

M&G INVESTMENTS PROVIDES £238M FINANCING PACKAGE TO NORTHERN TRUST GROUP

London, 16 July 2014 – M&G Investments (“M&G”), a leading international investment manager, has completed a deal to provide £238 million of financing for Northern Trust Group, the property investment, development and land regeneration company.

M&G is providing a whole loan for a term of five years against assets of over £360m. The financing is secured against Northern Trust’s portfolio of industrial, trade and office parks, comprising over 3,600 individual units in total and its c. 1,700 acre land bank. The vast majority of the portfolio is let to SMEs in the UK, meaning the portfolio is supported by numerous and well-diversified income streams.

M&G was attracted to the deal by the strength of the sponsor and its demonstrable track record of maintaining occupancy across the portfolio.

This deal brings the total commitments from M&G’s Real Estate Finance team to approximately £1 billion in Europe since the beginning of 2014.

Dan Riches, Director, Real Estate Finance, M&G Investments, says: “The diversity of the underlying income of the portfolio attracted us to this deal. Northern Trust is long established in its market and offers companies of all sizes the premises they need to operate and grow their businesses. The entire whole loan will be invested and held by funds managed by M&G.”

A spokesperson for Northern Trust says: “The facility from M&G enables us to continue our strategy of investing in and growing our business which is focussed on property investment, development and land regeneration. We look forward to a long and productive relationship with M&G”.

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Notes to Editors

M&G was one of the first major institutions to identify the investment opportunity in real estate finance, closing on its initial real estate debt fund in 2009. In March this year, M&G completed the fundraising for its two new junior commercial mortgage funds, reaching £1.35 billion of capital commitments from over 40 institutional investors from Europe and the US.

Recent deals include the financing of:

- two European shopping centres in Ireland and in Spain
- €110m acquisition financing of the largest Dutch residential property since 2008

About M&G

M&G is an international active asset manager, investing on behalf of individuals and institutions for over 80 years. At 31 March 2014 the firm manages over £248 billion of assets through a wide range of investment strategies across equities, bonds, property and multi asset.

Headquartered in London, M&G employs over 1,500 people worldwide operating from offices across Europe and Asia.

M&G's history is a story of investment firsts, from the UK's first mutual fund in 1931 to the Inflation Linked Corporate Bond Fund in 2010.

M&G is the investment arm of Prudential Plc in the UK and Europe.

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