

Detailed Fund Information**Management Group**

M&G UK

Fund Name

FEEDER OF PROPERTY PTFL I ACC

Fund Sector

Property

Manager's Name

Fiona Rowley

Justin Upton

Fund Launch Date

03-Aug-2012

Fund Size

£2,368.45 (million)

Mid Price

- (Acc)

Yield*

2.63 %

XD Dates

Jul 01, Apr 01, Jan 01, Oct 01

Last Distribution

03/07/17 (XD Date)

31/08/17 (Pay Date)

8.3591000000 (Distribution)

Annual Management Charge

0.75 %

Ongoing Charges Figure

(as at 31-03-2017)

1.35 %

Rebate

Charge basis 1&2 - N/A

Charge basis 3 - 0.04%

*For further information, see our document**"Making the cost of investment clear"**(www.oldmutualwealth.co.uk/charges/SIS)***Morningstar Analyst Rating**

-

Rayner Spencer Mills Rating

Rated

(See footnote for ratings information)

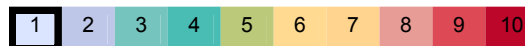
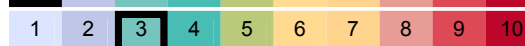
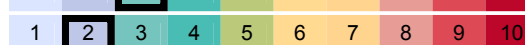
* Fund manager data for fixed interest funds may not identify yield as running or redemption yield. Old Mutual Wealth Ltd and Old Mutual Wealth Life & Pensions Ltd assume these are redemption yields, as their provision is an FCA regulatory requirement.

Important Information

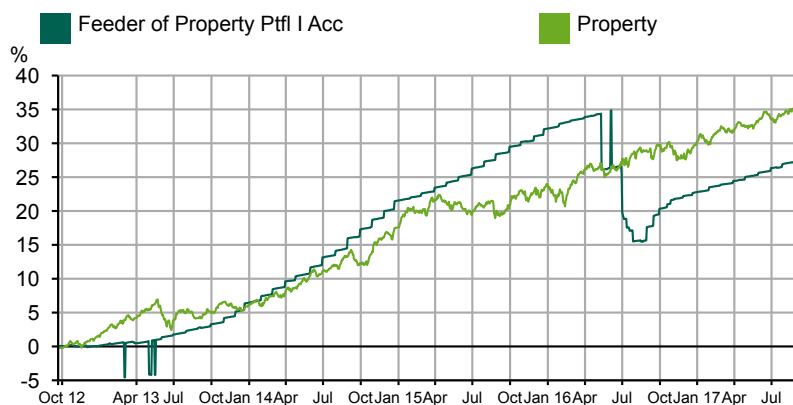
Past performance has been based on prices that include simulated values. All performances are inclusive of any net reinvested income and exclusive of any reinvested rebates. Performance figures and yields are as at 31/08/2017. A minority of funds also feature a performance related fee which is not shown here. Please refer to your Funds List for further information. Source: FE. The value of investments and the income from them can fluctuate (this may partly be the result of exchange rate fluctuations) and investors may not get back the full amount invested. Past performance is not a guide to the future.

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.

Old Mutual Wealth Risk Evaluator as at 31/08/2017**Over 1 year****Over 3 year****Over 5 year**

The fund risk score is based on historic volatility, as measured by standard deviation of returns, of the fund over the indicated time period. The historic volatility is then translated to the fund risk level which is a whole number ranging from 1 (least risky) to 10 (most risky). Fund risk scores provide a retrospective view of a fund's volatility, which may vary widely over different time periods, and are not necessarily indicative of a fund's future volatility.

Performance Information**Discrete Performance - 12 months to 30/06/17**

	2017	2016	2015	2014	2013
Fund	0.65	-0.58	11.60	11.22	2.11
Stock Sector Average	5.21	6.29	7.48	7.00	5.89

Cumulative Performance to 31/08/17

	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs
Fund	8.36	-0.72	9.91	24.02	27.69
Stock Sector Average	4.97	12.70	19.45	29.77	36.02

Performance Analysis - Annualised 3 years

	Growth Rate %	Volatility	Alpha	Beta	Sharpe
Fund	3.20	6.43	3.77	-0.06	-0.00
Stock Sector Average	6.10	3.34	0.00	1.00	0.78

M&G UK

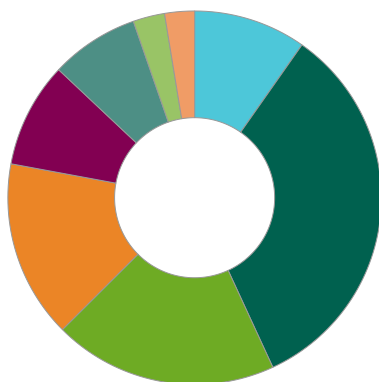
FEEDER OF PROPERTY PTFL | ACC

Breakdown 1



	(%)
Offices - Property	24.7
Money Market	19.4
Warehouse - Property	16.9
Industrials	13.5
Shop - Property	10.4
Retail - Property	8.3
Others	6.9

Breakdown 2



	(%)
South East UK	33.4
Money Market	19.4
Midlands	15.4
Northern UK	9.1
Scotland	7.7
Central London	2.7
South West UK	2.6
Others	9.8

Largest Holdings

Holding	(%)	Holding	(%)
NEW SQUARE BEDFONT LAKES OFFICE PARK	5.7 %	RIVERSIDE RETAIL PARK	3.0 %
PARC TROSTRE RETAIL PARK	4.6 %	3 HARDMAN SQUARE	3.0 %
WALES DESIGNER OUTLET	4.1 %	AURORA, 120 BOTHWELL STREET	2.7 %
FREMLIN WALK	3.6 %	ALDER CASTLE 10 NOBLE STREET	2.6 %
THE GRACECHURCH CENTRE	3.2 %	IRON MOUNTAIN DISTRIBUTION CENTRE	2.2 %

Charts and Table data. Source: FE, as at 31/07/2017

Information Source: FE

The FE sourced information is provided to you by Old Mutual Wealth Group and is used at your own risk. FE take care to ensure that the information provided is correct. Neither FE or Old Mutual Wealth Group warrants, represents nor guarantees the contents of the information, nor do they accept any responsibility for error, inaccuracies, omissions or any inconsistencies herein.

Fund ratings agencies

Morningstar and Rayner Spencer Mills provide industry-leading investment research and fund ratings services. Using slightly different approaches, both are designed to help advisers and their clients identify high quality investments.

Calls may be monitored and recorded for training purposes and to avoid misunderstandings.

Old Mutual Wealth provides you with access to its investment platform. Within this platform you can open an ISA and Collective Investment Account provided by Old Mutual Wealth Ltd, a Collective Retirement Account and Collective Investment Bond provided by Old Mutual Wealth Life & Pensions Ltd and access an existing Offshore Collective Investment Bond, distributed by Old Mutual Wealth Ltd but provided by Old Mutual International (Guernsey) Limited.

Old Mutual Wealth Life Assurance Ltd, Old Mutual Wealth Ltd and Old Mutual Wealth Life & Pensions Ltd are registered in England & Wales under numbers 1363932, 1680071 and 4163431 respectively. Registered Office at Old Mutual House, Portland Terrace, Southampton SO14 7EJ, United Kingdom.

Old Mutual Wealth Life Assurance Ltd and Old Mutual Wealth Life & Pensions Ltd are authorised by the Prudential Regulation Authority and are regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Old Mutual Wealth Ltd is authorised and regulated by the Financial Conduct Authority. Their Financial Services register numbers are 110462, 207977 and 165359 respectively. VAT number for all above companies is 386 1301 59.

Old Mutual International (Guernsey) Limited is regulated by the Guernsey Financial Services Commission and is licensed to write long-term business under the Insurance Business (Bailiwick of Guernsey) Law 2002. Registered number 2424. Registered Office at The Beehive, PO Box 121, Collings Road, St Peter Port, Guernsey GY1 3HE, Channel Islands.