

M&G REAL ESTATE EXPANDS BELGIAN OFFICE PORTFOLIO

- *Belgium: a target market across M&G Real Estate's European investment strategies*

LONDON, 16 February 2018 – M&G Real Estate, the real estate fund management arm of M&G Investments, has added to its Belgian office portfolio with the €42 million acquisition of Trio, a 15,383 sq m modern office scheme on Chaussée de Charleroi in the prestigious Louise district of Brussels. The deal was made on behalf of the M&G European Property Fund managed by David Jackson and Simon Ellis.

This follows the purchase of a prime office building on Rue Guimard in Brussels and brings M&G Real Estate's overall exposure to the Belgian market to circa €267 million.

Located on the edge of the central business district, Trio's tenants include Pernod Ricard, the Belgian State and Rail Europe. As the economic and political centre of Europe and thus its high exposure to European political institutions, the Brussels market is considered more stable and less exposed to cyclical fluctuations than its other European counterparts. To tackle congestion issues, the government plans to invest circa €5.2 billion into the city's infrastructure by 2025, enhancing mobility and business efficiency.

David Jackson comments: "The economic stability, growth prospects and low vacancies in the office markets make Northern Europe an attractive place to invest. These markets fundamentals are in line with our core European Strategy and our ongoing commitment to Northern Europe will help us deliver long-term income driven returns for our investors."

Olivier Vellay, Head of Investments for Continental Europe, explains: "Belgium is also a key market for M&G's European long lease property strategy – the first pooled institutional fund to invest in Continental European long lease real estate. Launched in early 2016 in response to the changing dynamics of the European financing landscape, it provides institutional investors with income growing in line with inflation through investment into real estate leased to tenants over the long term."

M&G Real Estate's European offices are located in Frankfurt, Madrid, Paris and Stockholm.



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Notes to Editors:

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M&G Real Estate is the real estate fund management arm of M&G and is a leading global real estate investor with over £30 billion (including cash) invested in a broad spread of properties across Europe, North America and the Asia Pacific region (as of 30 September 2017). M&G Real Estate has a sector leading approach to responsible property management, and is committed to assessing and improving the sustainability performance of funds under management.

M&G is the investment arm of Prudential Plc in the UK, Europe and Asia. For more information please visit www.mandg.com/realestate

About M&G

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Headquartered in London, M&G employs over 2,000 people worldwide in 16 countries, managing assets in Europe, Asia and the US. M&G is the asset management arm of Prudential Plc in the UK and Europe.

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