterling Class 'F' (Income)	1,695,721	99.08	
Portfolio of investments (notes 2c & 2d on page 16)		**1,695,721**	**99.08**	**99.26**
Net other assets / (liabilities)		**15,698**	**0.92**	**0.74**
Net assets attributable to unitholders		**1,711,419**	**100.00**	**100.00**

M&G Feeder of Property Portfolio

Financial highlights

Trust performance

Please note past performance is not a guide to future performance and the value of investments, and the income from them, will fluctuate. This will cause the trust price to fall as well as rise and you may not get back the original amount you invested.

The following chart and tables reflect the key financial information of a representative unit class, Sterling Class 'A' (Accumulation) units. As different unit classes have different attributes, for example charging structures and minimum investments, please be aware that their performance may be different. For more information on the different unit classes in this trust please refer to the Prospectus for M&G Feeder of Property Portfolio, which is available free of charge either from our website at www.mandg.co.uk/prospectuses or by calling M&G Customer Relations.

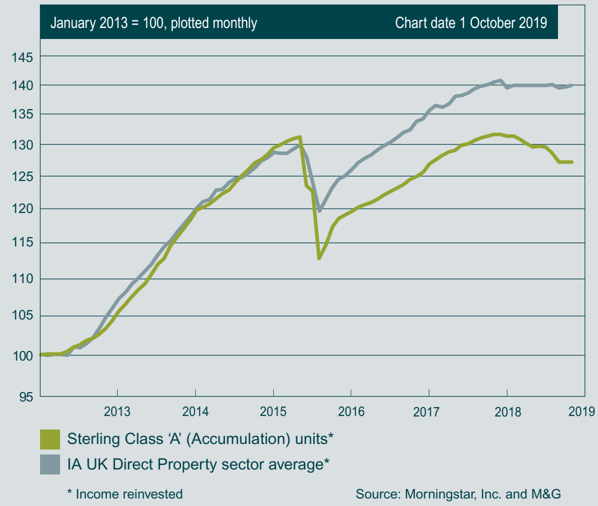
Trust level performance

Trust net asset value

as at 30 September	2019 £'000	2018 £'000	2017 £'000
Trust net asset value (NAV)	1,711,419	2,257,001	2,370,115

Performance since launch

To give an indication of how the trust has performed since launch, the chart below shows total return of Sterling Class 'A' (Accumulation) units.



To give an indication of the performance of the trust, the following table shows the compound rate of return, per annum, over the period. Calculated on a bid to bid basis with income reinvested.

Long-term performance by unit class

	One year 01.10.18 % [a]	Three years 03.10.16 % p.a.	Five years 01.10.14 % p.a.	Since launch % p.a.
Sterling [b]				
Class 'A'	-3.1	+2.7	+1.9	+3.7 [c]
Class 'D'	-2.5	+3.5	+2.6	+4.4 [c]
Class 'I'	-2.6	+3.3	+2.5	+4.3 [c]
Class 'R'	-2.8	+3.1	+2.3	+4.1 [c]
Class X'	-2.8	+2.9	+2.0	+3.7 [c]

[a] Absolute basis.

[b] Bid to bid with income reinvested.

[c] 18 January 2013, the launch date of the trust.

Operating charges and portfolio transaction costs

We explain below the payments made to meet the ongoing costs of investing and managing the trust, comprising operating charges and portfolio transaction costs.

Operating charges

Operating charges include payments made to M&G and to providers independent of M&G:

- **Annual charge:** Charge paid to M&G covering the annual cost of M&G managing and administering the trust and the costs of third parties providing services to the trust. From 1 August 2019, this charge rolls all costs that make up the operating charges into one annual charge.

  For every £1 billion of a trust's net asset value, a discount of 0.02% will be applied to that trust's annual charge (up to a maximum of 0.12%).

- **Extraordinary legal and tax expenses:** Costs that specifically relate to legal or tax claims that are both exceptional and unforeseeable. Such expenses are uncommon, and would not be expected in most years. Although they result in a short-term cost to the trust, generally they can deliver longer term benefits for investors.

- **Investment management:** Charge paid to M&G for investment management of the trust. From 1 August 2019 this charge forms part of the annual charge.

- **Ongoing charges from underlying funds:** Ongoing charges on holdings in underlying funds that are not rebated. From 1 August 2019 charges from underlying funds (excluding Investment Trust Companies and Real Estate Investment Trusts) will be rebated.

M&G Feeder of Property Portfolio

Financial highlights

Trust performance

Operating charges and portfolio transaction costs

Operating charges (continued)

The operating charges paid by each unit class of the trust are shown in the following performance tables. These charges do not include portfolio transaction costs or any entry and exit charges (also known as initial and redemption charges). The charging structures of unit classes may differ, and therefore the operating charges may differ.

Once the annual charge has been operational for twelve months, operating charges will be in line with the ongoing charges shown in the Key Investor Information Document, other than where there have been extraordinary legal or tax expenses, or an estimate has been used for the ongoing charge because a material change has made the operating charges unreliable as an estimate of future charges.

Portfolio transaction costs

Portfolio transaction costs are incurred by trusts when buying and selling investments.

The trust does not incur direct portfolio transaction costs. The trust will incur indirect costs through its underlying investment in the M&G Property Portfolio as described below.

The dealing prices of the M&G Property Portfolio, in which the M&G Feeder of Property Portfolio is invested, may 'swing' to the extent of the 'spread' reflecting the costs of buying and selling properties, currently around 7.25%. Each day we value the assets of the M&G Property Portfolio on both an 'offer' basis (how much they would cost to buy) and a 'bid' basis (how much the underlying fund would receive if they were sold). The difference between the two, known as the 'spread', is currently around 7.25%. This 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 dealing prices we publish are on either the offer basis or bid basis, depending on whether people are generally buying underlying fund shares (the underlying fund is in 'net inflow') or selling shares (the underlying fund is in 'net outflow'). Should underlying fund flows move from net inflow to net outflow, the dealing prices may 'swing' from an offer basis to a bid basis and fall by the extent of the spread. On the other hand, should flows move from net outflow to net inflow, the dealing prices may rise by the same extent. For large deals (regarded as deals in excess of £50,000) the dealing price may be different from the published price. Unit purchases may receive a price that is higher than the quoted offer price. Unit sales may receive a price that is lower than the quoted bid price.

Portfolio transaction costs

as at 30 September Indirect portfolio transaction costs	2019 %	2018 %	2017 %	Average [a] %
Average portfolio dealing spread	6.42	5.80	5.61	5.94

[a] Average of first three columns.

Specific unit class performance

The following tables show the performance of each unit class. All 'Performance and charges' percentages represent an annual rate except for the 'Return after operating charges' which is calculated as a percentage of the opening net asset value per unit (NAV). 'Dilution adjustments' are only in respect of direct portfolio transaction costs.

Historic yields for the current year are calculated as at 11 October 2019.

Sterling Class 'A' Income unit performance

The unit class was launched on 18 January 2013.

for the year to 30 September Change in NAV per unit	2019 UK p	2018 UK p	2017 UK p
Opening NAV	80.41	78.23	75.19
Return before operating charges and after direct portfolio transaction costs	(0.74)	6.17	6.31
Operating charges	(1.61)	(1.69)	(1.81)
Return after operating charges	(2.35)	4.48	4.50
Distributions	(2.93)	(2.30)	(1.46)
Closing NAV	75.13	80.41	78.23
Direct portfolio transaction costs	**UK p**	**UK p**	**UK p**
Costs before dilution adjustments	0.00	0.00	0.00
Dilution adjustments [a]	0.00	0.00	0.00
Total direct portfolio transaction costs	0.00	0.00	0.00
Performance and charges	**%**	**%**	**%**
Direct portfolio transaction costs [b]	0.00	0.00	0.00
Operating charges [c]	2.11	2.07	2.37
Return after operating charges	-2.92	+5.73	+5.98
Historic yield	3.85	3.37	1.80
Effect on yield of charges offset against capital	1.47	1.50	0.00
Other information			
Closing NAV (£'000)	126,948	220,938	246,006
Closing NAV percentage of total trust NAV (%)	7.42	9.79	10.38
Number of units	168,964,380	274,761,380	314,456,380
Highest unit price (UK p)	85.89	86.11	85.31
Lowest unit price (UK p)	81.06	82.90	80.94

M&G Feeder of Property Portfolio

Financial highlights

Specific unit class performance

Sterling Class 'A' Accumulation unit performance

The unit class was launched on 18 January 2013.

for the year to 30 September Change in NAV per unit	2019 UK p	2018 UK p	2017 UK p
Opening NAV	105.48	99.80	94.19
Return before operating charges and after direct portfolio transaction costs	(1.20)	7.86	7.85
Operating charges	(2.13)	(2.18)	(2.24)
Return after operating charges	(3.33)	5.68	5.61
Distributions	(2.35)	(2.15)	(1.83)
Retained distributions	2.35	2.15	1.83
Closing NAV	102.15	105.48	99.80
Direct portfolio transaction costs	**UK p**	**UK p**	**UK p**
Costs before dilution adjustments	0.00	0.00	0.00
Dilution adjustments [a]	0.00	0.00	0.00
Total direct portfolio transaction costs	0.00	0.00	0.00
Performance and charges	**%**	**%**	**%**
Direct portfolio transaction costs [b]	0.00	0.00	0.00
Operating charges [c]	2.11	2.07	2.37
Return after operating charges	-3.16	+5.69	+5.96
Historic yield	2.28	1.83	1.78
Effect on yield of charges offset against capital	0.00	0.00	0.00
Other information			
Closing NAV (£'000)	157,193	201,996	219,137
Closing NAV percentage of total trust NAV (%)	9.19	8.95	9.25
Number of units	153,886,094	191,507,594	219,575,594
Highest unit price (UK p)	112.53	111.95	106.85
Lowest unit price (UK p)	109.13	105.74	101.51

Sterling Class 'D' Income unit performance

The unit class was launched on 18 January 2013.

for the year to 30 September Change in NAV per unit	2019 UK p	2018 UK p	2017 UK p
Opening NAV	2,359.55	2,285.35	2,196.06
Return before operating charges and after direct portfolio transaction costs	(28.00)	175.58	176.08
Operating charges	(26.57)	(27.83)	(27.99)
Return after operating charges	(54.57)	147.75	148.09
Distributions	(81.80)	(73.55)	(58.80)
Closing NAV	2,223.18	2,359.55	2,285.35
Direct portfolio transaction costs	**UK p**	**UK p**	**UK p**
Costs before dilution adjustments	0.00	0.00	0.00
Dilution adjustments [a]	0.00	0.00	0.00
Total direct portfolio transaction costs	0.00	0.00	0.00
Performance and charges	**%**	**%**	**%**
Direct portfolio transaction costs [b]	0.00	0.00	0.00
Operating charges [c]	1.23	1.16	1.47
Return after operating charges	-2.31	+6.47	+6.74
Historic yield	3.64	3.16	2.51
Effect on yield of charges offset against capital	0.59	0.60	0.00
Other information			
Closing NAV (£'000)	19,932	32,429	255,792
Closing NAV percentage of total trust NAV (%)	1.16	1.44	10.79
Number of units	896,549	1,374,385	11,192,685
Highest unit price (UK p)	2,522.12	2,525.80	2,432.26
Lowest unit price (UK p)	2,396.74	2,421.67	2,364.50

Sterling Class 'D' Accumulation unit performance

The unit class was launched on 18 January 2013.

for the year to 30 September Change in NAV per unit	2019 UK p	2018 UK p	2017 UK p
Opening NAV	2,858.46	2,684.88	2,515.90
Return before operating charges and after direct portfolio transaction costs	(38.18)	206.52	209.27
Operating charges	(32.41)	(32.94)	(40.29)
Return after operating charges	(70.59)	173.58	168.98
Distributions	(84.29)	(78.75)	(68.71)
Retained distributions	84.29	78.75	68.71
Closing NAV	2,787.87	2,858.46	2,684.88
Direct portfolio transaction costs	**UK p**	**UK p**	**UK p**
Costs before dilution adjustments	0.00	0.00	0.00
Dilution adjustments [a]	0.00	0.00	0.00
Total direct portfolio transaction costs	0.00	0.00	0.00
Performance and charges	**%**	**%**	**%**
Direct portfolio transaction costs [b]	0.00	0.00	0.00
Operating charges [c]	1.23	1.17	1.47
Return after operating charges	-2.47	+6.47	+6.72
Historic yield	2.99	2.54	2.47
Effect on yield of charges offset against capital	0.00	0.00	0.00
Other information			
Closing NAV (£'000)	558	612	585
Closing NAV percentage of total trust NAV (%)	0.03	0.03	0.02
Number of units	20,000	21,400	21,800
Highest unit price (UK p)	3,058.69	3,033.89	2,843.74
Lowest unit price (UK p)	2,977.23	2,844.92	2,715.55

Sterling Class 'I' Income unit performance

The unit class was launched on 18 January 2013.

for the year to 30 September Change in NAV per unit	2019 UK p	2018 UK p	2017 UK p
Opening NAV	84.96	82.34	79.14
Return before operating charges and after direct portfolio transaction costs	(0.99)	6.36	6.58
Operating charges	(1.09)	(1.13)	(1.34)
Return after operating charges	(2.08)	5.23	5.24
Distributions	(2.99)	(2.61)	(2.04)
Closing NAV	79.89	84.96	82.34
Direct portfolio transaction costs	**UK p**	**UK p**	**UK p**
Costs before dilution adjustments	0.00	0.00	0.00
Dilution adjustments [a]	0.00	0.00	0.00
Total direct portfolio transaction costs	0.00	0.00	0.00
Performance and charges	**%**	**%**	**%**
Direct portfolio transaction costs [b]	0.00	0.00	0.00
Operating charges [c]	1.40	1.32	1.62
Return after operating charges	-2.45	+6.35	+6.62
Historic yield	3.71	3.22	2.39
Effect on yield of charges offset against capital	0.76	0.75	0.00
Other information			
Closing NAV (£'000)	597,061	683,262	664,243
Closing NAV percentage of total trust NAV (%)	34.89	30.27	28.03
Number of units	747,334,030	804,181,744	806,739,719
Highest unit price (UK p)	90.77	90.95	87.62
Lowest unit price (UK p)	86.15	87.26	85.20

M&G Feeder of Property Portfolio

Financial highlights

Specific unit class performance

Sterling Class 'I' Accumulation unit performance

The unit class was launched on 18 January 2013.

for the year to 30 September Change in NAV per unit	2019 UK p	2018 UK p	2017 UK p
Opening NAV	1,424.97	1,340.09	1,257.25
Return before operating charges and after direct portfolio transaction costs	(18.50)	103.45	104.33
Operating charges	(18.54)	(18.57)	(21.49)
Return after operating charges	(37.04)	84.88	82.84
Distributions	(40.09)	(37.57)	(32.66)
Retained distributions	40.09	37.57	32.66
Closing NAV	1,387.93	1,424.97	1,340.09
Direct portfolio transaction costs	**UK p**	**UK p**	**UK p**
Costs before dilution adjustments	0.00	0.00	0.00
Dilution adjustments [a]	0.00	0.00	0.00
Total direct portfolio transaction costs	0.00	0.00	0.00
Performance and charges	**%**	**%**	**%**
Direct portfolio transaction costs [b]	0.00	0.00	0.00
Operating charges [c]	1.40	1.32	1.62
Return after operating charges	-2.60	+6.33	+6.59
Historic yield	2.86	2.42	2.35
Effect on yield of charges offset against capital	0.00	0.00	0.00
Other information			
Closing NAV (£'000)	808,347	1,115,072	981,577
Closing NAV percentage of total trust NAV (%)	47.23	49.40	41.42
Number of units	58,241,233	78,252,119	73,247,119
Highest unit price (UK p)	1,524.04	1,512.42	1,419.38
Lowest unit price (UK p)	1,482.47	1,419.95	1,356.68

Sterling Class 'R' Income unit performance

The unit class was launched on 18 January 2013.

for the year to 30 September Change in NAV per unit	2019 UK p	2018 UK p	2017 UK p
Opening NAV	81.03	78.62	75.57
Return before operating charges and after direct portfolio transaction costs	(0.87)	6.13	6.38
Operating charges	(1.25)	(1.29)	(1.54)
Return after operating charges	(2.12)	4.84	4.84
Distributions	(2.89)	(2.43)	(1.79)
Closing NAV	76.02	81.03	78.62
Direct portfolio transaction costs	**UK p**	**UK p**	**UK p**
Costs before dilution adjustments	0.00	0.00	0.00
Dilution adjustments [a]	0.00	0.00	0.00
Total direct portfolio transaction costs	0.00	0.00	0.00
Performance and charges	**%**	**%**	**%**
Direct portfolio transaction costs [b]	0.00	0.00	0.00
Operating charges [c]	1.65	1.57	1.87
Return after operating charges	-2.62	+6.16	+6.40
Historic yield	3.76	3.27	2.19
Effect on yield of charges offset against capital	1.01	1.00	0.00
Other information			
Closing NAV (£'000)	145	220	237
Closing NAV percentage of total trust NAV (%)	0.01	0.01	0.01
Number of units	190,886	270,886	300,886
Highest unit price (UK p)	86.56	86.75	83.63
Lowest unit price (UK p)	82.00	83.33	81.36

Sterling Class 'R' Accumulation unit performance

The unit class was launched on 18 January 2013.

for the year to 30 September Change in NAV per unit	2019 UK p	2018 UK p	2017 UK p
Opening NAV	140.81	132.70	124.74
Return before operating charges and after direct portfolio transaction costs	(1.74)	10.30	10.25
Operating charges	(2.19)	(2.19)	(2.29)
Return after operating charges	(3.93)	8.11	7.96
Distributions	(3.68)	(3.44)	(2.96)
Retained distributions	3.68	3.44	2.96
Closing NAV	136.88	140.81	132.70
Direct portfolio transaction costs	**UK p**	**UK p**	**UK p**
Costs before dilution adjustments	0.00	0.00	0.00
Dilution adjustments [a]	0.00	0.00	0.00
Total direct portfolio transaction costs	0.00	0.00	0.00
Performance and charges	**%**	**%**	**%**
Direct portfolio transaction costs [b]	0.00	0.00	0.00
Operating charges [c]	1.65	1.57	1.87
Return after operating charges	-2.79	+6.11	+6.38
Historic yield	2.66	2.22	2.16
Effect on yield of charges offset against capital	0.00	0.00	0.00
Other information			
Closing NAV (£'000)	527	842	812
Closing NAV percentage of total trust NAV (%)	0.03	0.04	0.03
Number of units	385,100	598,100	612,100
Highest unit price (UK p)	150.47	149.45	140.54
Lowest unit price (UK p)	146.22	140.60	134.55

Sterling Class 'X' Income unit performance

The unit class was launched on 18 January 2013.

for the year to 30 September Change in NAV per unit	2019 UK p	2018 UK p	2017 UK p
Opening NAV	84.68	82.42	79.17
Return before operating charges and after direct portfolio transaction costs	(0.48)	6.45	6.33
Operating charges	(1.71)	(1.77)	(1.59)
Return after operating charges	(2.19)	4.68	4.74
Distributions	(3.37)	(2.42)	(1.49)
Closing NAV	79.12	84.68	82.42
Direct portfolio transaction costs	**UK p**	**UK p**	**UK p**
Costs before dilution adjustments	0.00	0.00	0.00
Dilution adjustments [a]	0.00	0.00	0.00
Total direct portfolio transaction costs	0.00	0.00	0.00
Performance and charges	**%**	**%**	**%**
Direct portfolio transaction costs [b]	0.00	0.00	0.00
Operating charges [c]	2.12	2.06	2.37
Return after operating charges	-2.59	+5.68	+5.99
Historic yield	4.22	3.31	1.80
Effect on yield of charges offset against capital	1.48	1.50	0.00
Other information			
Closing NAV (£'000)	708	1,630	1,726
Closing NAV percentage of total trust NAV (%)	0.04	0.07	0.07
Number of units	895,130	1,925,130	2,094,130
Highest unit price (UK p)	90.45	90.68	87.52
Lowest unit price (UK p)	85.37	87.29	84.04

[a] In respect of direct portfolio transaction costs.

[b] As a percentage of average net asset value.

[c] Following the change in charging structure, you may see variances between the comparative and current year figures.

M&G Feeder of Property Portfolio

Financial statements and notes

Financial statements

Statement of total return

for the year to 30 September	Note	2019 £'000	2019 £'000	2018 £'000	2018 £'000
Income					
Net capital gains / (losses)	4		(106,594)		78,289
Revenue	6	85,817		92,429	
Expenses	7	(18,152)		(20,765)	
Net revenue / (expense) before taxation		67,665		71,664	
Taxation	8	(12,117)		(12,660)	
Net revenue / (expense) after taxation			55,548		59,004
Total return before distributions			**(51,046)**		**137,293**
Distributions	9		(63,110)		(63,541)
Change in net assets attributable to unitholders from investment activities			**(114,156)**		**73,752**

Statement of change in net assets attributable to unitholders

for the year to 30 September	2019 £'000	2019 £'000	2018 £'000	2018 £'000
Opening net assets attributable to unitholders		**2,257,001**		**2,370,115**
Amounts received on issue of units	117,096		125,250	
Amounts paid on cancellation of units	(586,236)		(352,558)	
		(469,140)		(227,308)
Dilution adjustments		6,121		7,419
Change in net assets attributable to unitholders from investment activities (see above)		(114,156)		73,752
Retained distributions on Accumulation units		31,593		33,023
Closing net assets attributable to unitholders		**1,711,419**		**2,257,001**

Balance sheet

as at 30 September	Note	2019 £'000	2018 £'000
Assets			
Fixed assets			
Investments		1,695,721 [a]	2,240,366 [a]
Current assets			
Debtors	10	30,032	28,390
Cash and bank balances	11	28	47
Total assets		**1,725,781**	**2,268,803**
Liabilities			
Creditors			
Distribution payable		(7,201)	(8,194)
Other creditors	12	(7,161)	(3,608)
Total liabilities		**(14,362)**	**(11,802)**
Net assets attributable to unitholders		**1,711,419**	**2,257,001**

[a] There were no cash equivalents held at the year end (2018: same).

Notes to the financial statements

1 Statement of compliance

The financial statements have been prepared in compliance with UK Financial Reporting Standard 102 (FRS 102) and in accordance with the Statement of Recommended Practice for Authorised Funds issued by the Investment Association in May 2014 (2014 SORP) and as amended June 2017.

2 Summary of significant accounting policies

a) Basis of preparation

The financial statements of M&G Feeder of Property Portfolio are prepared on a going concern basis, under the historical cost convention as modified by the revaluation of certain financial assets and liabilities measured at fair value through profit or loss.

b) Basis of valuation of investments: The investment is valued at its fair value as at 12 noon on 30 September 2019, being the last business day of the financial year. The fair value of M&G Property Portfolio is cancellation price.

c) Investment gains and losses: Gains and losses on the realisation of investments and increases and decreases in the valuation of investments held at the balance sheet date are treated as capital.

d) Distribution and interest income: Income from the investment is recognised on an accruals basis, by reference to the amount of distributable income in the underlying investment and treated as revenue. Income received in respect of purchases of the investment during the financial year will include an element of equalisation which represents the average amount of distributable income included in the price paid for the units. The equalisation is treated as a return of capital for taxation purposes and not included in the distributable income. Bank interest is recognised on an accruals basis.

e) Expenses: For accounting purposes, all expenses are charged against revenue for the period on an accruals basis.

f) Apportionment of income and expenses to multiple unit classes: With the exception of the annual charge and annual management charge, which are directly attributable to individual unit classes, all income and expenses are apportioned to the trust's unit classes pro-rata to the value of the net assets of the relevant unit class on the day that the income or expenses are recognised.

g) Taxation: Deferred tax is provided for in respect of timing differences that have originated but not reversed by the balance sheet date, with the exception of those regarded as permanent differences. Any liability to deferred tax is provided at the average rate of tax expected to apply. A deferred tax asset is recognised to the extent that it is expected to be utilised, based on the likelihood of taxable profits arising in the next twelve month period from which the future reversal of timing differences can be deducted. Deferred tax assets and liabilities are not discounted to reflect the time value of money.

Notes to the financial statements

2 Summary of significant accounting policies (continued)

h) Distribution policy: The policy of the trust is to distribute all available income, excluding any items treated as capital in accordance with the above polices and after deduction of expenses properly chargeable against revenue.

With effect from 1 April 2018, the distribution policy has been changed so that in determining the amount available for distribution to Income units, the annual charge and the annual management charge are offset against capital, increasing the amount available for distribution whilst restraining capital performance to an equivalent extent.

Income attributable to Accumulation unitholders is retained at the end of each distribution period and represents a reinvestment of income. All remaining income is distributed in accordance with the Collective Investment Schemes sourcebook.

Distributions which have remained unclaimed by unitholders for more than six years are credited to the capital property of the trust.

These accounting policies have been consistently applied since the beginning of the financial year.

3 Risk management policies

The trust has been established as a feeder fund which will invest solely in Sterling Class 'F' Income shares of the M&G Property Portfolio (the 'underlying fund') (an Open-Ended Investment Company) established under English law). The underlying fund's investment objective is to carry on Property Investment Business and to manage cash raised from investors for investment in the Property Investment Business. In so doing, the fund aims to maximise long-term total return (the combination of income and growth of capital) through investment mainly in commercial property.

The trust has the same risks and risk management policies as the underlying fund, which are as follows:

The ACD is responsible for establishing, implementing and maintaining an adequate and documented risk management policy for identifying, measuring and managing all risks to which funds are or might be exposed.

The Fund's investment activities expose it to various types of risk including market price risk, credit risk and liquidity risk. These financial statements are designed to enable users to evaluate the nature and extent of those risks and how they are managed.

Market price risk

Market price risk is the risk of loss resulting from fluctuations in the market value of the fund's investments including, but not limited to, adverse real estate valuation movements which may be attributable to changes to global or local economic conditions; local market conditions such as the price volatility of the UK commercial property markets or performance of individual properties; the financial conditions of tenants; changes in interest rates or exchange rates; real estate tax rates and other operational expenses; environmental laws and regulations; planning laws and other governmental legislation; energy prices and the relative attractiveness of real estate types or locations. In addition, real estate is subject to long-term cyclical trends that give rise to significant volatility in values.

The fund's exposure to market price risk is comprised mainly of movements in the value of the fund's investments in properties. Property investments are inherently difficult to value and difficult to transform into cash due to the individual nature of each property. As a result, valuations are subject to uncertainty. The value of investments is determined by the Independent Valuer and is therefore subjective. The Independent Valuer has acquired significant experience in the real estate sectors targeted by the Fund. No assurance can be given that any given real estate asset could be sold at a price equal to the fair value ascribed to it. There is no assurance that the actual sale price will reflect the estimates resulting from the valuation process even where such sales occur shortly after the valuation date.

Where it is necessary for the fund to sell properties in order to meet redemptions, the amounts realised from the sales may be materially less than the current valuation.

The fund is subject to interest rate risk in respect of cash deposits, Treasury Bills and overdrafts held.

Liquidity risk

Liquidity risk is the risk that funds cannot be raised or investments sold at limited cost or in an adequate time frame to meet financial commitments such as share redemptions.

The fund's liquidity can be affected by unexpected or high levels of share redemptions. In difficult 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, and the value of certain property investments may therefore be less predictable than usual. Under these circumstances, it may be harder to sell assets at the last valuation or quoted market price, or at a price considered to be fair. Such conditions could result in unpredictable changes in the value of the fund's holdings. In general, property investments are harder to buy and sell compared to investments in fixed income securities and company shares.

There is the possibility that a portion of the portfolio will be held in cash if the supply of new investment opportunities is limited which, if the situation persists, may restrict the performance of the fund.

Credit risk

The fund is exposed to credit risk in the event of default by an occupational tenant. The fund would suffer a rental shortfall and incur additional costs, including legal expenses, in maintaining, insuring and re-letting the property.

Risk management

The fund's risks are measured and managed as an integral part of the investment process. It invests in illiquid assets, but trades daily and hence portfolio diversification contributes towards managing liquidity and default risks as well as reducing market price risk. During the year, the fund has not hedged against movements in the value of its investments. However, the Prospectus permits the fund to use derivative instruments for hedging such risks and the ACD may from time to time employ such instruments.

Notes to the financial statements

3 Risk management policies (continued)

Risk management (continued)

In managing credit risk, income from any one tenant or tenants within the same group must not exceed 25% of the aggregate revenue in relation to the property investments in any accounting period, unless the tenant is the UK Government or guaranteed by the UK Government. Rent is collected from tenants in advance, usually quarterly. Cash is placed on deposit with reputable financial institutions and is subject to limits as disclosed in the Prospectus.

To manage liquidity risk the fund currently targets between 7.5% and 12.5% unencumbered cash under normal market conditions. Under certain market conditions where liquidity risk may be deemed to be elevated, the level of cash targeted by the fund may be higher. Actual cash levels may differ from targeted cash levels for a number of reasons, particularly arising from time lags related to arranging to exchange and complete property sales. If liquidity becomes more of a focus, for example if actual cash looks likely to move below targeted cash for an extended period, the fund manager will enter an enhanced monitoring and oversight phase, explicitly focussing on ensuring that all customers in the fund are being treated fairly in terms of ongoing portfolio composition, appropriate asset sales or purchases..

In exceptional circumstances where assets cannot be fairly valued, or may otherwise need to be sold at a large discount to raise cash to settle redemptions, the fund may be temporarily suspended if that is deemed to be in the best interest of all investors.

Additionally, the ACD may borrow for the account of the fund but only for the purpose of meeting redemption requests where there is a timing differences in connection with the purchase and sale of property investments. Use of the revolving credit facility is detailed in note 14.

4 Net capital gains / (losses)

for the year to 30 September	2019 £'000	2018 £'000
Non-derivative securities [a]	(106,593)	78,289
Transaction charges	(1)	0
Net capital gains / (losses) [a]	(106,594)	78,289

[a] Includes realised gains of £38,000,000 and unrealised losses of £144,593,000. (2018: realised gains of £21,640,000 and unrealised gains of £56,649,000). Certain realised gains and losses in the current year were unrealised in the prior year.

5 Portfolio transactions and associated costs

The following tables show portfolio transactions and their associated transaction costs. For more information about the nature of the costs please see the section on 'Operating charges and portfolio transaction costs' on pages 12 and 13.

for the year to 30 September	2019 £'000	2018 £'000
a) Purchases		
Collective investment schemes	**67,862**	**53,074**
Total purchases after transaction costs	**67,862**	**53,074**
b) Sales		
Collective investment schemes	**503,890**	**242,422**
Total sales after transaction costs	**503,890**	**242,422**
c) Direct portfolio transaction costs		

For underlying transaction costs refer to the M&G Property Portfolio financial statements.

d) Indirect portfolio transaction costs	**%**	**%**
Portfolio dealing spread [a]	6.42	5.80

[a] Average portfolio dealing spread at the balance sheet date.

6 Revenue

for the year to 30 September	2019 £'000	2018 £'000
Bank interest	2	0
Distributions from collective investment schemes: non-taxable	8,666	9,060
Distributions from collective investment schemes: taxable	1,610	1,529
Distributions from collective investment schemes: property income dividends	75,516	81,812
HM Revenue & Customs interest	23	28
Total revenue	**85,817**	**92,429**

7 Expenses

for the year to 30 September	2019 £'000	2018 £'000
Payable to the Manager or associate		
Annual charge	2,608	0
Annual management charge [a]	15,544	20,764
	18,152	20,764
Other expenses		
Interest payable	0	1
Total expenses	**18,152**	**20,765**

[a] The segregated charges shown above for annual management for those paid by the trust up to and including 31 July 2019. As of 1 August 2019 these charges have been replaced by the single annual charge.

Notes to the financial statements

8 Taxation

for the year to 30 September	2019 £'000	2018 £'000
a) Analysis of charge in the year		
Corporation tax	12,287	12,096
Deferred tax (note 8c)	(170)	564
Total taxation	**12,117**	**12,660**
b) Factors affecting taxation charge for the year		
Net revenue / (expense) before taxation	67,665	71,664
Corporation tax at 20%	13,533	14,333
Effects of:		
Distributions from collective investment schemes: non-taxable	(1,416)	(1,673)
Total tax charge (note 8a)	**12,117**	**12,660**
c) Provision for deferred taxation		
Provision at the start of the year	3,829	3,265
Deferred tax in profit and loss account (note 8a)	(170)	564
Provision at the end of the year	**3,659**	**3,829**

The trust has not recognised a deferred tax asset in the current financial year (2018: same).

9 Distributions

	2019		2018 [a]	
for the year to 30 September **Dividend distributions**	Inc [b] £'000	Acc [c] £'000	Inc [b] £'000	Acc [c] £'000
First interim	7,285	7,902	6,551	7,688
Second interim	7,493	8,385	5,961	7,830
Third interim	7,745	8,268	8,922	9,034
Final	7,201	7,038	8,194	8,471
Total net distributions		61,317		62,651
Income deducted on cancellation of units		2,174		1,349
Income received on issue of units		(381)		(459)
Distributions		**63,110**		**63,541**
Net revenue / (expense) per statement of total return		55,548		59,004
Expenses offset against capital		7,561		4,537
Undistributed income brought forward		1		1
Undistributed income carried forward		0		(1)
Distributions		**63,110**		**63,541**

[a] With effect from 1 April 2018, the distribution policy has been changed. Please refer to note 2h) for further details.

[b] Distributions payable on Income units.

[c] Retained distributions on Accumulation units.

10 Debtors

as at 30 September	2019 £'000	2018 £'000
Amounts receivable on issues of units	0	255
Distributions receivable	17,380	18,520
Sales awaiting settlement	5,504	1,335
Tax recoverable	7,148	8,280
Total debtors	**30,032**	**28,390**

11 Cash and bank balances

as at 30 September	2019 £'000	2018 £'000
Cash held as bank balances	28	47
Total cash and bank balances	**28**	**47**

12 Other creditors

as at 30 September	2019 £'000	2018 £'000
Manager's annual management charge payable	57	2,018
Amounts payable on cancellation of units	5,504	1,590
Annual charge payable	1,599	0
Expenses payable	1	0
Total other creditors	**7,161**	**3,608**

13 Investment property

The below sensitivities illustrate the impact of changes in key unobservable inputs (in isolation) on the fair value of the underlying fund's property investments, analysed by sector in accordance with the portfolio statement.

as at 30 September 2019	Increase in yield 25bps £'000	Decrease in yield 25bps £'000
Retail	(42,310)	47,359
Office	(33,010)	35,770
Industrial	(30,997)	34,232
Leisure	(7,391)	8,086
Other	(1,631)	1,763
Total	**(115,339)**	**127,210**

as at 30 September 2018	Increase in yield 25bps £'000	Decrease in yield 25bps £'000
Retail	(59,116)	64,612
Office	(46,747)	51,397
Industrial	(34,025)	37,871
Leisure	(7,640)	8,345
Other	(1,670)	1,845
Total	**(149,198)**	**164,070**

Future minimum rentals receivable under non-cancellable operating leases within investment property are as follows:

	2019 £'000	2018 £'000
Not later than one year	114,491	120,547
Later than one year and not later than five years	357,832	433,349
Later than five years	601,585	721,580
	1,073,908	**1,275,476**

14 Contingent assets, liabilities and outstanding commitments

There were no contingent assets, liabilities or outstanding commitments at the balance sheet date (2018: same).

Notes to the financial statements

15 Units in issue

The following table shows each class of unit in issue during the year. Each unit class has the same rights on winding up however they may have different charging structures as set out in note 16 below.

Unit class	Opening 01.10.18	Movements Issued	Movements Cancelled	Closing 30.09.19
Sterling				
Class 'A' Income	274,761,380	5,909,000	(111,706,000)	168,964,380
Class 'A' Accumulation	191,507,594	100,000	(37,721,500)	153,886,094
Class 'D' Income	1,374,385	79,764	(557,600)	896,549
Class 'D' Accumulation	21,400	0	(1,400)	20,000
Class 'I' Income	804,181,744	62,470,198	(119,317,912)	747,334,030
Class 'I' Accumulation	78,252,119	4,044,167	(24,055,053)	58,241,233
Class 'R' Income	270,886	0	(80,000)	190,886
Class 'R' Accumulation	598,100	0	(213,000)	385,100
Class 'X' Income	1,925,130	0	(1,030,000)	895,130

16 Charging structure

The table below sets out the charging structure for each class of unit in existence as at the balance sheet date. The charging structure is the same for both Income and Accumulation units of each class.

Unit class	Entry charge %	Exit charge %	Annual charge %
Sterling			
Class 'A'	nil	n/a	1.35
Class 'D'	nil	n/a	0.60
Class 'I'	nil	n/a	0.85
Class 'R'	nil	n/a	0.85
Class 'X'	nil	n/a	1.35

17 Related parties

M&G Securities Limited, as Manager, is a related party and acts as principal on all the transactions of units in the trust except with in specie transactions, where M&G Securities Limited acts as an agent. The aggregate monies received through issues, and paid on cancellations, are disclosed in the 'Statement of change in net assets attributable to unitholders' and note 9. Amounts due to / from M&G Securities Limited in respect of unit transactions at the year end are disclosed in notes 10 and 12 where applicable.

Amounts paid to M&G Securities Limited in respect of the annual charge and Manager's annual management charge are disclosed in note 7. Amounts due at the year end from the annual charge are disclosed in note 12.

During the year, there were transactions in shares in related parties of M&G with a total value of £571,752,000 (2018: £295,495,000)

At the balance sheet date, the trust held shares in related parties of M&G Securities Limited with a value of £1,695,721,000 (2018: £2,240,366,000).

At the balance sheet date, unitholders from within Prudential plc, of which M&G Securities Limited is a wholly owned subsidiary, have holdings totalling 30.11% (2018: 26.10%) of the trust's units.

18 Events after the balance sheet date

In the underlying fund, between 30 September 2019 and 18 November 2019, the net asset value (NAV) per share of the Sterling Class 'F' Income shares fell by 4.7% and the cash position has fallen from 7.5% to 5%. The fall in NAV stems primarily from investments in the Retail sector where the growing number of available data points and transactional evidence received by the independent valuer point to a marked deterioration in the Retail sector in recent time. The cash position is being managed using the risk management policies referred to in note 3.

19 Fair value analysis

Financial instruments have been measured at their fair value and have been classified below using a hierarchy that reflects the significance of the inputs used in measuring their fair value:

Level 1: Unadjusted quoted price in an active market for an identical instrument

This includes instruments such as publicly traded equities, highly liquid bonds (e.g. Government bonds) and exchange traded derivatives (e.g. futures) for which quoted prices are readily and regularly available.

Level 2: Valuation technique using observable market data

This includes instruments such as over-the-counter (OTC) derivatives, debt securities, convertible bonds, mortgage-backed securities, asset-backed securities and open-ended funds which have been valued using models with observable market data inputs.

Level 3: Valuation technique using unobservable inputs

This refers to instruments which have been valued using models with unobservable data inputs. This includes single broker-priced instruments, suspended/unquoted securities, private equity, unlisted closed-ended funds and open-ended funds with restrictions on redemption rights. However no such financial instruments were held.

as at 30 September Basis of valuation	Assets 2019 [a] £'000	Liabilities 2019 £'000	Assets 2018 [a] £'000	Liabilities 2018 £'000
Level 1	0	0	0	0
Level 2	1,695,721	0	2,240,366	0
Level 3	0	0	0	0
	1,695,721	**0**	**2,240,366**	**0**

[a] Relates to the holding in M&G Property Portfolio Sterling Class 'F' (Income) shares.

In accordance with FRS 102 (22.4a) the units in issue for each class meet the definition of a puttable instrument as the unitholders have the right to sell the units back to the issuer. The units in the trust may be issued and redeemed on any business day at the quoted price. These units are not traded on an exchange. However, the price is observable and transactions within the trust take place regularly at that price. The units in issue as detailed in note 15 meet the definition of a level 2 financial instrument 'Valuation techniques using observable market data'.

Notes to the financial statements

20 Risk management policies

The general risk management policies for the trust are set out in note 3 to the financial statements on page 17.

21 Dividend distribution tables

This trust pays quarterly ordinary distributions and the following table sets out the distribution periods.

Quarterly distribution periods

	Start	End	Xd	Payment
First interim	01.10.18	31.12.18	02.01.19	28.02.19
Second interim	01.01.19	31.03.19	01.04.19	31.05.19
Third interim	01.04.19	30.06.19	01.07.19	30.08.19
Final	01.07.19	30.09.19	01.10.19	30.11.19

The following tables set out for each distribution the rates per unit for both Group 1 and Group 2 units.

Group 1 units are those purchased prior to a distribution period and therefore their net revenue rate is the same as the distribution rate.

Group 2 units are those purchased during a distribution period and therefore their distribution rate is made up of net revenue and equalisation. Equalisation is the average amount of net revenue included in the purchase price of all Group 2 units and is refunded to the holders of these units as a return of capital. Being capital it is not liable to Income Tax. Instead, it must be deducted from the cost of units for Capital Gains Tax purposes. The tables below show the split of the Group 2 rates into the net revenue and equalisation components.

Sterling Class ‘A’ Income units

Ordinary distributions for the year to 30 September	Group 2 Net revenue 2019	Group 2 Equalisation 2019	Group 1 & 2 Distribution 2019	Group 1 & 2 Distribution 2018
	p	p	p	p
First interim	0.2513	0.4309	0.6822	0.3971
Second interim	0.3048	0.4320	0.7368	0.3966
Third interim	0.4711	0.2919	0.7630	0.7790
Final	0.2655	0.4811	0.7466	0.7265

Sterling Class ‘A’ Accumulation units

Ordinary distributions for the year to 30 September	Group 2 Net revenue 2019	Group 2 Equalisation 2019	Group 1 & 2 Distribution 2019	Group 1 & 2 Distribution 2018
	p	p	p	p
First interim	0.2815	0.2177	0.4992	0.5064
Second interim	0.2975	0.2957	0.5932	0.5082
Third interim	0.3415	0.2814	0.6229	0.5956
Final	0.3453	0.2929	0.6382	0.5418

Sterling Class ‘D’ Income units

Ordinary distributions for the year to 30 September	Group 2 Net revenue 2019	Group 2 Equalisation 2019	Group 1 & 2 Distribution 2019	Group 1 & 2 Distribution 2018
	p	p	p	p
First interim	4.6747	14.3021	18.9768	15.8356
Second interim	7.9068	12.3532	20.2600	15.8720
Third interim	9.7045	11.7425	21.4470	21.6510
Final	15.4282	5.6867	21.1149	20.1934

Sterling Class ‘D’ Accumulation units

Ordinary distributions for the year to 30 September	Group 2 Net revenue 2019	Group 2 Equalisation 2019	Group 1 & 2 Distribution 2019	Group 1 & 2 Distribution 2018
	p	p	p	p
First interim	17.1966	1.4846	18.6812	18.6446
Second interim	21.3862	0.0000	21.3862	18.7669
Third interim	22.1113	0.0000	22.1113	21.4366
Final	22.1149	0.0000	22.1149	19.8994

Sterling Class ‘I’ Income units

Ordinary distributions for the year to 30 September	Group 2 Net revenue 2019	Group 2 Equalisation 2019	Group 1 & 2 Distribution 2019	Group 1 & 2 Distribution 2018
	p	p	p	p
First interim	0.2872	0.4021	0.6893	0.5463
Second interim	0.2908	0.4684	0.7592	0.5462
Third interim	0.3678	0.4103	0.7781	0.7870
Final	0.3766	0.3917	0.7683	0.7341

Sterling Class ‘I’ Accumulation units

Ordinary distributions for the year to 30 September	Group 2 Net revenue 2019	Group 2 Equalisation 2019	Group 1 & 2 Distribution 2019	Group 1 & 2 Distribution 2018
	p	p	p	p
First interim	4.2491	4.6356	8.8847	8.8893
Second interim	4.6237	5.6140	10.2377	8.9424
Third interim	5.1670	5.4176	10.5846	10.2541
Final	4.7630	5.6215	10.3845	9.4869

Sterling Class ‘R’ Income units

Ordinary distributions for the year to 30 September	Group 2 Net revenue 2019	Group 2 Equalisation 2019	Group 1 & 2 Distribution 2019	Group 1 & 2 Distribution 2018
	p	p	p	p
First interim	0.6675	0.0000	0.6675	0.4808
Second interim	0.0468	0.6846	0.7314	0.4806
Third interim	0.7510	0.0000	0.7510	0.7619
Final	0.7414	0.0000	0.7414	0.7108

Sterling Class ‘R’ Accumulation units

Ordinary distributions for the year to 30 September	Group 2 Net revenue 2019	Group 2 Equalisation 2019	Group 1 & 2 Distribution 2019	Group 1 & 2 Distribution 2018
	p	p	p	p
First interim	0.6140	0.1933	0.8073	0.8115
Second interim	0.9421	0.0000	0.9421	0.8155
Third interim	0.9744	0.0000	0.9744	0.9424
Final	0.9524	0.0000	0.9524	0.8661

Sterling Class ‘X’ Income units

Ordinary distributions for the year to 30 September	Group 2 Net revenue 2019	Group 2 Equalisation 2019	Group 1 & 2 Distribution 2019	Group 1 & 2 Distribution 2018
	p	p	p	p
First interim	0.1104	0.6084	0.7188	0.4183
Second interim	0.5782	0.4881	1.0663	0.4176
Third interim	0.6214	0.1824	0.8038	0.8174
Final	0.4625	0.3235	0.7860	0.7652

M&G Feeder of Property Portfolio

Other regulatory disclosures

Other information

Units may be sold at any time by giving your instructions to us either in writing or by calling our Dealing Line on 0800 328 3196. We are open for dealing each business day between 8.00am and 6.00pm Monday to Friday.

Copies of the Key Investor Information Document and Prospectus are available free of charge on request from M&G Customer Relations.

If you wish to complain about any aspect of the service you have received or to request a copy of M&G's Complaints Handling Procedures, please contact M&G Customer Relations, PO Box 9039, Chelmsford CM99 2XG. If your complaint is not dealt with to your satisfaction, you can then complain to: The Financial Ombudsman Service (FOS), South Quay Plaza, 183 Marsh Wall, London E14 9SR.

Authorised status

The trust is an authorised unit trust, being a Non-UCITS retail scheme as defined in FCA rules.

Alternative Investment Fund Managers Directive (AIFMD)

In accordance with the AIFMD we are required to report to investors on the 'leverage' of the trust and any 'special arrangements' that exist in relation to the trust's assets.

Leverage

Under AIFMD, leverage is defined as any method by which the trust increases its exposure through borrowing or the use of derivatives. This exposure must be calculated in two ways, the 'gross method' and the 'commitment method'. The trust must not exceed maximum exposures under both methods.

'Gross method' is calculated as the sum of all positions of the trust (both positive and negative), that is, all eligible assets, liabilities and derivatives, including derivatives held for risk reduction purposes.

'Commitment method' exposure is also calculated as the sum of all positions of the trust (both positive and negative), but after netting off derivative and security positions as specified by AIFMD rules.

Therefore as at 30 September 2019 the total amount of leverage is as follows:

Gross method:

M&G Feeder of Property Portfolio	100%

Commitment method:

M&G Feeder of Property Portfolio	100%

The M&G Feeder of Property Portfolio did not use leverage to increase its exposure and this position.

Special arrangements

A 'Special Arrangement' is an arrangement in relation to fund assets that results in an investor or group of investors receiving different redemption rights to those generally available to investors in a given share class.

The fund had no assets subject to special arrangements for the period ending 30 September 2019.

Assessment of value

From June 2020, we will be publishing an annual assessment of the value delivered to investors in this fund. The assessment will cover, amongst other things, an assessment of our charges, the quality of our services, and how we compare to our competitors. This will be available at www.mandg.co.uk

Remuneration

In line with the requirements of the Alternative Investment Fund Managers Directive ('AIFMD'), M&G Securities Limited is subject to a remuneration policy which is consistent with the principles outlined in the European Securities and Markets Authority guidelines on sound remuneration policies under the AIFMD.

The remuneration policies are designed to ensure that any relevant conflicts of interest can be managed appropriately at all times and that the remuneration of its staff is in line with the risk policies and objectives of the alternative investment funds it manages. Further details of the remuneration policy applicable at an M&G Limited level can be found here: http://docs.mandg.com/docs/Corporate/MandG-Limited-Remuneration-Policy.pdf.

M&G Securities Limited in its capacity as the Alternative Investment Fund Manager (the 'AIFM') of M&G Feeder of Property Portfolio has delegated portfolio management services to M&G Investment Management Limited (the 'Delegate').

The ESMA Guidelines require the AIFM to ensure that, to the extent portfolio management activities are delegated by the AIFM, the Delegate is itself subject to remuneration provisions of equivalent effect to those contained in the AIFMD. M&G Investment Management Limited is subject to the Markets in Financial Instruments Directive ('MiFID') which is considered by the Financial Conduct Authority to be equally effective.

The AIFM is required under the AIFMD to make quantitative disclosures of remuneration. These disclosures are made in line with M&G's interpretation of currently available guidance on quantitative remuneration disclosures. As market or regulatory guidance evolves, M&G may consider it appropriate to make changes to the way in which quantitative disclosures are calculated. Members of staff and senior management typically provide both AIFMD and non-AIFMD related services and have a number of areas of responsibility. Therefore, only the portion of remuneration for those individuals' services which may be attributable to the AIFM is included in the remuneration figures disclosed. Accordingly the figures are not representative of any individual's actual remuneration.

M&G Securities Limited does not directly employ any staff members. However, for the financial year ended 31 December 2018, aggregate remuneration of £2,838,102 (£518,242 in respect of fixed remuneration and £2,319,860 in respect of variable remuneration) was paid to individuals whose actions may have a material impact on the risk profile of M&G Securities Limited, of which £65,514 related to senior management.

Glossary

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

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

Asset: Anything having commercial or exchange value that is owned by a business, institution or individual.

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

Asset class: Category of assets, such as cash, company shares, fixed income securities and their sub-categories, as well as tangible assets such as real estate.

Bond: 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.

Bond issue: A set of fixed income securities offered for sale to the public by a company or government. If the bonds are sold for the first time, it is called a 'new issue'.

Bottom-up selection: Selecting stocks based on the attractiveness of a company.

Bunds: Fixed income securities issued by the German government.

Capital: Refers to the financial assets, or resources, that a company has to fund its business operations.

Capital growth: Occurs when the current value of an investment is greater than the initial amount invested.

Capital return: The term for the gain or loss derived from an investment over a particular period. Capital return includes capital gain or loss only and excludes income (in the form of interest or dividend payments).

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

Comparative sector: A group of funds with similar investment objectives and/or types of investment, as classified by bodies such as the Investment Association (IA) or Morningstar™. Sector definitions are mostly based on the main assets a fund should invest in, and may also have a geographic focus. Sectors can be the basis for comparing the different characteristics of similar funds, such as their performance or charging structure.

Consumer Prices Index (CPI): An index used to measure inflation, which is the rate of change in prices for a basket of goods and services. The contents of the basket are meant to be representative of products and services we typically spend our money on.

Convertible bonds: Fixed income securities 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.

Coupon: The interest paid by the government or company that has raised a loan by selling bonds.

Credit: The borrowing capacity of an individual, company or government. More narrowly, the term is often used as a synonym for fixed income securities issued by companies.

Credit default swaps (CDS): Are a type of derivative, namely financial instruments whose value, and price, are dependent on one or more underlying assets. CDS are insurance-like contracts that allow investors to transfer the risk of a fixed income security defaulting to another investor.

Credit rating: An independent assessment of a borrower's ability to repay its debts. A high rating indicates that the credit rating agency considers the issuer to be at low risk of default; likewise, a low rating indicates high risk of default. Standard & Poor's, Fitch and Moody's are the three most prominent credit rating agencies. Default means that a company or government is unable to meet interest payments or repay the initial investment amount at the end of a security's life.

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

Credit risk: Risk that a financial obligation will not be paid and a loss will result for the lender.

Credit selection: The process of evaluating a fixed income security, also called a bond, in order to ascertain the ability of the borrower to meet its debt obligations. This research seeks to identify the appropriate level of default risk associated with investing in that particular bond.

Credit spread: The difference between the yield of a corporate bond, a fixed income security issued by a company, and a government bond of the same life span. Yield refers to the income received from an investment and is expressed as a percentage of the investment's current market value.

Default: When a borrower does not maintain interest payments or repay the amount borrowed when due.

Default risk: Risk that a debtholder will not receive interest and full repayment of the loan when due.

Derivatives: Financial instruments whose value, and price, are dependent 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 traded over the counter.

Developed economy/market: Well-established economies with a high degree of industrialisation, standard of living and security.

Dilution adjustments: The dilution adjustment is used to protect ongoing investors against the transaction charges incurred in investing or divesting in respect of creations and cancellations. The dilution adjustment is made up of the direct and indirect transaction charges. In the financial statements the direct transaction charges as a percentage of average NAV will be disclosed. This percentage will take account of those direct transaction charges that have been recovered through the dilution adjustment leaving a percentage that just represents the costs incurred in portfolio management.

Distribution: Distributions represent a share in the income of the fund and are paid out to Income shareholders or reinvested for Accumulation shareholders at set times of the year (monthly, quarterly, half-yearly or annually). They may either be in the form of interest distributions or dividend distributions.

Distribution yield: Expresses the amount that is expected to be distributed by the fund over the next 12 months as a percentage of the share price as at a certain date. It is based on the expected gross income less the ongoing charges.

Glossary

Diversification: The practice of investing in a variety of assets. This is a risk management technique where, in a well-diversified portfolio, any loss from an individual holding should be offset by gains in other holdings, thereby lessening the impact on the overall portfolio.

Dividend: 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.

Duration: A measure of the sensitivity of a fixed income security, also called a 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.

Duration risk: The longer a fixed income security, also called a bond, or bond fund's duration, the more sensitive and therefore at risk it is to changes in interest rates.

Emerging economy or market: Economies in the process of 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.

Exchange traded: Usually refers to investments traded on an exchange, such as company shares on a stock exchange.

Ex-dividend, ex-distribution or XD date: The date on which declared distributions officially belong to underlying investors.

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

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.

Foreign exchange: The exchange of one currency for another, or the conversion of one currency into another currency. Foreign exchange also refers to the global market where currencies are traded virtually around the clock. The term foreign exchange is usually abbreviated as 'forex' and occasionally as 'FX'.

Foreign exchange (FX) strategy: Currencies can be an asset class in its own right, along with company shares, fixed income securities, property and cash. Foreign exchange strategy can therefore be a source of investment returns.

Forward contract: A contract between two parties to buy or sell a particular commodity or financial instrument at a pre-determined price at a future date. Examples include forward currency contracts.

Fundamentals (company): A basic principle, rule, law, or the like, that serves as the groundwork of a system. A company's fundamentals pertain specifically to that company, and are factors such as its business model, earnings, balance sheet and debt.

Fundamentals (economic): A basic principle, rule, law, or the like, that serves as the groundwork of a system. Economic fundamentals are factors such as inflation, employment, economic growth.

Futures: A futures contract is a contract between two parties to buy or sell a particular commodity or financial instrument at a pre-determined price at a future date. Futures are traded on a regulated exchange.

Gilts: Fixed income securities issued by the UK government.

Government bonds: Fixed income securities issued by governments, that normally pay a fixed rate of interest over a given time period, at the end of which the initial investment is repaid.

Hedging: A method of reducing unnecessary or unintended risk.

High water mark (HWM): The highest level that a fund's NAV (net asset value) has reached at the end of any 12-month accounting period.

High yield bonds: 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, ie higher-rated fixed income securities but have the potential for higher rewards. Default means that a company or government is unable to meet interest payments or repay the initial investment amount 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 yield: Refers to the income received from an investment and is usually expressed annually as a percentage based on the investment's cost, its current market value or face value.

Index: An index represents a particular market or a portion of it, serving as a performance indicator for that market.

Income shares: A type of share where distributions are paid out as cash on the payment date.

Income units: A type of unit where distributions are paid out as cash on the payment date.

Index tracking: A fund management strategy that aims to match the returns from a particular index.

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.

Inflation: The rate of increase in the cost of living. Inflation is usually quoted as an annual percentage, comparing the average price this month with the same month a year earlier.

Inflation risk: The risk that inflation will reduce the return of an investment in real terms.

Initial public offering (IPO): The first sale of shares by a private company to the public.

Interest rate risk: The risk that a fixed income investment will lose value if interest rates rise.

Interest rate swap: An agreement between two parties to swap a fixed interest payment with a variable interest payment over a specified period of time.

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.

Glossary

Issuer: An entity that sells securities, such as fixed income securities and company shares.

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

Issuer: An entity that sells securities, such as fixed income securities and company shares.

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.

Liquidity: A company is considered highly liquid if it has plenty of cash at its disposal. A company's shares are considered highly liquid if they can be easily bought or sold since large amounts are regularly traded.

Long position: Refers to ownership of a security held in the expectation that the security will rise in value.

Macroeconomic: Refers to the performance and behaviour of an economy at the regional or national level. Macroeconomic factors such as economic output, unemployment, inflation and investment are key indicators of economic performance. Sometimes abbreviated to 'macro'.

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

Modified duration: A measure of the sensitivity of a fixed income security, called a 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.

Monetary easing: When central banks lower interest rates or buy securities on the open market to increase the money in circulation.

Monetary policy: A central bank's regulation of money in circulation and interest rates.

Monetary tightening: When central banks raise interest rates or sell securities on the open market to decrease the money in circulation.

Morningstar™: A provider of independent investment research, including performance statistics and independent fund ratings.

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

Net asset value (NAV): A fund's net asset value is calculated by taking the current value of the fund's assets and subtracting its liabilities.

Ongoing charge figure: The ongoing charge figure represents the operating costs you 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.

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.

Over-the-counter (OTC): Whereby financial assets are traded directly between two parties. This is in contrast to exchange trading, which is carried out through exchanges set up specifically for the purpose of trading. OTC is also known as off-exchange trading.

Overweight: If a fund is 'overweight' a stock, it holds a larger proportion of that stock than the comparable index or sector.

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.

Portfolio transaction cost: The cost of trading, such as brokerage, clearing, exchange fees and bid-offer spread as well as taxes such as stamp duty.

Preference shares: Preference shares are a loan to a company that may be traded in the same way as ordinary shares, but generally have a higher yield and pay dividends on fixed dates. Preference shares have varying characteristics as to the treatment of the principal and the dividend payment, which includes ranking them above ordinary shares when it comes to dividend payments.

Principal: The face value of a fixed income security, which is the amount due back to the investor by the borrower when the security reaches the end of its life.

Private placement: An offer of sale of securities to a relatively small number of investors selected by the company, generally investment banks, mutual funds, insurance companies or pension funds.

Property Expense Ratio (PER): 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.

Real yield: The return of an investment, adjusted for changes in prices in an economy.

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

Risk: The chance that an investment's return will be different to what is expected. Risk includes the possibility of losing some or all of the original investment.

Risk management: The term used to describe the activities the fund manager undertakes to limit the risk of a loss in a fund.

Risk premium: The difference between the return from a risk-free asset, such as a high-quality government bond or cash, and the return from an investment in any other asset. The risk premium can be considered the 'price' or 'pay-off' for taking on increased risk. A higher risk premium implies higher risk.

Risk-free asset: An asset that notionally carries no risk of non-payment by the borrower such as a high-quality fixed income security issued by a government or cash.

Risk/reward ratio: A ratio comparing the expected returns of an investment with the amount of risk undertaken.

Glossary

Safe-haven assets: Refers to assets that investors perceive to be relatively safe from suffering a loss in times of market turmoil.

Security: Financial term for a paper asset – usually a share in a company or a fixed income security also known as a bond.

Share class: 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 Key Investor Information Documents.

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.

Short position: A way for a fund manager to express his or her view that the market might fall in value.

Short selling: This often refers to the practice whereby an investor sells an asset they do not own. The investor borrows the asset from someone who does own it and pays a fee. The investor must eventually return the borrowed asset by buying it in the open market. If the asset has fallen in price, the investor buys it for less than they sold it for, thus making a profit. The contrary may also occur.

Short-dated corporate bonds: Fixed income securities issued by companies and repaid over relatively short periods.

Short-dated government bonds: Fixed income securities issued by governments and repaid over relatively short periods.

Sovereign debt: Debt of a government. Also referred to as government bonds.

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

Top-down investing: An investment approach that analyses economic factors, ie surveys the 'big picture', before selecting which companies to invest in. The top-down investor will look at which industries are likely to generate the best returns in certain economic conditions and limit the search to that area.

Total return: The term for the gain or loss derived from an investment over a particular period. Total return includes income (in the form of interest or dividend payments) and capital gains.

Treasuries: Fixed income securities issued by the US government.

Triple A or AAA rated: The highest possible rating a fixed income security, also called a bond, can be assigned by credit rating agencies. Bonds that are rated AAA are perceived to have the lowest risk of default. Default means that a company or government is unable to meet interest payments or repay the initial investment amount at the end of a security's life.

UCITS: Stands for Undertakings for Collective Investment 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.

Unconstrained: The term used to describe the mandate of a fund whereby the manager has the freedom to invest according to his or her own strategy, not being obliged to allocate capital according to the weightings of any index, for example.

Underlying value: The fundamental value of a company, reflecting both tangible and intangible assets, rather than the current market value.

Underlying yield: Refers to the income received by a managed fund, and is usually expressed annually as a percentage based on the fund's current value.

Underweight: If a portfolio is 'underweight' a stock, it holds a smaller proportion of that stock than the comparable index or sector.

Unit trust: A type of managed fund, whose value is directly linked to the value of the fund's underlying investments.

Unit/share type: Type of units/shares held by investors in a trust or fund (unit/share types differ by features such as whether income is to be paid out as cash or reinvested on the payment date).

Valuation: The worth of an asset or company based on its current price.

Volatile: When the value of a particular share, market or sector swings up and down fairly frequently and/or significantly, it is considered volatile.

Volatility: The degree to which a given security, fund, or index rapidly changes. It is calculated as the degree of deviation from the norm for that type of investment over a given time period. The higher the volatility, the riskier the security tends to be.

Warrant: A security issued by a company that gives the holder the right to buy shares in that company at a specified price and within a certain timeframe.

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 the company and are paid out to a company's shareholders at set times of the year.

Yield (equity): Refers to the dividends received by a holder of company shares and is usually expressed annually as a percentage based on the investment's cost, its current market value or face value. Dividends represent a share in the profits of the company and are paid out to a company's shareholders at set times of the year.

Yield (bonds): This refers to the interest received from a fixed income security and is usually expressed annually as a percentage based on the investment's cost, its current market value or its face value.

Yield (income): Refers to the income received from an investment and is usually expressed annually as a percentage based on the investment's cost, its current market value or face value.

M&G Securities Limited is authorised and regulated by the Financial Conduct Authority and provides investment products. The Company's registered office is 10 Fenchurch Avenue, London EC3M 5AG. Registered in England number 90776.

Notes