

12 June 2026

Dear Investor

Closure of the M&G Property Portfolio (the “Fund”)

This letter has been sent to you because you are invested in the above fund. We recommend that you read it carefully.

We initiated the process of terminating the Fund in December 2023, and since then have returned proceeds of the Fund’s property sales to investors via a series of capital repayments. In February, we confirmed that all the properties held in the Fund’s portfolio had been sold and that we were finalising the termination of the Fund.

Final payment and closure of the Fund

As all the assets have now been sold we will be making a final payment to investors, bringing the closure process for the Fund close to completion.

The final payment will be made to investors by **23 June 2026** as follows:

- If you hold your investment through an ISA or Junior ISA with myM&G, the payment will be placed in your Cash Park.
- If you hold your investment in a General Investment Account (GIA) with myM&G, payment will be sent directly into your bank account.

A small number of final liabilities remain to be settled. Once these have been paid, the Fund will be formally terminated and final accounts issued. We do not expect to make any further payments to investors.

We would like to take this opportunity to thank you for your patience throughout this process.

When will termination reports be available?

Termination accounts are completed once the Fund no longer holds any assets and has paid all remaining liabilities. Once available, we will place a copy in your Document library and email you to let you know that it’s there. If the Fund has not been fully terminated by the end of any future annual accounting periods (30 September each year or half-year periods ending 31 March), we will publish the report and financial report on our website within two months of the half-yearly accounting periods and within four months of the end of the annual accounting periods.

All reports are available on our website www.mymandg.co.uk/fund-reports

continued overleaf

For more information

If you have any questions about the closure of the Fund, please send us a secure message or chat to us online. You can also contact us by calling 0808 178 4035. We are available from 08:00 to 18:00 Monday to Friday, and from 09:00 to 13:00 on Saturday (excluding UK bank holidays). For your security and to improve the quality of our service, calls may be recorded.

Please be aware that we are not in a position to give you investment advice. If you are uncertain as to how the changes may affect you, you should consult a financial adviser. You can find information on how to access financial advice on our website www.mandg.co.uk/getfinancialadvice

Yours faithfully

A handwritten signature in black ink that reads "Laurence Mumford". The signature is written in a cursive style with a large, prominent initial 'L'.

Laurence Mumford
Director
M&G Securities Limited