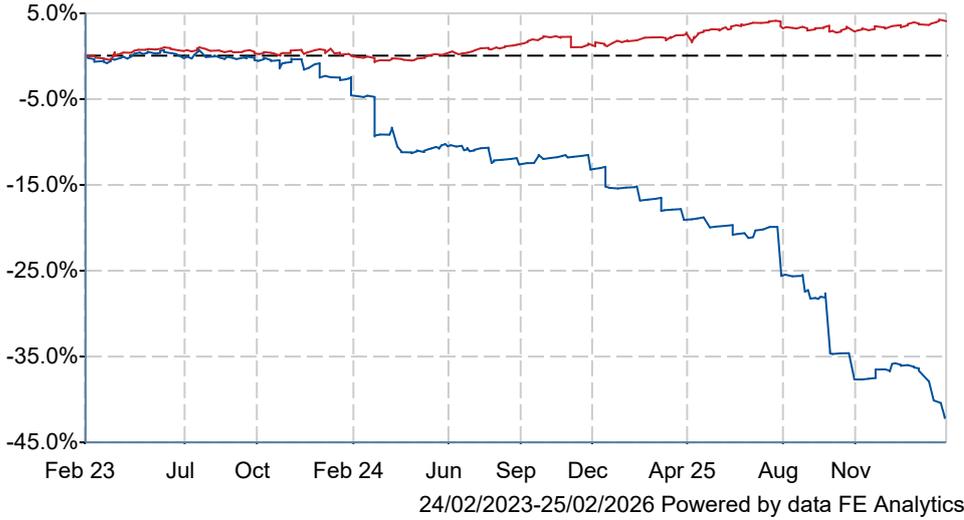


# M&G Property Portfolio I Acc GBP

## What is the Fund's 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.

## Cumulative Performance



	3m	6m	1yr	3yrs	5yrs
M&G Property Portfolio I Acc GBP	-7.4	-22.2	-30.7	-42.2	-45.2
IA UK Direct Property	+1.0	+0.7	+1.8	+4.0	+6.8
Rank within sector	13 / 13	13 / 13	13 / 13	13 / 13	13 / 13
Quartile	4	4	4	4	4

## Fund Information

Sector	IA UK Direct Property
Asset Class	Property
Launch Date	18-Jan-2013
Fund Size	£41.7m / \$56.5m (31-Dec-2025)
Fund Manager	Michael Wood

## How does FE fundinfo rate this fund?

FE fundinfo Crown Rating No fixed style

Risk Score **116**

## Investment Details

Initial Charge	0.00%
Annual Charges	0.00%
Note to charges	Initial Charges: max.;
Minimum Initial Investment	£ 500,000
Minimum Additional Investment	£ 10,000
Dividend Policy	Jan 01 (Final), Apr 01, Jul 01, Oct 01

## Prices

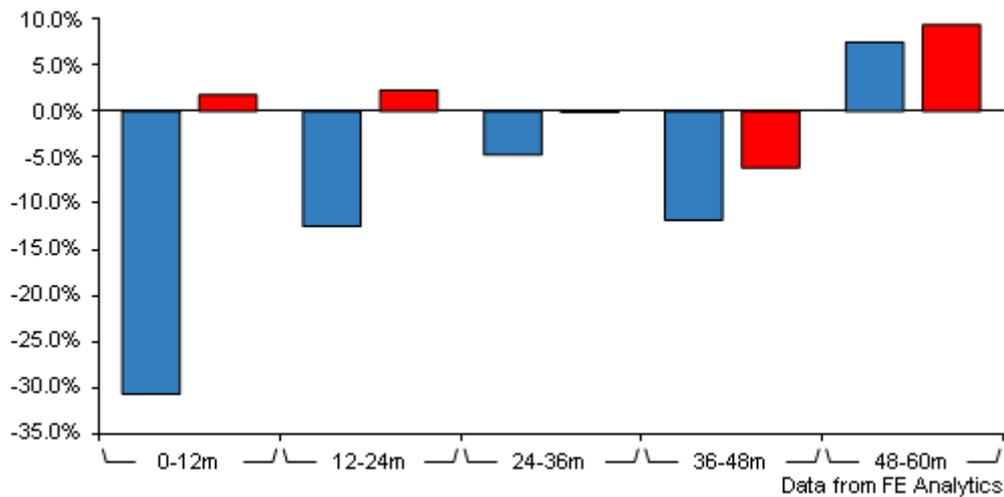
Unit Type	ACC
Bid	663.37(GBX)
Offer	663.37(GBX)
Price Date	25 Feb 2026
Yield	5.47

## Codes

Citicode	I77J
SEDOL	B8FYD92
ISIN	GB00B8FYD926

# M&G Property Portfolio I Acc GBP

## Discrete Performance



	0-12m	12m-24m	24m-36m	36m-48m	48m-60m
<span style="color: blue;">■</span> M&G Property Portfolio I Acc GBP	-30.7	-12.5	-4.7	-11.8	+7.5
<span style="color: red;">■</span> IA UK Direct Property	+1.8	+2.3	-0.1	-6.1	+9.4
Rank within sector	13 / 13	13 / 13	12 / 13	9 / 13	10 / 13
Quartile	4	4	4	3	3

All prices in Pence Sterling (GBX) unless otherwise specified. Price total return performance figures are calculated on a bid price to bid price basis (mid to mid for OEICs) with net income (dividends) reinvested. Performance figures are shown in Pound Sterling (GBP).

## Contact Details

**Address** 10 Fenchurch Avenue, London, United Kingdom, EC3M 5AG

**Telephone numbers** 44 20 7626 4588 (Main Number)

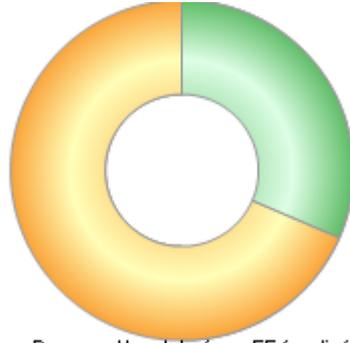
**Website** [www.mandg.com](http://www.mandg.com)

**Email** [info@mandg.co.uk](mailto:info@mandg.co.uk)

# M&G Property Portfolio I Acc GBP

## Asset Allocation (31 Dec 2025)

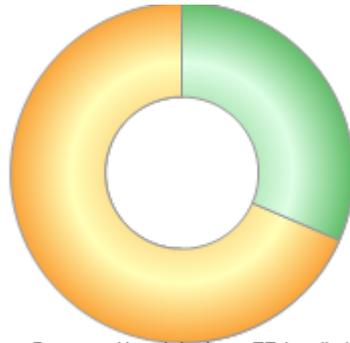
Rank	Asset Classes	%
1	Money Market	68.55
2	UK Physical Property	31.45



Powered by data from FE fundinfo

## Regional Breakdown (31 Dec 2025)

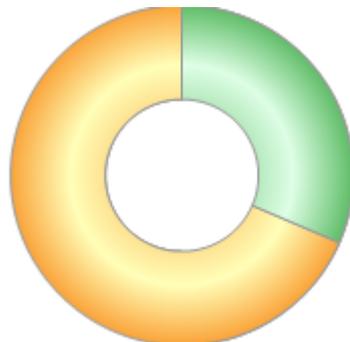
Rank	Regions	%
1	Money Market	68.55
2	South East UK	31.45



Powered by data from FE fundinfo

## Sector Breakdown (31 Dec 2025)

Rank	Sectors	%
1	Money Market	68.55
2	Others	31.45



Powered by data from FE fundinfo

## Top Holdings (31 Dec 2025)

Rank	Largest Holdings	%
1	8 GREENWICH VIEW PLACE	100.00

# M&G Property Portfolio I Acc GBP

Rank	Largest Holdings	%