M&G REAL ESTATE AGREES MAJOR WAREHOUSE LETTING

Largest industrial letting of the year for Southern M25 market

LONDON, 15 October 2014 - M&G Real Estate has let a 44,834 sq ft HQ style warehouse on a 15-year lease to Pilgrims Group at the Orchard Business Centre in Salfords, Redhill. The industrial estate is held as part of M&G Real Estate's UK commercial property strategy for institutional investors, managed by Dermot Kiernan and Matthew Peake.

Pilgrims Group, a specialist security and risk management and training company, has chosen the unit to be their new European training headquarters.

The deal follows the announcement that Selco Builders Warehouse has also taken a 15-year lease in the neighbouring unit, resulting in a combined take up at the estate of over 73,000 sq ft in the last few weeks.

The Orchard Business Centre is currently undergoing an extensive refurbishment programme, including four smaller trade counter units of approximately 4,000 sq ft each, capable of combination, and all of which are currently available.

Commenting, Matthew Peake says: "This asset is one of a number of major enhancement projects that we have undertaken in the portfolio that are now starting to bear fruit as the return to growth looks increasingly sustained. The high quality refurbishment of this unit and its strategic location fronting the A23 has enabled us to secure another significant occupier on attractive lease terms and we welcome Pilgrims Group to the estate."

Maxwell Brown and Colliers International advised M&G Real Estate. FTD Johns advised Pilgrims Group.

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Notes to Editors:

About M&G Real Estate

M&G Real Estate is the real estate fund management arm of M&G and is one of the top 25 real estate fund managers in the world by assets under management, with over £19.3 billion invested in a broad spread of properties across Europe, North America and the Asia Pacific region (as of 30 June 2014). M&G Real Estate has a sector-leading approach to responsible property investment, 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

M&G is an international active asset manager, investing on behalf of individuals and institutions for over 80 years. At 30 June 2014 the firm manages over £253 billion of assets through a wide range of investment strategies across equities, bonds, property and multi asset.