

**Detailed Fund Information**

**Management Group**

M&G UK

**Fund Name**

M+G FEEDER OF PROPERTY PORTFOLIO -U INC

**Fund Sector**

Property

**Manager's Name**

Fiona Rowley  
 Justin Upton

**Fund Launch Date**

08-Nov-2005

**Fund Size**

£2,225.93 (million)

**Mid Price**

- (Inc)

**Yield\***

2.30 %

**XD Dates**

Jan 01, Oct 01, Jul 01, Apr 01

**Last Distribution**

02/01/18 (XD Date)  
 28/02/18 (Pay Date)  
 0.5463000000 (Distribution)

**Annual Management Charge**

0.75 %

**Ongoing Charges Figure**

(as at 30-09-2017)

1.63 %

**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](http://www.oldmutualwealth.co.uk/charges/SIS))*

**Morningstar Analyst Rating**

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**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 28/02/2018. 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**

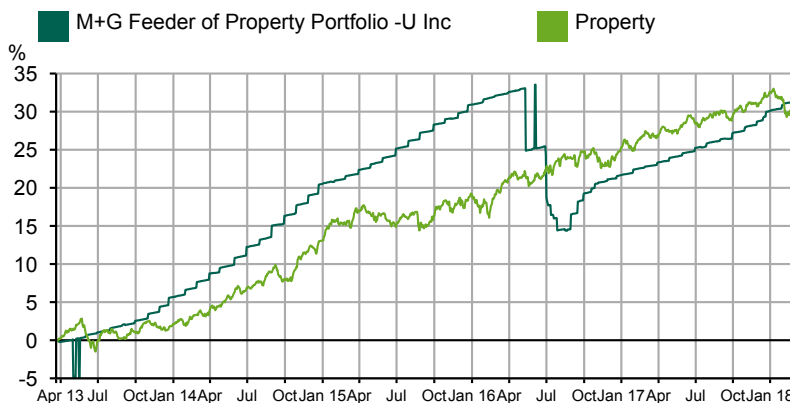
The Trust aims to maximise long term total return (the combination of income and growth of capital) solely through investment in the M&G Property Portfolio.

**Old Mutual Wealth Risk Evaluator as at 28/02/2018**

Over 1 year	1	2	3	4	5	6	7	8	9	10
Over 3 year	1	2	3	4	5	6	7	8	9	10
Over 5 year	1	2	3	4	5	6	7	8	9	10

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**



20/03/2013 - 20/03/2018 Powered by data from FE

**Discrete Performance - 12 months to 31/12/17**

	2017	2016	2015	2014	2013
Fund	6.93	-7.08	8.64	14.04	6.24
Stock Sector Average	5.89	5.04	5.39	10.75	4.69

**Cumulative Performance to 28/02/18**

	1 Yr	2 Yrs	3 Yrs	4 Yrs	5 Yrs
Fund	7.16	-0.40	8.24	22.24	31.84
Stock Sector Average	2.14	9.14	12.90	25.70	30.15

**Performance Analysis - Annualised 3 years**

	Growth Rate %	Volatility	Alpha	Beta	Sharpe
Fund	2.68	6.36	3.54	-0.16	-0.00
Stock Sector Average	4.13	3.08	0.00	1.00	0.20

**M&G UK**  
**M+G FEEDER OF PROPERTY PORTFOLIO - U INC**
**Breakdown 1**


	( % )
Offices - Property	22.2
Money Market	19.5
Warehouse - Property	17.2
Industrials	14.6
Shop - Property	10.6
Retail - Property	8.4
Others	7.5

**Breakdown 2**


	( % )
South East UK	35.7
Money Market	19.5
Midlands	16.4
Northern UK	6.8
Scotland	6.4
Central London	3.0
South West UK	2.9
Others	9.3

**Largest Holdings**

Holding	( % )	Holding	( % )
NEW SQUARE BEDFORD LAKES OFFICE PARK	6.2 %	THE GRACECHURCH CENTRE	3.2 %
PARC TROSTRE RETAIL PARK	4.8 %	ALDER CASTLE 10 NOBLE STREET	3.0 %
WALES DESIGNER OUTLET	4.5 %	AURORA, 120 BOTHWELL STREET	2.8 %
FREMLIN WALK	3.8 %	IRON MOUNTIAN DISTRIBUTION CENTRE	2.7 %
RIVERSIDE RETAIL PARK	3.3 %	RAVENSIDE RETAIL PARK	2.4 %

Charts and Table data. Source: FE, as at 31/01/2018

**Information Source: FE**

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**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.**

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