

M&G Property Portfolio

**Annual report and audited financial statements
for the year ended 30 September 2025**



Contents

Authorised Corporate Director's Report.....	1
Directors' statement	3
Depository's Responsibilities and Report	4
Independent Auditor's Report	5
Authorised Corporate Director's Reports, including the portfolio statement, financial highlights, financial statements and notes	9
Other regulatory disclosures	43

Authorised Corporate Director's Report

The Authorised Corporate Director (ACD) of M&G Property Portfolio presents its annual report and audited financial statements for the year ended 30 September 2025.

The audited financial statements of M&G Property Portfolio, the Authorised Corporate Director's Reports including the portfolio statement, financial highlights and the audited financial statements and notes of the fund are presented in their individual sections of this report as set out in the contents page.

Please note that an explanation of key investment terminology is available on our website at mandg.com/private-investor/glossary. A printed copy of the glossary is available upon request by calling customer services and administration as shown within the 'Investor information' section of this report.

Company information

M&G Property Portfolio is an Open-Ended Investment Company which is structured as a Property Authorised Investment Fund (PAIF). The Company is a non-UCITS Retail Scheme (NURS) under the COLL Sourcebook and is an alternative investment fund (AIF) for the purposes of the Alternative Investment Fund Managers Directive (AIFMD). This OEIC is an Investment Company with Variable Capital (ICVC) incorporated under the Open-Ended Investment Companies Regulations 2001. It is authorised and regulated by the Financial Conduct Authority (FCA) under the Financial Services and Markets Act 2000.

The Company was authorised on 16 October 2012 and was launched on 18 January 2013.

The Company's principal activity is to carry out business as an OEIC.

A shareholder is not liable for the debts of the Company and will never be liable to make any further payment to the Company after paying the purchase price of the shares.

Fund manager

Michael Wood is employed by M&G FA Limited, which is an associate of M&G Securities Limited.

ACD

M&G Securities Limited
10 Fenchurch Avenue, London EC3M 5AG, UK
Telephone: 0800 390 390 (UK only)
(Authorised and regulated by the Financial Conduct Authority. M&G Securities Limited is a member of the Investment Association and of The Investing and Saving Alliance)

Directors of the ACD

M Arona*, N J Brooks**, C Dobson*** (non executive director), S C Ellis**** (non executive director), S A Fitzgerald*****, P R Jelfs, M McGrade (non executive director), L J Mumford

* Appointed 13 January 2025.

** Resigned 30 June 2025.

*** Resigned 1 October 2025.

**** Appointed 12 March 2025.

***** Resigned 13 January 2025.

Investment manager

M&G Investment Management Limited
10 Fenchurch Avenue, London EC3M 5AG, UK
(Authorised and regulated by the Financial Conduct Authority)

Registrar

SS&C Financial Services Europe Ltd
SS&C House, St. Nicholas Lane, Basildon
Essex SS15 5FS, UK
(Authorised and regulated by the Financial Conduct Authority)

Depositary

NatWest Trustee & Depositary Services Limited
House A, Floor 0, Gogarburn, 175 Glasgow Road
Edinburgh EH12 1HQ, UK
(Authorised and regulated by the Financial Conduct Authority)

Independent auditor

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

Property manager

M&G Real Estate Limited
10 Fenchurch Avenue, London EC3M 5AG, UK

Authorised Corporate Director's Report

Standing independent valuer

Knight Frank LLP, 55 Baker Street, London W1U 8AN, UK

Annual value assessment

An annual assessment report is available which shows the value provided to investors in each of M&G's UK-based funds. The assessment report evaluates whether M&G's charges are justified in the context of the overall service delivered to its investors. The latest report can be found on our website at mandg.com/investments/valueassessment

The fund closed in December 2023, and is in the process of liquidating its assets and winding up. As a result, the last available annual value assessment report for this fund is 2023.

Climate-related Financial Disclosures (TCFD)

The fund was closed in December 2023, and is in the process of liquidating its assets and winding up. As a result, TCFD report is not required per ESG 2.3.4.

Important information

The ACD of the M&G Property Portfolio together with the Manager of its feeder, M&G Feeder of Property Portfolio have decided to close both funds. FCA approval for the M&G Property Portfolio closure was obtained on 17 November 2023. Since the ACD and the Manager announced their intention, dealings in both funds were suspended on Thursday 19 October 2023. We commenced the wind up of the M&G Property Portfolio and its feeder M&G Feeder of Property Portfolio on Friday 29 December 2023.

In recognition of this inability for customers to access their investment, M&G is waiving 30% of its annual charge until the funds close. In addition, effective from the date of the suspension, no charges will be applied to any cash that is held within the funds' portfolios. This supersedes the previous waiver, where M&G continued to waive its annual charge on cash held above 20% of the M&G Property Portfolio's net asset value.

Since January 2025 the operating charge figure does not include the underlying charges for closed-ended-funds, such as investment trusts and real estate investment trusts. There is no change to what you are currently being charged, this is a presentational change to align with the latest industry guidance issued by the Investment Association.

Please refer to the 'Investment review' section for further details on significant events during the period. Investment reviews may become quickly outdated in relation to ongoing economic and geopolitical events.

Investor information

The Prospectus, Instrument of Incorporation, Key Investor Information Documents, costs and charges illustration, the latest annual or interim investment report and financial statements as well as a list of purchases and sales are available free of charge on request from the following address. The Instrument of Incorporation can also be inspected at our offices or at the office of the Depositary.

Customer services and administration for UK clients:

M&G Securities Limited
PO Box 9039, Chelmsford CM99 2XG, UK

Please remember to quote your name and M&G client reference and sign any written communication to M&G. Failure to provide this will affect your ability to transact with us.

Telephone: 0800 390 390 (UK only)

For security purposes and to improve the quality of our service, we may record and monitor telephone calls. You will require your M&G client reference. Failure to provide this will affect your ability to transact with us.

Authorised Corporate Director's Report

Authorised Corporate Director's Responsibilities

The Authorised Corporate Director (ACD) is required to prepare annual and interim reports for the Company. The ACD must ensure that the financial statements, contained in this report, for the fund are prepared in accordance with the Investment Association Statement of Recommended Practice for Financial Statements of UK Authorised Funds (SORP) and UK Financial Reporting Standards, and give a true and fair view of the net revenue or expenses and net capital gains or losses for the accounting period, and the financial position at the end of that period.

The ACD is required to keep proper accounting records, and to manage the Company in accordance with the Collective Investment Schemes sourcebook, as issued (and amended) by the FCA, the Instrument of Incorporation and the Prospectus, and to take reasonable steps for the prevention and detection of fraud or other irregularities. Additionally, the ACD is responsible for preparing the financial statements on a going concern basis unless it is appropriate to presume that the Company will not continue in operation.

For the reasons stated in the ACD's Report and Note 2a, the financial statements of the M&G Property Portfolio have not been prepared on a going concern basis.

Directors' statement

This report has been prepared in accordance with the requirements of the Collective Investment Schemes sourcebook, as issued and amended by the FCA, except the non-compliance in relation to the COLL 7.3.6 R (2) (b) & (c) for capital repayments made prior to 9 April 2025 at which point the FCA granted a rule modification expiring March 2026, as detailed in note 18 to the financial statements on pages 34 and 35.

M&G Securities Limited
10 December 2025

Depository's Responsibilities and Report

Statement of the Depository's Responsibilities and Report of the Depository to the Shareholders of M&G Property Portfolio ('the Company') for the year ended 30 September 2025

The Depository must ensure that the Company is managed in accordance with the Financial Conduct Authority's Collective Investment Schemes sourcebook, the Investment Funds 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 Depository must in the context of its role act honestly, fairly, professionally, independently and in the interests of the Company and its investors.

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

The Depository must ensure that:

- the Company's cash flows are properly monitored and that cash of the Company is booked into the cash accounts in accordance with the Regulations;
- the sale, issue, redemption and cancellation of shares are carried out in accordance with the Regulations;
- the value of shares in the Company is calculated in accordance with the Regulations;
- any consideration relating to transactions in the Company's assets is remitted to the Company within the usual time limits;
- the Company'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 Depository also has a duty to take reasonable care to ensure that the Company is managed in accordance with the Regulations and the Scheme documents in relation to the investment and borrowing powers applicable to the Company.

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

- i) has carried out the issue, sale, redemption and cancellation, and calculation of the price of the Company's shares and the application of the Company's income in accordance with the Regulations, as have been modified as directed by the Financial Conduct Authority from 9 April 2025, and the Scheme documents of the Company. Before the 9 April 2025, there was a technical breach of COLL 7.3.6 R (2) (b) & (c) that occurred following the commencement of the closure of the Company. There was no investor impact due to the technical error; and
- ii) has observed the investment and borrowing powers and restrictions applicable to the Company.

Edinburgh
10 December 2025

NatWest Trustee and
Depository Services Limited

Independent Auditor's Report

Independent Auditor's Report to the shareholders of M&G Property Portfolio

Opinion

We have audited the financial statements of M&G Property Portfolio ("the Company") for the year ended 30 September 2025, which comprise the Statement of Total Return, the Statement of Change in Net Assets Attributable to Shareholders, the Balance Sheet, the Cash Flow Statement, the related notes and the Distribution Tables, and the accounting policies of the Company, which include a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard applicable to the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the financial position of the Company as at 30 September 2025 and of the net revenue and the net capital losses on the scheme property of the Company for the year then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice.

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 Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the "FRC") 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 – financial statements prepared on a basis other than going concern

We draw attention to note 2a to the financial statements which explains that the Authorised Corporate Director ("the ACD") intends to wind up the Company and therefore does not consider it to be appropriate to adopt the going concern basis of accounting in preparing the financial statements. Accordingly, the financial statements, have been prepared on a basis other than going concern as described in note 2a. Our opinion is not modified in respect of this matter.

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 ACD is responsible for the other information contained within the annual report.

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.

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 this gives rise to a material misstatement in the financial statements themselves. 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.

Independent Auditor's Report

Opinions on other matters prescribed by the rules of the Collective Investment Schemes Sourcebook of the Financial Conduct Authority (the "FCA")

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 FCA and the Instrument of Incorporation; and
- there is nothing to indicate that adequate accounting records have not been kept or that the financial statements are not in agreement with those records; and
- the information given in the ACD's report for the financial year for which the financial statements are prepared is consistent with the financial statements.

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 rules of the Collective Investment Schemes Sourcebook of the FCA requires 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 ACD

As explained more fully in the ACD's responsibilities statement set out on page 3, the ACD 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 ACD 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 ACD is responsible for assessing the Company'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 ACD either intends to wind up or terminate the Company 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.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect irregularities, including fraud. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

Independent Auditor's Report

Our approach was as follows:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the Company and determined that the most significant are United Kingdom Accepted Accounting Practice (UK GAAP), the Investment Management Association's Statement of Recommended Practice (IMA SORP), the FCA Collective Investment Schemes Sourcebook, the OEIC Regulations, the Company's Instrument of Incorporation and the Prospectus.
- We understood how the Company is complying with those frameworks through discussions with the ACD and the Company's administrator and a review of the Company's documented policies and procedures.
- We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur by considering the risk of management override, specifically management's opportunity to influence revenue and amounts available for distribution. We identified fraud risks in relation to:

Incorrect valuation of property investments. We engaged our valuation specialists to review the property valuations as prepared by the independent valuer engaged by the Company and we agreed key data included in the tenancy schedule, which was provided to the independent valuer, to lease documentation.

Incomplete or inaccurate recognition of rental income including accounting for lease incentives. We recalculated a sample of rental income and lease incentives recognised, with reference to lease documentation.

Incomplete or inaccurate provisions for doubtful debts. We assessed and challenged the provision policy and tested its application to a sample of aged rent receivables.

Incorrect valuation of suspended investments. We assessed and challenged the valuation applied to the suspended investment. We performed our own valuation analysis with reference to Company announcements, liquidity discounts and comparable Company market movements.

- Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved testing of journal entries, with a particular focus on manually posted entries and those reflecting large and unusual transactions. We also reviewed the reporting to the ACD with respect to the application of the documented policies and procedures and reviewed the financial statements to test compliance with the reporting requirements of the Company.
- Due to the regulated nature of the Company, the Statutory Auditor considered the experience and expertise of the engagement team to ensure that the team had the appropriate competence and capabilities which included the use of specialists where appropriate to identify non-compliance with the applicable laws and regulations.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at:

frc.org.uk/auditorsresponsibilities

This description forms part of our auditor's report.

Independent Auditor's Report

Use of our report

This report is made solely to the Company's Shareholders, as a body, pursuant to Paragraph 4.5.12 of the rules of the Collective Investment Schemes Sourcebook of the FCA. Our audit work has been undertaken so that we might state to the Company's Shareholders 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 Company and the Company's Shareholders as a body, for our audit work, for this report, or for the opinions we have formed.

Edinburgh
10 December 2025

Ernst & Young LLP
Statutory Auditor

Authorised Corporate Director's Report

M&G Property Portfolio is in the process of winding up and is no longer open to investment. For the purposes of these financial statements, the Prospectus dated 29 December 2023 has been used.

Investment objective

The investment objective of the fund is to carry on property investment business and to manage cash raised from investors for investment in the property investment business. In doing so, the fund aims to provide a higher total return (capital growth plus income), net of the ongoing charge figure and property expense ratio, than the average return of the IA UK Direct Property Sector over any five-year period.

Investment policy

At least 70% of the fund is invested directly in a diversified portfolio of commercial property in the UK. This may be reduced to 60%, if it is considered prudent for liquidity management.

The fund may also invest in other property related assets such as:

- other types of property, including residential property;
- property of any type outside the UK;
- funds (including funds managed by M&G); and
- transferable securities (such as shares and bonds); and money market instruments.

For liquidity management, the fund may invest in cash; near cash; money market instruments; and government bonds, directly, or via funds (including funds managed by M&G).

Derivatives may be used for investment purposes, efficient portfolio management and hedging.

Investment approach

The fund is actively managed, while controlling for risk factors, through diversified real estate exposure primarily in direct property sectors (such as retail, offices and industrial). The fund's investment and disposals align the fund positioning toward those sectors forecast to outperform with regard for structural trends and property specific risk such as lease expiries and voids, tenant covenant strength and physical and environmental factors.

The investment process is structured to deliver the fund's objective however, as a responsible property manager, M&G's Responsible Property Investment capabilities are drawn on to initiate projects that address ESG themes and risk factors relevant to the fund, such as building suitability in light of regulation and addressing energy efficiency, water use and waste. Performance will take precedence over any ESG goals referenced within the Responsible Property Investment policy.

Benchmark

IA UK Direct Property sector

The benchmark is a target which the fund seeks to outperform. The sector has been chosen as the fund's benchmark as the fund is a constituent of the sector. The benchmark is used solely to measure the fund's performance and does not constrain the fund's portfolio construction.

The fund is actively managed. The fund manager has complete freedom in choosing which investments to buy, hold and sell in the fund.

Risk profile

For details of the risks associated with this fund, please refer to the Prospectus. For details of the risk management policies, please refer to pages 27 to 28.

Authorised Corporate Director's Report

Investment review

For the year ended 30 September 2025

Important Information

On 19 October 2023, M&G announced the suspension of dealing in the M&G Property Portfolio (the fund) and M&G Feeder of Property Portfolio ('the feeder fund'). Following the approval from the Financial Conduct Authority (FCA), the wind up of the fund and the feeder fund began on 29 December 2023.

With effect from the commencement of the fund's closure, the requirement to meet the Investment objective and policy of the fund and the return to the comparator benchmarks fell away.

Investment activities

An orderly sales programme is underway, with the objective of ensuring that fair market prices are achieved for the fund's assets. The sales programme is expected to conclude in early 2026. We will keep shareholders updated with the progress on the fund's closure and future payments on the M&G website.

During the review period, we sold 11 properties, achieving net proceeds of £146.7 million. We completed on two industrial estate sales in November 2024 located in Dartford and Leatherhead. In December, we completed on the sale of an industrial unit in Bedford and in January 2025 we sold a leisure sector property in Harrogate. There were two sales in March, an industrial unit in Aberdeen and an office property in Bristol.

In April, we sold an office building on Great Portland Street, London, and a hotel in Salisbury. In May, we disposed of an industrial unit in Aberdeen. The final two properties sold during the review period were the Medway Valley Leisure Park in Kent, sold in May, and Southwater Square in Telford, sold in September. Both Medway Valley and Telford were leisure complexes including restaurants, cinemas, hotels and, at Medway Valley, a bowling alley and bingo hall.

As at 26 November 2025 (the latest date for which data is available at the time of writing), we have sold two

further properties, a student housing asset (included within the debtors note at year end) and the Yard.

Between the fund's closure on 29 December 2023 until the end of September 2025, the fund has sold 19 properties, generating net proceeds of almost £240 million, as well as shares in real estate investment trusts for £38 million.

In 2024, we returned £247 million to shareholders through four capital repayments. So far in 2025, we have made three capital repayments of £44 million in April, £45 million in June and £29 million in September. In total, we have returned £365 million to shareholders.

Fund performance

For a more detailed breakdown of the performance of each share class, please refer to the 'Long-term performance by share class' table in the 'Financial highlights' section of this report.

Michael Wood

Fund manager

An employee of M&G FA 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 fund 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.

Portfolio statement

Investments

Location	as at 30.09.25 £'000	as at 30.09.25 %	as at 30.09.24 %
Retail properties	0	0.00	1.31
Values between £3 million and £6 million	0	0.00	1.31
Office properties	18,949	28.91	32.88
Values between £0 million and £3 million	2,660	4.06	0.00
Aberdeen City View, Craigshaw Drive			
London, N1 Units 1-4 The Yard, 122 East Road			
Values between £3 million and £6 million	0	0.00	1.13
Values between £6 million and £9 million	7,289	11.12	2.27
Aberdeen The Capitol, 431 Union Street			
Values between £9 million and £12 million	9,000	13.73	0.00
London, E14 8 Greenwich View Place			
Values between £12 million and £15 million	0	0.00	4.49
Values between £15 million and £18 million	0	0.00	6.28
Values between £21 million and £24 million	0	0.00	8.77
Values between £27 million and £30 million	0	0.00	9.94
Industrial properties	0	0.00	19.47
Values between £3 million and £6 million	0	0.00	1.19
Values between £6 million and £9 million	0	0.00	2.49
Values between £12 million and £15 million	0	0.00	9.94
Values between £15 million and £18 million	0	0.00	5.85
Leisure properties	5,600	8.54	19.80
Values between £3 million and £6 million	5,600	8.54	0.00
Swansea Premier Inn Hotel, The Waterfront Development			
Values between £9 million and £12 million	0	0.00	11.12
Values between £21 million and £24 million	0	0.00	8.68
Other properties	0	0.00	7.31
Values between £18 million and £21 million	0	0.00	7.31
Total direct properties before estimated disposal costs^a	24,549	37.45	80.77
Estimated disposal costs ^b	(489)	(0.75)	(1.35)
Total direct properties after estimated disposal costs	24,060	36.70	79.42

Portfolio statement

Investments (continued)

Location	as at 30.09.25 £'000	as at 30.09.25 %	as at 30.09.24 %
Holding Real estate investment trusts	1,238	1.89	0.47
9,100,000 Home ^c	1,238	1.89	
Total portfolio	25,298	38.59	79.89
Net other assets/(liabilities)	40,262	61.41	20.11
Net assets attributable to shareholders	65,560	100.00	100.00

Investment properties have been reclassified into more representative valuation bands, with 2024 investments properties reclassified on a consistent basis.

^a The fair value of investment property is shown net of a lease incentive balance of £986,000 (2024: £4,489,000) which has been deducted from the valuation. This lease incentive asset is disclosed separately see (note 12).

^b Please refer to note 24.

^c Suspended/delisted.

Portfolio statement

Portfolio transactions

for the year to 30 September	2025 £'000	2024 £'000
Total purchases	0	0
Total sales	167,714	131,078

Purchases and sales exclude the cost and proceeds of 'AAA' rated money market funds.

Financial highlights

Fund 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 fund price to fall as well as rise and you may not get back the original amount you invested.

As different share classes have different attributes, for example charging structures and minimum investments, please be aware that their performance may be different.

For additional information, including monthly fund commentaries, fund facts, historic prices, distribution rates, performance information (including a range of performance graphs) and other documents, please visit our website at mandg.com/investments

Long-term performance by share class

To give an indication of the performance of the fund, the following table shows the compound rate of return, per annum, over the period. Calculated on a price to price basis with income reinvested. Please refer to 'Specific share class performance' tables for the share class launch dates.

Share class	One year % ^a	Three years % pa	Five years % pa	Ten years % pa
Sterling				
Class 'A' Income	-25.5	-17.0	-9.6	-6.0
Class 'A' Accumulation	-25.6	-17.1	-9.6	-6.1
Class 'D' Income	-25.3	-16.7	-9.2	-5.5
Class 'D' Accumulation	-25.4	-16.8	-9.2	-5.6
Class 'F' Income	-24.2	-16.1	-8.6	-5.0
Class 'I' Income	-25.4	-16.9	-9.3	-5.7
Class 'I' Accumulation	-25.5	-16.9	-9.4	-5.7
Class 'R' Income	-25.5	-17.0	-9.5	-5.8
Class 'R' Accumulation	-25.5	-17.0	-9.5	-5.9
Benchmark	-1.7	-3.3	-0.4	+0.4

^a Not annualised.

Capital repayments

A first capital repayment was made on various dates in February 2024, depending on what investors have opted to do with their holding. This represented £91 million, approximately 17% of the value of holdings calculated as of 2 February 2024.

A second capital repayment to customers was announced on 2 May 2024. In May, we returned £50 million, representing approximately 12.5% of customer holdings as of 1 May 2024.

A third capital repayment to customers was announced on 6 September 2024. In September, we returned £46 million, representing approximately 13.5% of customer holdings as of 4 September 2024.

A fourth capital repayment to customers was announced on 5 December 2024. In December, we returned £60 million, representing approximately 21% of customer holdings as of 2 December 2024.

A fifth capital repayment to customers was announced on 9 April 2025. In April, we returned £44 million, representing approximately 21% of customer holdings as of 7 April 2025.

A sixth capital repayment to customers was announced on 12 June 2025. In June, we returned £45 million, representing approximately 28% of customer holdings as of 9 June 2025.

A seventh capital repayment to customers was announced on 11 September 2025. In September, we returned £29 million, representing approximately 29% of customer holdings as of 8 September 2025.

We'll continue to keep customers updated with the progress on the fund's closure and future payments on the M&G website.

Financial highlights

Specific share class performance

The following comparative tables show the performance of each share 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 share (NAV per share).

'Operating charges', 'Property expenses' and 'Direct portfolio transaction costs' are calculated as a percentage of average net asset value. Where there is a change in the charging structure, you may see variances in the 'operating charges' between the comparative and current year figures.

The closing NAV per share shown may diverge from the highest and lowest share prices (used for dealing purposes) as at the balance sheet date due to accounting and valuation adjustments.

Financial highlights

Sterling Class 'A' Income shares

The share class was launched on 18 January 2013.

for the year to 30 September Change in NAV per share	2025 UK p	2024 UK p	2023 UK p
Opening NAV	59.49	75.73	92.03
Return before charges*	(8.90)	(10.31)	(9.88)
Property expenses	(2.71)	(1.15)	(1.36)
Operating charges	(0.33)	(0.60)	(1.12)
Return after charges*	(11.94)	(12.06)	(12.36)
Distributions	(2.35)	(4.18)	(3.94)
Closing NAV	45.20	59.49	75.73
*after direct transaction cost of	0.87	0.24	0.16
Performance			
Return after charges (%)	(20.07)	(15.92)	(13.43)
Other information			
Closing NAV (£'000)	1,951	8,218	16,838
Number of shares	4,315,132	13,813,427	22,233,261
Property expenses (%)	4.64	1.64	1.71
Other operating charges (%)	0.57	0.85	1.41
Direct transaction costs (%)	0.52	0.00	0.00
Prices			
Highest share price (UK p)	67.69	80.24	96.99
Lowest share price (UK p)	45.57	63.77	76.49

Sterling Class 'A' Accumulation shares

The share class was launched on 18 January 2013.

for the year to 30 September Change in NAV per share	2025 UK p	2024 UK p	2023 UK p
Opening NAV	89.95	108.44	126.00
Return before charges*	(14.11)	(15.10)	(13.49)
Property expenses	(4.16)	(1.67)	(1.90)
Operating charges	(0.51)	(0.87)	(1.56)
Return after charges*	(18.78)	(17.64)	(16.95)
Distributions	(3.05)	(5.28)	(4.09)
Retained distributions	2.65	4.43	3.48
Closing NAV	70.77	89.95	108.44
*after direct transaction cost of	1.33	0.35	0.23
Performance			
Return after charges (%)	(20.88)	(16.27)	(13.45)
Other information			
Closing NAV (£'000)	2,180	8,870	17,331
Number of shares	3,080,347	9,860,685	15,981,211
Property expenses (%)	4.64	1.64	1.71
Other operating charges (%)	0.57	0.85	1.41
Direct transaction costs (%)	0.52	0.00	0.00
Prices			
Highest share price (UK p)	102.13	114.88	132.83
Lowest share price (UK p)	71.16	94.94	108.03

Financial highlights

Sterling Class 'D' Income shares

The share class was launched on 18 January 2013.

for the year to 30 September Change in NAV per share	2025 UK p	2024 UK p	2023 UK p
Opening NAV	620.52	786.52	949.46
Return before charges*	(93.11)	(107.33)	(101.74)
Property expenses	(28.34)	(11.95)	(14.12)
Operating charges	(1.65)	(3.13)	(6.27)
Return after charges*	(123.10)	(122.41)	(122.13)
Distributions	(24.55)	(43.59)	(40.81)
Closing NAV	472.87	620.52	786.52
*after direct transaction cost of	9.09	2.49	1.68
Performance			
Return after charges (%)	(19.84)	(15.56)	(12.86)
Other information			
Closing NAV (£'000)	143	601	1,225
Number of shares	30,236	96,792	155,774
Property expenses (%)	4.64	1.64	1.71
Other operating charges (%)	0.27	0.43	0.76
Direct transaction costs (%)	0.52	0.00	0.00
Prices			
Highest share price (UK p)	706.09	833.75	1,000.75
Lowest share price (UK p)	476.62	664.65	794.15

Sterling Class 'D' Accumulation shares

The share class was launched on 18 January 2013.

for the year to 30 September Change in NAV per share	2025 UK p	2024 UK p	2023 UK p
Opening NAV	965.82	1,160.19	1,340.58
Return before charges*	(152.13)	(161.96)	(143.65)
Property expenses	(44.69)	(17.91)	(20.09)
Operating charges	(2.60)	(4.70)	(8.93)
Return after charges*	(199.42)	(184.57)	(172.67)
Distributions	(35.72)	(61.21)	(51.42)
Retained distributions	31.12	51.41	43.70
Closing NAV	761.80	965.82	1,160.19
*after direct transaction cost of	14.33	3.74	2.39
Performance			
Return after charges (%)	(20.65)	(15.91)	(12.88)
Other information			
Closing NAV (£'000)	10	41	79
Number of shares	1,314	4,205	6,781
Property expenses (%)	4.64	1.64	1.71
Other operating charges (%)	0.27	0.43	0.76
Direct transaction costs (%)	0.52	0.00	0.00
Prices			
Highest share price (UK p)	1,096.74	1,229.67	1,413.34
Lowest share price (UK p)	765.81	1,018.83	1,150.91

Financial highlights

Sterling Class 'F' Income shares

The share class was launched on 18 January 2013.

for the year to 30 September	2025	2024	2023
Change in NAV per share	UK p	UK p	UK p
Opening NAV	64.23	81.09	97.30
Return before charges*	(9.68)	(11.14)	(10.44)
Property expenses	(2.94)	(1.23)	(1.45)
Operating charges	0.00	(0.04)	(0.13)
Return after charges*	(12.62)	(12.41)	(12.02)
Distributions	(2.54)	(4.45)	(4.19)
Closing NAV	49.07	64.23	81.09
*after direct transaction cost of	0.94	0.26	0.17
Performance			
Return after charges (%)	(19.65)	(15.30)	(12.35)
Other information			
Closing NAV (£'000)	52,501	219,965	455,370
Number of shares	106,984,022	342,472,920	561,582,018
Property expenses (%)	4.64	1.64	1.71
Other operating charges (%)	0.00	0.05	0.15
Direct transaction costs (%)	0.52	0.00	0.00
Prices			
Highest share price (UK p)	73.10	86.00	102.56
Lowest share price (UK p)	49.45	68.75	81.85

Financial highlights

Sterling Class 'I' Income shares

The share class was launched on 18 January 2013.

for the year to 30 September Change in NAV per share	2025 UK p	2024 UK p	2023 UK p
Opening NAV	612.90	778.13	941.80
Return before charges*	(91.43)	(105.92)	(100.99)
Property expenses	(27.98)	(11.88)	(13.98)
Operating charges	(2.35)	(4.28)	(8.26)
Return after charges*	(121.76)	(122.08)	(123.23)
Distributions	(24.58)	(43.15)	(40.44)
Closing NAV	466.56	612.90	778.13
*after direct transaction cost of	8.97	2.48	1.67
Performance			
Return after charges (%)	(19.87)	(15.69)	(13.08)
Other information			
Closing NAV (£'000)	936	3,938	17,967
Number of shares	200,710	642,504	2,309,049
Property expenses (%)	4.64	1.64	1.71
Other operating charges (%)	0.39	0.59	1.01
Direct transaction costs (%)	0.52	0.00	0.00
Prices			
Highest share price (UK p)	697.38	824.69	992.54
Lowest share price (UK p)	470.30	656.67	785.76

Sterling Class 'I' Accumulation shares

The share class was launched on 18 January 2013.

for the year to 30 September Change in NAV per share	2025 UK p	2024 UK p	2023 UK p
Opening NAV	949.86	1,142.65	1,323.25
Return before charges*	(149.26)	(159.47)	(141.62)
Property expenses	(43.93)	(17.63)	(19.94)
Operating charges	(3.69)	(6.34)	(11.78)
Return after charges*	(196.88)	(183.44)	(173.34)
Distributions	(34.09)	(58.38)	(47.74)
Retained distributions	29.60	49.03	40.48
Closing NAV	748.49	949.86	1,142.65
*after direct transaction cost of	14.09	3.68	2.38
Performance			
Return after charges (%)	(20.73)	(16.05)	(13.10)
Other information			
Closing NAV (£'000)	7,594	30,848	60,103
Number of shares	1,014,524	3,247,652	5,259,983
Property expenses (%)	4.64	1.64	1.71
Other operating charges (%)	0.39	0.59	1.01
Direct transaction costs (%)	0.52	0.00	0.00
Prices			
Highest share price (UK p)	1,078.55	1,210.90	1,395.11
Lowest share price (UK p)	752.50	1,002.19	1,135.38

Financial highlights

Sterling Class 'R' Income shares

The share class was launched on 18 January 2013.

for the year to 30 September Change in NAV per share	2025 UK p	2024 UK p	2023 UK p
Opening NAV	60.41	76.82	93.21
Return before charges*	(9.04)	(10.46)	(10.00)
Property expenses	(2.76)	(1.17)	(1.38)
Operating charges	(0.30)	(0.53)	(1.02)
Return after charges*	(12.10)	(12.16)	(12.40)
Distributions	(2.38)	(4.25)	(3.99)
Closing NAV	45.93	60.41	76.82
*after direct transaction cost of	0.88	0.24	0.16
Performance			
Return after charges (%)	(20.03)	(15.83)	(13.30)
Other information			
Closing NAV (£'000)	78	328	675
Number of shares	169,714	543,281	878,276
Property expenses (%)	4.64	1.64	1.71
Other operating charges (%)	0.50	0.75	1.26
Direct transaction costs (%)	0.52	0.00	0.00
Prices			
Highest share price (UK p)	68.73	81.40	98.24
Lowest share price (UK p)	46.31	64.74	77.59

Sterling Class 'R' Accumulation shares

The share class was launched on 18 January 2013.

for the year to 30 September Change in NAV per share	2025 UK p	2024 UK p	2023 UK p
Opening NAV	92.94	111.95	129.91
Return before charges*	(14.59)	(15.60)	(13.91)
Property expenses	(4.30)	(1.73)	(1.96)
Operating charges	(0.46)	(0.79)	(1.44)
Return after charges*	(19.35)	(18.12)	(17.31)
Distributions	(3.22)	(5.56)	(4.39)
Retained distributions	2.80	4.67	3.74
Closing NAV	73.17	92.94	111.95
*after direct transaction cost of	1.38	0.36	0.23
Performance			
Return after charges (%)	(20.82)	(16.19)	(13.32)
Other information			
Closing NAV (£'000)	167	678	1,346
Number of shares	228,018	729,924	1,202,577
Property expenses (%)	4.64	1.64	1.71
Other operating charges (%)	0.50	0.75	1.26
Direct transaction costs (%)	0.52	0.00	0.00
Prices			
Highest share price (UK p)	105.53	118.62	136.96
Lowest share price (UK p)	73.56	98.08	111.41

Financial statements and notes

Financial statements

Statement of total return

for the year to 30 September		2025		2024	
	Note	£'000	£'000	£'000	£'000
Income					
Net capital gains/(losses)	6		(29,201)		(92,933)
Revenue	8	17,671		32,963	
Expenses	9	(8,958)		(7,760)	
Interest payable and similar charges		(1)		(313)	
Net revenue/(expense) before taxation		8,712		24,890	
Taxation	10	0		0	
Net revenue/(expense) after taxation			8,712		24,890
Total return before distributions			(20,489)		(68,043)
Distributions	11		(8,757)		(25,043)
Change in net assets attributable to shareholders from investment activities			(29,246)		(93,086)

Statement of change in net assets attributable to shareholders

for the year to 30 September		2025		2024	
		£'000	£'000	£'000	£'000
Opening net assets attributable to shareholders			273,487		570,934
Amounts received on issue of shares		0		252	
Amounts paid on cancellation of shares		0		(21,226)	
Capital repayments		(179,576)		(187,748)	
			(179,576)		(208,722)
Dilution adjustments			0		1,747
Change in net assets attributable to shareholders from investment activities (see above)			(29,246)		(93,086)
Retained distributions on Accumulation shares			893		2,612
Unclaimed distributions			2		2
Closing net assets attributable to shareholders			65,560		273,487

Financial statements and notes

Financial statements

Balance sheet

as at 30 September	Note	30 September 2025 £'000	30 September 2024 £'000
Assets			
Current assets			
Tangible assets			
Land and buildings	15	24,060	217,202
Investments		1,238	1,292
Debtors	12	26,498	11,930
Cash and bank balances	13	14,981	13,987
Cash equivalents		4,061	44,697
Total assets		70,838	289,108
Liabilities			
Creditors			
Distribution payable		(180)	(4,991)
Other creditors	14	(5,098)	(10,630)
Total liabilities		(5,278)	(15,621)
Net assets attributable to shareholders		65,560	273,487

Financial statements and notes

Financial statements

Cashflow statement

for the year to 30 September	2025		2024	
	£'000	£'000	£'000	£'000
Operating activities				
Net revenue/(expense) before taxation	8,712		24,890	
Adjustments for:				
Interest payable and similar charges	1		313	
Movement in property debtors	(14,584)		30,307	
Movement in non-property debtors	16		466	
Movement in property creditors	(5,496)		(5,936)	
Movement in non-property creditors	(36)		(105)	
Net cash generated from operating activities		(11,387)		49,935
Investing activities				
Capital expenditure	(293)		(2,018)	
Investment sales	0		38,703	
Tangible assets: disposals	164,289		85,080	
Net cash from investing activities		163,996		121,765
Financing activities				
Amounts received on issue of shares	0		285	
Amounts paid on cancellation of shares	(1,008)		(23,986)	
Capital repayments	(179,576)		(187,748)	
Dilution adjustments	0		1,747	
Distributions paid	(8,997)		(18,919)	
Interest paid	(1)		(1)	
Taxation	(2,671)		(4,436)	
Unclaimed distributions received	2		2	
Net cash used in financing activities		(192,251)		(233,056)
Net increase/(decrease) in cash and cash equivalents		(39,642)		(61,356)
Cash and cash equivalents at the beginning of the year		58,684		120,040
Net increase/(decrease) in cash for the year		(39,642)		(61,356)
Cash and cash equivalents at end of the year		19,042		58,684

Financial statements and notes

Notes to the financial statements

1 Statement of compliance

The financial statements have been prepared under the historical cost basis, as modified by the revaluation of certain financial assets and liabilities measured at fair value through profit or loss and in compliance with UK Financial Reporting Standard 102 (FRS 102). The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP) for Authorised Funds issued by the Investment Association in May 2014 and amended in June 2017.

2 Summary of significant accounting policies

a. Basis of preparation

The financial statements of the M&G Property Portfolio are prepared on a basis other than going concern due to the decision to wind up the Company as described in the ACD Report. Under this basis, assets are recorded at fair value less estimated disposal costs and liabilities are recorded at their expected settlement value. Any additional costs in respect of the termination of the fund will be borne by the ACD.

Accounting policies are comparable to prior year. Assets and liabilities have been classified as current.

b. Functional and presentational currency

The functional and presentational currency of M&G Property Portfolio is UK sterling.

c. Exchange rates

Transactions in currencies other than the fund's functional currency are translated at the rate of exchange ruling on the date of the transaction and where applicable assets and liabilities are translated into the fund's functional currency at the rate of exchange ruling as at 12 noon on 30 September 2025 being the last business day of the accounting period.

d. Fixed assets – recognition and valuation

(i) Land and buildings and property under construction

Initially land and buildings and property under construction are recognised at cost, including Stamp Duty Land Tax (SDLT) and other transaction costs, and reduced for amounts received from the vendor associated with the purchase of the asset. Acquisitions and disposals are accounted for on exchange of contracts or thereafter when all conditions have been met. Additions to land and buildings and property under construction consist of costs of a capital nature.

Land and buildings are valued by an independent valuer at fair value as defined in the Appraisal and Valuation Standards manual issued by the Royal Institution of Chartered Surveyors of the United Kingdom. The estimated disposal costs have been deducted from the fair value.

(ii) Investments – recognition and valuation

All investments have been classified as fair value through profit and loss and recognised initially at fair value, which is normally the transaction price (excluding transaction costs and accrued interest).

At the end of the reporting period all investments have been measured at their fair value using the prices and the portfolio holdings determined at 12 noon on 30 September 2025, the last valuation point of the accounting period, as this is not materially different from a valuation carried out at close of business on the balance sheet date.

Financial statements and notes

Where separate bid and offer prices are available, the bid price is used for investment assets and the offer price for investment liabilities. Otherwise, the single price or most recent transaction price is used. Interest accrued is not included in the fair value.

Collective investments operated by another manager are included at either their bid price for dual priced funds or their single price for single priced funds.

e. Recognition of income and expenses

Rental income is recognised on an accrual basis. Contingent rents being those that are not fixed at the inception of the lease are recorded as income in the period in which earned. Rent reviews are recorded as income, based on estimates, when it is reasonable to assume they will be received. In accordance with Section 20 of FRS 102 (Leases), benefits to lessees in the form of rent free periods are treated as a reduction in the overall return on the leases on a straight line basis over the non-cancellable period for which the lessee has contracted to lease the asset and capital contributions granted to tenants are recognised as a debtor then amortised over the non-cancellable period for which the lessee has contracted to lease the asset.

Distributions from collective investment schemes are recognised when the scheme is priced ex-distribution.

All income is accounted for on an accruals basis net of VAT.

If it is expected that revenue receivable at the balance sheet date will not be received, a provision is recognised for the amount that is considered irrecoverable.

Distributions received are accounted for in the period in which they are declared.

Expenses are recognised on an accruals basis.

f. Treatment of income and expenses

Any increases or decreases in the fair value of land and buildings, property under construction (including estimated disposal costs) and investments and gains and losses realised on their sales are treated as capital and recognised in net capital gains/(losses).

Rental income is treated as revenue.

Distributions from collective investment schemes are treated as revenue in nature, except for any element of equalisation, which represents the average amount of income included in the price paid for the collective investment scheme, which is treated as capital.

Other interest income, such as bank interest is treated as revenue.

Expenses relating to the purchase and sale of land and buildings and property under construction are treated as capital; all other expenses are treated as revenue.

g. Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand and demand deposits with an original maturity of three months or less and other short-term, highly liquid investments that are readily convertible to a known amount of cash.

h. Allocation of returns to share classes

The annual charge is directly attributable to individual share classes. All other returns are apportioned to the fund's share classes pro-rata to the value of the net assets of the relevant share class on the day that the income or expenses are recognised.

Financial statements and notes

All available net revenue accounted for in accordance with the above policies and adjusted where relevant by any specific distribution policies set out in note 4, is distributed to holders of Income shares or retained and reinvested for holders of Accumulation shares.

Should expenses and taxation together exceed revenue, there will be no distribution and the shortfall will be met from capital.

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

i. 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 fund and the costs of third parties providing services to the fund, excluding the provision of property operating services.
- **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 fund, generally they can deliver longer term benefits for investors.
- **Ongoing charges from underlying funds:** Ongoing charges from underlying funds (excluding Investment Trust Companies and Real Estate Investment Trusts) will be rebated.

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 share classes may differ, and therefore the operating charges may differ.

Operating charges are 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.

j. Property expenses

Property expenses are costs associated with the management and operation of the property portfolio itself, including day-to-day property management, rent collection and payments to third parties providing property operating services.

k. Portfolio transaction costs

Portfolio transaction costs are incurred by funds when buying and selling investments. These costs vary depending on the types of investment, their market capitalisation, country of exchange and method of execution.

Investments are bought or sold by a fund when changes are made to the investment portfolio and in response to net flows of money into or out of the fund from investors buying and selling shares in the fund.

Portfolio transaction costs include the costs of acquiring or disposing of, as the case may be, all the assets forming the scheme property, being agents' commissions, legal, fiscal and financial advisory fees and additionally in the case of acquisitions, surveyors' fees and taxes, including Stamp Duty Land Tax (SDLT).

To protect existing investors, portfolio transaction costs incurred as a result of investors buying and selling shares in the fund are recovered from those investors through a 'dilution adjustment' to the price they pay or receive.

Financial statements and notes

I. Tax

Dividends and similar income receivable are recognised at an amount that includes any withholding tax but excludes irrecoverable tax credits. Any withholding tax suffered is shown as part of the tax charge.

The fund qualifies as a Property Authorised Investment Fund (PAIF) for tax purposes. Accordingly the income generated by its property investment business will be exempt from tax.

Deferred tax is recognised in respect of temporary timing differences that have originated but not reversed by the balance sheet date. Deferred tax is measured on a non-discounted basis, at the average rate of tax expected to apply in the period in which it expects the deferred tax to be realised or settled. A deferred tax asset is only recognised to the extent that it is more likely than not that the asset will be recovered.

3 Risk management policies

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 which are associated with the financial instruments and markets in which it invests; market 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.

The following risk management policies are applicable to the fund, with specific risk disclosures set out in note 22 in this report.

a. Market risk

Market 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 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.

The fund is subject to interest rate risk with respect to cash deposits and overdrafts.

b. 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.

c. 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. The

Financial statements and notes

fund has been closely monitoring the ability of tenants to pay their rent and adjusting bad debt provision accordingly. The fund also works with the tenants to determine any rent concessions on a case-by-case basis.

d. Risk management

The fund's risks are measured and managed as an integral part of the investment process. As the fund is suspended, market risk and liquidity risk are being managed through an orderly sales program with the objective of ensuring that fair market price are achieved. Available cash is then being returned at regular intervals via capital repayments.

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.

4 Distribution policy

In determining the amount available for distribution to Income shares, the annual charge is offset against capital, increasing the amount available for distribution whilst restraining capital performance to an equivalent extent.

5 Capital repayment policy

In order to conduct a controlled flow to shareholders, capital repayments will be made at regular intervals at the fund manager's discretion, provided sufficient cash has been made available from the orderly disposal of the fund's assets.

6 Net capital gains/(losses)

for the year to 30 September	2025 £'000	2024 £'000
Land and buildings ^a	(29,146)	(95,293)
Non-derivative securities	(55)	2,360
Net capital gains/(losses)^b	(29,201)	(92,933)

a Please refer to note 24.

b Includes realised losses of £82,748,000 and unrealised gains of £53,547,000 (2024: realised losses of £218,499,000 and unrealised gains of £125,566,000). Certain realised gains and losses in the current year were unrealised in the prior year.

Financial statements and notes

7 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 sections on 'Operating charges', 'Property expenses' and 'Portfolio transaction costs' on page 26. Total direct portfolio transaction costs are stated before dilution adjustments. Please refer to the 'Financial highlights' section for the effect of dilution adjustments.

for the year to 30 September	2025 £'000	% of transaction	2024 £'000	% of transaction
a) Purchases				
Total property acquisitions after transaction costs	0		0	
Total equities purchases after transaction costs	0		0	
b) Sales				
Property disposals				
Property disposals excluding transaction costs	170,531		93,837	
Agents' fees	(2,564)	1.50	(1,019)	1.09
Legal fees	(373)	0.22	(661)	0.70
Marketing fees	(13)	0.01	3 ^a	(0.00)
Others	133 ^a	(0.08)	215 ^a	(0.23)
Total transaction costs	(2,817)		(1,462)	
Total property disposals after transaction costs	167,714		92,375	
Equities				
Equities before transaction costs	0		38,721	
Commissions	0	0.00	(18)	0.05
Equities	0		38,703	
Total equities sales after transaction costs	0		38,703	
	2025	% of average NAV	2024	% of average NAV
c) Direct portfolio transaction costs				
Commissions paid				
Equities	0	0.00	18	0.00
Taxes paid				
Agents' fees	2,564	1.35	1,019	0.24
Legal fees	373	0.20	661	0.15
Marketing fees	13	0.01	(3) ^a	0.00
Others	(133) ^a	(0.07)	(215) ^a	(0.05)
Costs before dilution adjustments	2,817	1.49	1,480	0.34
Dilution adjustments	(1,837)	(0.97)	(1,480)	(0.34)
Total direct portfolio transaction costs	980	0.52	0	0.00

^a Accrual adjustment in respect of prior year balance.

Financial statements and notes

8 Revenue

for the year to 30 September	2025 £'000	2024 £'000
Bank interest	9	8
Interest distributions	1,656	3,088
Property distribution: non-taxable	0	36
Property distribution: taxable	0	1,140
Property interest	286	1,047
Rebate of ongoing charges from underlying funds	17	16
Rental income	15,703	27,628
Total revenue	17,671	32,963

9 Expenses

for the year to 30 September	2025 £'000	2024 £'000
Payable to the ACD or associate		
Annual charge	166	526
Other expenses		
Costs incurred from aborted acquisitions ^a	0	245
Non-recoverable expenditure ^b	8,787	6,822
Publishing costs	5	11
Revolving credit facility commitment fees	0	156
	8,792	7,234
Total expenses	8,958	7,760

Audit fees for the financial year ending 2025 were £72,000 (2024: £78,000) (including VAT), which are covered by the annual charge.

^a Costs incurred from aborted acquisitions as detailed below.

Legal fees	0	245
Costs incurred from aborted acquisitions	0	245

^b Service charges are common costs which are paid to service providers by the fund and recovered from tenants. In some circumstances these service charges cannot be recovered, for example, vacant units and shared areas, resulting in an irrecoverable amount as set out below.

Service charges incurred	12,873	13,343
Service charges recoverable	(4,086)	(6,521)
Total non-recoverable expenditure	8,787	6,822

Financial statements and notes

10 Taxation

for the year to 30 September	2025 £'000	2024 £'000
a) Analysis of charge in the year		
Corporation tax	0	0
Withholding tax	0	0
Deferred tax (note 10c)	0	0
Total taxation	0	0
b) Factors affecting taxation charge for the year		
Net revenue/(expense) before taxation	8,712	24,890
Corporation tax at 20%	1,742	4,978
Effects of:		
Property distributions: non-taxable	0	(7)
Capital allowances	(457)	(387)
Interest distributions	(275)	(599)
Property income distributions	(1,245)	(3,985)
Adjusted distributions in respect of transfers to non-taxable stream	235	0
Total tax charge (note 10a)	0	0
c) Provision for deferred taxation		
Provision at the start of the year	0	0
Deferred tax in profit and loss account (note 10a)	0	0
Provision at the end of the year	0	0

The fund has not recognised a deferred tax asset in the current financial year (2024: same).

Whilst properties in which the fund invests may have capital allowances attributable to them, these allowances are dependent on the relevant properties being held at the fund's year end. Since the properties are principally held for investment purposes, there is no certainty that they will be held at the year end and as such, the fund only recognises these allowances as they crystallise. Therefore no deferred tax asset and corresponding charge is provided for.

Financial statements and notes

11 Distributions

For each distribution period, the distributions payable on Income shares (Inc) and distributions retained on Accumulation shares (Acc) are disclosed.

for the year to 30 September	2025		2024	
	Inc £'000	Acc £'000	Inc £'000	Acc £'000
PAIF distributions				
First interim	2,582	400	4,592	658
Second interim	2,254	389	6,106	946
Third interim	627	95	3,128	470
Final	148	9	3,534	538
Total net distributions		6,504		19,972
Income tax deducted at source		1,245		3,985
Income deducted on cancellation of shares		1,008		1,086
Distributions		8,757		25,043
Net revenue/(expense) per statement of total return		8,712		24,890
Expenses offset against capital		45		151
Undistributed income brought forward		0		2
Distributions		8,757		25,043

12 Debtors

Tenant debtors is reduced by a bad debt provision of £739,000 (2024: £2,599,000) and includes lease incentives of £986,000 (2024: £4,489,000).

as at 30 September	2025 £'000	2024 £'000
Distributions receivable	87	103
Sales awaiting settlement: property	23,750	0
Tenant debtors	1,747	7,064
VAT recoverable: non-property	850	850
VAT recoverable: property	64	3,913
Total debtors	26,498	11,930

13 Cash and bank balances

as at 30 September	2025 £'000	2024 £'000
Cash held as bank balances	14,981	13,987
Total cash and bank balances	14,981	13,987

Financial statements and notes

14 Other creditors

as at 30 September	2025 £'000	2024 £'000
Annual charge payable	3	39
Expenses payable: property	3,372	1,693
Income billed in advance: property	1,723	8,898
Total other creditors	5,098	10,630

15 Investment property

The fair value of investment property is shown net of a lease incentive balance of £986,000 (2024: £4,489,000) which has been deducted from the valuation. This lease incentive asset is disclosed separately (see note 12).

as at 30 September 2025	Land and buildings £'000
Opening fair value of investment property as at 1 October 2024	217,202
Property acquisitions	0
Property disposals	(164,289)
Capital expenses	293
Net gains/(losses) from fair value adjustments	(29,146)
Closing fair value less estimated disposal costs of investment property as at 30 September 2025	24,060

as at 30 September 2024	Land and buildings £'000
Opening fair value of investment property as at 1 October 2023	395,557
Property acquisitions	0
Property disposals	(85,080)
Capital expenses	2,018
Net gains/(losses) from fair value adjustments	(95,293)
Closing fair value of investment property as at 30 September 2024	217,202

The valuation has been primarily derived using comparable recent market transactions on arm's length terms. The valuation was also determined using cashflow projections based on estimates of current and future cashflows, supported by the terms of any existing lease and other contracts and by external evidence such as current market rents for similar properties in the same location and condition, and using capitalisation rates that reflect current market conditions.

The future rental rates were estimated depending on the actual location, type and quality of the property, and by taking into account market data and projections at the valuation date. In addition to the condition and repair of buildings and sites, certain assumptions were also made as to the tenure, letting, and local town planning in order to derive the valuation.

Financial statements and notes

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

as at 30 September 2025	Increase in equivalent yield 25bps £'000	Decrease in equivalent yield 25bps £'000
Office	(220)	219
Leisure	(243)	251
Other	(346)	384
Total	(809)	854

The sensitivity analysis presented in the above note for the current year has taken into account the post balance sheet adjustments impacting the investment portfolio, as described in the 'Events after the balance sheet date' note on page 42.

as at 30 September 2024	Increase in equivalent yield 25bps £'000	Decrease in equivalent yield 25bps £'000
Office	(2,494)	2,668
Industrial	(2,035)	2,205
Leisure	(1,915)	2,051
Other	(1,630)	1,766
Total	(8,074)	8,690

The sensitivities are provided by the fund's Independent Standing Valuer, Knight Frank.

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

as at 30 September	2025 £'000	2024 £'000
Not later than one year	3,371	19,943
Later than one year and not later than five years	12,063	69,661
Later than five years	6,374	167,282
Total	21,808	256,886

16 Revolving credit facility

The fund did not use a revolving credit facility during the year, thus no arrangement fee was charged (2024: £313,000).

17 Contingent assets, liabilities and outstanding commitments

There were no contingent assets, liabilities or outstanding commitments at the balance sheet date (2024: same).

18 Shares in issue

The following table shows each class of share in issue during the year. Each share class has the same rights on winding up however they may have different charging structures as set out in note 19.

Sterling Class 'F' Income shares are only available to the M&G Feeder of Property Portfolio.

Since the closure of the fund, M&G has paid (and will continue to pay) the available cash held in the fund (some cash will be retained to deal with the daily running of the fund, such as property maintenance and operating costs) on a

Financial statements and notes

pro-rata basis to shareholders. To facilitate capital repayments, M&G elected to use the standard share redemption and cancellation process, as this was in the best interests of shareholders, given it was the most appropriate and timely way to pay shareholders. For capital repayments made prior to 9 April, in redeeming and cancelling shares M&G were in breach of COLL 7.3.6 R (2) (b) & (c) which states that once the termination of the fund has commenced, the fund must cease to cancel shares except in respect of the final cancellation. As the fund has cancelled shares in the period, the financial statements have been prepared to reflect these cancellations. From 9 April, the FCA granted a rule modification expiring March 2026 which allows non-compliance with COLL 7.3.6 R (2) (b) & (c). The cancellations shown in the table are those processed as part of the capital repayments. Please refer to the 'Capital repayments' section on page 14 for further details of the payments made since closure.

Share class	Opening 01.10.24	Issued	Movements Cancelled	Converted	Closing 30.09.25
Sterling					
Class 'A' Income	13,813,427	0	(9,498,295)	0	4,315,132
Class 'A' Accumulation	9,860,685	0	(6,780,338)	0	3,080,347
Class 'D' Income	96,792	0	(66,556)	0	30,236
Class 'D' Accumulation	4,205	0	(2,891)	0	1,314
Class 'F' Income	342,472,920	0	(235,488,898)	0	106,984,022
Class 'I' Income	642,504	0	(441,794)	0	200,710
Class 'I' Accumulation	3,247,652	0	(2,233,128)	0	1,014,524
Class 'R' Income	543,281	0	(373,567)	0	169,714
Class 'R' Accumulation	729,924	0	(501,906)	0	228,018

19 Charging structure

The table below sets out the charging structure for each class of share. The charging structure is the same for both Income and Accumulation shares of each class. The amounts shown are the maximum annual charge. M&G is waiving 30% of its annual charge until the fund closes. In addition, effective from the date of the suspension, no charges will be applied to any cash that is held within the fund's portfolio. This supersedes the previous waiver, where M&G continued to waive its annual charge on cash held above 20% of the M&G Property Portfolio's net asset value.

Sterling Class 'F' Income shares are available only to the M&G Feeder of Property Portfolio.

Share class	Annual charge %
Sterling	
Class 'A'	1.25
Class 'D'	0.60
Class 'F'	0.00
Class 'I'	0.85
Class 'R'	1.10

Financial statements and notes

20 Related parties

M&G Securities Limited, as Authorised Corporate Director (ACD), is a related party and acts as principal on all the transactions of shares in the fund 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 shareholders' and note 11. Amounts due to/from M&G Securities Limited in respect of share transactions at the year end are disclosed in notes 12 and 14 where applicable.

Amounts paid to M&G Securities Limited in respect of the annual charge are disclosed in note 9. Amounts due at the year end from the annual charge are disclosed in note 14.

Amounts paid to M&G Securities Limited in respect of rebate arrangements for the annual charge are disclosed in notes 6 and 8. Amounts due at the year end from the ACD, and/or associate, in respect of these rebates are disclosed in note 12.

At the balance sheet date, shareholders from within M&G plc, of which M&G Securities Limited is a wholly owned subsidiary, have holdings totalling 92.91% (2024: 92.91%) of the fund's shares. M&G Feeder of Property Portfolio is a related party, as M&G Securities Limited is the manager, and as disclosed in note 18 invests solely in the Sterling Class 'F' Income shares.

21 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 (eg Government bonds) and exchange traded derivatives (eg 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.

as at 30 September	Assets 2025 £'000	Liabilities 2025 £'000	Assets 2024 £'000	Liabilities 2024 £'000
Basis of valuation				
Level 1	0	0	0	0
Level 2	0	0	0	0
Level 3	1,238	0	1,292	0
	1,238	0	1,292	0

Level 3 assets comprise solely of Home REIT (2024: Home REIT) which is held at a discount to estimated NAV.

Land and buildings and property under construction do not fall within the FRS 102 definition of financial instruments held at fair value. The balance sheet totals for these items in the current and prior year are therefore not included in the above table (these would fall under level 3 if included).

Financial statements and notes

22 Risk management policies

The general risk management policies for the fund are set out in note 3 to the financial statements on pages 27 to 28.

23 Property authorised investment fund (PAIF) distribution tables

This fund pays PAIF distributions. PAIF distributions are categorised into three streams: income from property, interest from cash and dividend income. Income tax is deducted from the property stream.

This fund pays quarterly PAIF distributions and the following table sets out the distribution periods.

Quarterly distribution periods

	Start	End	Xd	Payment
First interim	01.10.24	31.12.24	02.01.25	28.02.25
Second interim	01.01.25	31.03.25	01.04.25	31.05.25
Third interim	01.04.25	30.06.25	01.07.25	31.08.25
Final	01.07.25	30.09.25	01.10.25	30.11.25

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

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

Group 2 shares 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 revenue included in the purchase price of all Group 2 shares and is refunded to the holders of these shares as a return of capital. Being capital it is not liable to Income Tax. Instead, it must be deducted from the cost of shares 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 shares

PAIF distributions for the year to 30 September	Gross revenue	Income tax deducted	Net revenue	Equal- isation	Distribution	
	2025 UK p	2025 UK p	2025 UK p	2025 UK p	2025 UK p	2024 UK p
Group 1						
First interim	0.9897	0.1316	0.8581	0.0000	0.8581	0.7543
Second interim	0.8626	0.1299	0.7327	0.0000	0.7327	1.2068
Third interim	0.3762	0.0000	0.3762	0.0000	0.3762	0.7112
Final	0.1178	0.0000	0.1178	0.0000	0.1178	0.9296
Group 2						
First interim	0.9897	0.1316	0.8581	0.0000	0.8581	0.7543
Second interim	0.8626	0.1299	0.7327	0.0000	0.7327	1.2068
Third interim	0.3762	0.0000	0.3762	0.0000	0.3762	0.7112
Final	0.1178	0.0000	0.1178	0.0000	0.1178	0.9296

Financial statements and notes

Sterling Class 'A' Accumulation shares

PAIF distributions for the year to 30 September	Gross revenue 2025 UK p	Income tax deducted 2025 UK p	Net revenue 2025 UK p	Equalisation 2025 UK p	Distribution 2025 UK p	2024 UK p
Group 1						
First interim	1.2828	0.1995	1.0833	0.0000	1.0833	0.8667
Second interim	1.2885	0.1983	1.0902	0.0000	1.0902	1.5476
Third interim	0.4552	0.0000	0.4552	0.0000	0.4552	0.8675
Final	0.0212	0.0000	0.0212	0.0000	0.0212	1.1491
Group 2						
First interim	1.2828	0.1995	1.0833	0.0000	1.0833	0.8667
Second interim	1.2885	0.1983	1.0902	0.0000	1.0902	1.5476
Third interim	0.4552	0.0000	0.4552	0.0000	0.4552	0.8675
Final	0.0212	0.0000	0.0212	0.0000	0.0212	1.1491

Sterling Class 'D' Income shares

PAIF distributions for the year to 30 September	Gross revenue 2025 UK p	Income tax deducted 2025 UK p	Net revenue 2025 UK p	Equalisation 2025 UK p	Distribution 2025 UK p	2024 UK p
Group 1						
First interim	10.3779	1.5610	8.8169	0.0000	8.8169	7.7935
Second interim	9.0058	1.3767	7.6291	0.0000	7.6291	12.3406
Third interim	3.9102	0.0726	3.8376	0.0000	3.8376	7.3135
Final	1.2547	0.0000	1.2547	0.0000	1.2547	9.5414
Group 2						
First interim	10.3779	1.5610	8.8169	0.0000	8.8169	7.7935
Second interim	9.0058	1.3767	7.6291	0.0000	7.6291	12.3406
Third interim	3.9102	0.0726	3.8376	0.0000	3.8376	7.3135
Final	1.2547	0.0000	1.2547	0.0000	1.2547	9.5414

Financial statements and notes

Sterling Class 'D' Accumulation shares

PAIF distributions for the year to 30 September	Gross revenue 2025 UK p	Income tax deducted 2025 UK p	Net revenue 2025 UK p	Equalisation 2025 UK p	Distribution 2025 UK p	2024 UK p
Group 1						
First interim	14.9396	2.3235	12.6161	0.0000	12.6161	10.4587
Second interim	14.0097	2.1637	11.8460	0.0000	11.8460	17.3045
Third interim	5.5782	0.1157	5.4625	0.0000	5.4625	10.2313
Final	1.1906	0.0000	1.1906	0.0000	1.1906	13.4134
Group 2						
First interim	14.9396	2.3235	12.6161	0.0000	12.6161	10.4587
Second interim	14.0097	2.1637	11.8460	0.0000	11.8460	17.3045
Third interim	5.5782	0.1157	5.4625	0.0000	5.4625	10.2313
Final	1.1906	0.0000	1.1906	0.0000	1.1906	13.4134

Sterling Class 'F' Income shares

PAIF distributions for the year to 30 September	Gross revenue 2025 UK p	Income tax deducted 2025 UK p	Net revenue 2025 UK p	Equalisation 2025 UK p	Distribution 2025 UK p	2024 UK p
Group 1						
First interim	1.0759	0.1755	0.9004	0.0000	0.9004	0.7851
Second interim	0.9324	0.1443	0.7881	0.0000	0.7881	1.2664
Third interim	0.4059	0.0153	0.3906	0.0000	0.3906	0.7423
Final	0.1306	0.0000	0.1306	0.0000	0.1306	0.9724
Group 2						
First interim	1.0759	0.1755	0.9004	0.0000	0.9004	0.7851
Second interim	0.9324	0.1443	0.7881	0.0000	0.7881	1.2664
Third interim	0.4059	0.0153	0.3906	0.0000	0.3906	0.7423
Final	0.1306	0.0000	0.1306	0.0000	0.1306	0.9724

Financial statements and notes

Sterling Class 'I' Income shares

PAIF distributions for the year to 30 September	Gross revenue 2025 UK p	Income tax deducted 2025 UK p	Net revenue 2025 UK p	Equalisation 2025 UK p	Distribution 2025 UK p	2024 UK p
Group 1						
First interim	10.9067	1.8375	9.0692	0.0000	9.0692	7.8375
Second interim	8.5771	1.3508	7.2263	0.0000	7.2263	12.1666
Third interim	3.8603	0.0428	3.8175	0.0000	3.8175	7.2725
Final	1.2377	0.0000	1.2377	0.0000	1.2377	9.4843
Group 2						
First interim	10.9067	1.8375	9.0692	0.0000	9.0692	7.8375
Second interim	8.5771	1.3508	7.2263	0.0000	7.2263	12.1666
Third interim	3.8603	0.0428	3.8175	0.0000	3.8175	7.2725
Final	1.2377	0.0000	1.2377	0.0000	1.2377	9.4843

Sterling Class 'I' Accumulation shares

PAIF distributions for the year to 30 September	Gross revenue 2025 UK p	Income tax deducted 2025 UK p	Net revenue 2025 UK p	Equalisation 2025 UK p	Distribution 2025 UK p	2024 UK p
Group 1						
First interim	14.3399	2.3008	12.0391	0.0000	12.0391	9.7415
Second interim	13.7210	2.1181	11.6029	0.0000	11.6029	16.8572
Third interim	5.2114	0.0671	5.1443	0.0000	5.1443	9.6509
Final	0.8179	0.0000	0.8179	0.0000	0.8179	12.7826
Group 2						
First interim	14.3399	2.3008	12.0391	0.0000	12.0391	9.7415
Second interim	13.7210	2.1181	11.6029	0.0000	11.6029	16.8572
Third interim	5.2114	0.0671	5.1443	0.0000	5.1443	9.6509
Final	0.8179	0.0000	0.8179	0.0000	0.8179	12.7826

Financial statements and notes

Sterling Class 'R' Income shares

PAIF distributions for the year to 30 September	Gross revenue 2025 UK p	Income tax deducted 2025 UK p	Net revenue 2025 UK p	Equalisation 2025 UK p	Distribution 2025 UK p	2024 UK p
Group 1						
First interim	1.0069	0.1384	0.8685	0.0000	0.8685	0.7676
Second interim	0.8758	0.1324	0.7434	0.0000	0.7434	1.2184
Third interim	0.3802	0.0013	0.3789	0.0000	0.3789	0.7276
Final	0.1219	0.0000	0.1219	0.0000	0.1219	0.9409
Group 2						
First interim	1.0069	0.1384	0.8685	0.0000	0.8685	0.7676
Second interim	0.8758	0.1324	0.7434	0.0000	0.7434	1.2184
Third interim	0.3802	0.0013	0.3789	0.0000	0.3789	0.7276
Final	0.1219	0.0000	0.1219	0.0000	0.1219	0.9409

Sterling Class 'R' Accumulation shares

PAIF distributions for the year to 30 September	Gross revenue 2025 UK p	Income tax deducted 2025 UK p	Net revenue 2025 UK p	Equalisation 2025 UK p	Distribution 2025 UK p	2024 UK p
Group 1						
First interim	1.3538	0.2126	1.1412	0.0000	1.1412	0.9215
Second interim	1.3353	0.2057	1.1296	0.0000	1.1296	1.6171
Third interim	0.4828	0.0020	0.4808	0.0000	0.4808	0.9177
Final	0.0473	0.0000	0.0473	0.0000	0.0473	1.2112
Group 2						
First interim	1.3538	0.2126	1.1412	0.0000	1.1412	0.9215
Second interim	1.3353	0.2057	1.1296	0.0000	1.1296	1.6171
Third interim	0.4828	0.0020	0.4808	0.0000	0.4808	0.9177
Final	0.0473	0.0000	0.0473	0.0000	0.0473	1.2112

Financial statements and notes

24 Events after the balance sheet date

In light of the decision to close the fund, total direct properties are shown after deducting estimated disposal costs. The estimated disposal costs include, but are not limited to, agents fees, legal fees and survey fees. As at 30 September 2025, these are estimated at £489,000 (2024: £3,694,000).

To give an indication of the effect of this adjustment, the below table shows the effect of the estimated disposal costs on the net asset value per share for each share class as at 30 September 2025.

	Dealing NAV per share UK p ^a	Closing NAV before estimated disposal costs UK p	Estimated disposal costs UK p	Closing NAV after estimated disposal costs UK p
Class 'A' Income	45.57	45.54	(0.34)	45.20
Class 'A' Accumulation	71.16	71.30	(0.53)	70.77
Class 'D' Income	476.62	476.40	(3.53)	472.87
Class 'D' Accumulation	765.81	767.47	(5.67)	761.80
Class 'F' Income	49.45	49.44	(0.37)	49.07
Class 'I' Income	470.30	470.04	(3.48)	466.56
Class 'I' Accumulation	752.50	754.06	(5.57)	748.49
Class 'R' Income	46.31	46.28	(0.35)	45.93
Class 'R' Accumulation	73.56	73.71	(0.54)	73.17

^a As disclosed in the 'Financial highlights' section of this report, the closing NAV per share shown may diverge from the share prices (used for dealing purposes) as at the balance sheet date due to accounting and valuation adjustments.

On 7 November 2025, the sale of Units 1-4 The Yard was completed for £1.66 million.

Other regulatory disclosures

Alternative Investment Fund Managers Directive (AIFMD)

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

Leverage

Under AIFMD, leverage is defined as any method by which the fund 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 fund must not exceed maximum exposures under both methods.

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

Therefore as at 30 September 2025 the total amount of leverage is as follows:

Gross method:

M&G Property Portfolio	49%
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Commitment method:

M&G Property Portfolio	100%
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The M&G Property Portfolio did not use leverage to increase its exposure and this position was unchanged throughout the period ending 30 September 2025.

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 2025.

Remuneration

In line with the requirements of the Alternative Investment Fund Managers Directive ('AIFMD'), M&G Securities Limited (the 'AIFM') 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 policy is designed to ensure that any relevant conflicts of interest can be managed appropriately at all times and that the remuneration of employees is in line with the risk policies and objectives of the alternative investment funds managed by the AIFM. Further details of the remuneration policy can be found on our website: mandgplc.com/our-business/mandginvestments/mandg-investments-business-policies

The remuneration policy and its implementation is reviewed on an annual basis, or more frequently where required, and is approved by the M&G plc Board Remuneration Committee. The most recent review found no fundamental issues with no material changes made to the policy.

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.

The AIFM does not employ any staff directly. The 'Identified Staff' of M&G Securities Limited are those who could have a material impact on the risk profile of M&G Securities Limited or the AIFs it manages (including M&G Property Portfolio) and generally includes senior management, risk takers and control functions. 'Identified Staff' typically provide both AIFMD and non-AIFMD related services and have a number of

Other regulatory disclosures

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. The information needed to provide a further breakdown of remuneration is not readily available and would not be relevant or reliable.

The amounts shown below reflect payments made in respect of the financial year 1 January 2024 to 31 December 2024.

	Fixed Remuneration £'000	Variable Remuneration £'000	Total £'000	Beneficiaries
Senior Management	579	1,303	1,882	10
Other Identified Staff	1,527	5,862	7,389	14
Total	2,106	7,165	9,271	24

