

News release

M&G Real Estate advances Asia Pacific logistics footprint with prime South Korea acquisition

- *Acquires 78.5 % stake in Logisvalley Ansan*
- *Expanding the M&G Asia Property Fund's logistic exposure to capture growth opportunities in Asia Pacific's dynamic industrial sector*

Singapore / Hong Kong, 5 January 2026 – M&G Real Estate today announces the acquisition of Logisvalley Ansan, a prime seven-storey logistics facility in the Seoul Metropolitan Area for KRW 512.3 billion (c. USD 350 million). Acquired on behalf of the M&G Asia Property Fund (the Fund), the Fund will hold a majority 78.5% stake alongside two leading domestic institutional investors – Private School Teacher Pension Fund and Korea Fire Officials Credit Union. This investment strengthens the Fund's Asia Pacific logistics portfolio and builds on M&G's regional capabilities and established track record of investing in high-quality, income-generating assets across key Asia Pacific markets.

South Korea's logistics sector is undergoing a structural shift, with e-commerce growth and automation sustaining new demand. Modern facilities remain in high demand, while new logistics completions are projected to decline by nearly 87% between 2023 and 2026¹. Restrictions on new developments, including on building height and length, are reinforcing the scarcity value of modern, large-format industrial assets.

Located in Ansan's West sub-market within the Seoul Metropolitan Area, Logisvalley Ansan is a large-scale facility spanning approximately 240,000 sqm with strong connectivity to major infrastructure for last-mile and regional distribution. Designed for automation-intensive operations, it features high cargo and power capacity to meet complex tenant requirements. Anchored by a leading South Korean e-commerce giant and a major lifestyle retail brand, the assets provides stable income and growth potential in a tightening market. Tenant commitment is also reinforced by substantial fit-out and automation investments, further supporting renewal prospects.

Daniel Cho, Head of Korea, M&G Real Estate, said: "This transaction reflects our confidence in South Korea's logistics fundamentals and represents a natural extension of our investment footprint within the Seoul Metropolitan Area. The property's advanced building specifications and strong tenant profile underpin its resilience and ability to deliver stable, long-term returns for our investors."

Jason Leong, Fund Manager, M&G Asia Property Fund, commented: "Logisvalley Ansan combines scale, connectivity and tenant quality, positioning it as a core logistics hub. With supply tightening across key markets, we focus on assets that are hard to replicate and essential to tenants' operations. As the region's largest open-ended core real estate strategy, the Fund manages approximately USD 7 billion² in assets, giving us the scale and flexibility to capture opportunities across Asia Pacific. Building on our logistics investments in Australia and Japan, this acquisition enhances the Fund's regional diversification and strengthens the resilience of its income profile."

Beyond Korea, M&G Real Estate continues to see sustained opportunities in logistics and industrial sectors across Asia Pacific, driven by long-term trends such as automation, urbanisation and the institutionalisation of logistics. M&G Real Estate Asia's platform, supported by local teams in Australia, Japan, Singapore and South Korea, combines deep regional insight with global presence to build a diversified portfolio of high-quality, sustainable

¹ Source: R Square Research

² As of 31 December 2025

properties in gateway cities. As part of M&G's USD 105 billion³ private markets division, M&G Real Estate manages approximately USD 45 billion⁴ of assets globally, offering investors breadth and expertise across regions.

-ENDS-

Notes to Editors

About Logisvalley Ansan

- The asset is a prime-grade, seven-storey logistics facility of approximately 240,000 sqm, completed in 2019.
- Strategically located with direct access to major expressways connecting Seoul, Gyeonggi, and Incheon, the property offers seamless connectivity across the Seoul Metropolitan Area.
- Designed for operational efficiency, it features large, flexible floor plates of around 21,000 sqm with a wide 276m frontage and an 11m x 11m column grid, complemented by ceiling heights exceeding 10m to accommodate diverse storage and automation requirements.
- The property holds strong ESG credentials with a BREEAM⁵ In-Use Part 1 "Good" rating.

The Fund's recent investments in the logistics sector across Asia Pacific:

- [Acquisition of a 50% stake in Ingleburn Logistics Park in Sydney, Australia](#)
- [Acquisition of a majority share in the fully leased ESR Ichikawa Distribution Centre in Japan](#)
- [Establishment of a long-term partnership with ESR Group Limited to develop a portfolio of logistics properties across Tokyo, Osaka and Nagoya](#)
- [Purchase of a 40% interest in ESR Yatomi Distribution Centre in Japan's Nagoya area](#)

The fund is available for professional investors and institutional investors only.

About M&G Investments and M&G Real Estate

M&G Investments is part of M&G plc, a savings and investment business which was formed in 2017 through the merger of Prudential plc's UK and Europe savings and insurance operation and M&G, its wholly owned international investment manager. M&G plc listed as an independent company on the London Stock Exchange in October 2019 and has £365 billion of assets under management (as at 30 September 2025). M&G plc has around 4.6 million customers in the UK, Europe, the Americas and Asia, including individual savers and investors, life insurance policy holders and pension scheme members.

For nearly nine decades M&G Investments has been helping its customers to prosper by putting investments to work, which in turn creates jobs, homes and vital infrastructure in the real economy. Its investment solutions span equities, fixed income, multi asset, cash, private debt, infrastructure and real estate.

M&G recognises the importance of responsible investing and is a signatory to the United Nations Principles for Responsible Investment (UNPRI). M&G plc has committed to achieve net zero emissions by 2050 at the latest, across our investment portfolios and operations.

M&G Real Estate is a leading financial solutions provider for global real estate investors. As part of M&G Investments' private markets business, M&G Real Estate has a sector leading approach to responsible property management and is committed to

³ As of 30 June 2025

⁴ As of 30 June 2025

⁵ BREEAM In-Use is an assessment and certification scheme designed to help building managers reduce and improve the environmental performance of existing non-domestic buildings.

continuously improving the sustainability performance of its funds. Globally M&G Real Estate manages approximately US\$45 billion (as at 30 June 2025) of assets on behalf of clients, providing a range of strategies and solutions.

For more information, please visit www.mandg.com, or contact:

Dinah Seah (M&G Investments)	dinah.seah@mandg.com	+65 6436 5305
Sabrina Cheng (M&G Investments)	sabrina.cheng@mandg.com	+852 3725 3100

This press release reflects the authors' present opinions reflecting current market conditions; are subject to change without notice; and involve a number of assumptions which may not prove valid. It has been written for informational purposes only and should not be considered as investment advice or as a recommendation of any particular security, strategy or investment product. Past performance is not a guide to future performance.

The services and products herein are available only to professional investors and are not available to individual investors, who should not rely on this communication. Information given in this document has been obtained from, or based upon, sources believed by us to be reliable and accurate although M&G does not accept liability for the accuracy of the contents.

M&G Real Estate Limited is registered in England and Wales under number 3852763 and is not authorised or regulated by the Financial Conduct Authority. M&G Real Estate Limited forms part of the M&G Group of companies.

In Hong Kong and Korea: Issued by M&G Investments (Hong Kong) Limited. Office: Unit 1002, LHT Tower, 31 Queen's Road Central, Hong Kong. In Singapore: Issued by M&G Real Estate Asia Pte. Ltd. (UEN. 200610218G), regulated by the Monetary Authority of Singapore.