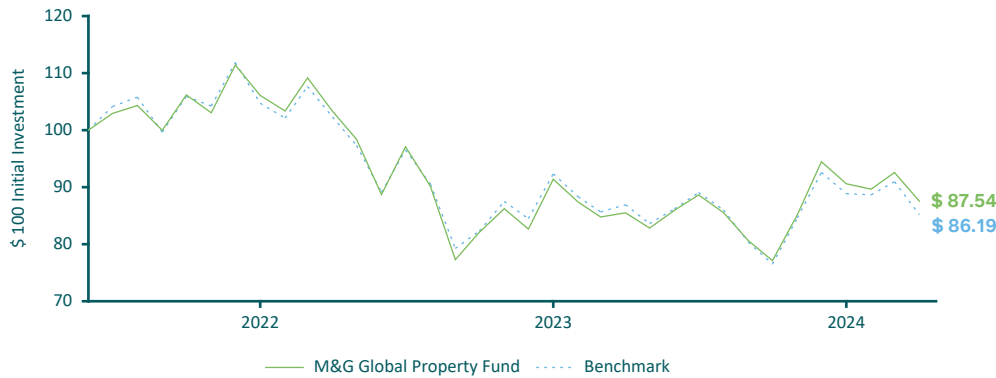


M&G Global Property Fund

Global Property USD-denominated

April 2024

Since inception cumulative performance (B Class)



Annualised performance

	B Class	Benchmark
1 year	2.4%	-2.0%
2 years	-8.0%	-8.7%
Since inception	-4.6%	-5.5%

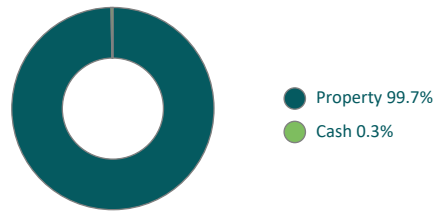
Returns since inception¹

	B Class	Date
Highest annualised return	14.3%	31 Dec 2023
Lowest annualised return	-25.8%	31 Dec 2022

Top 10 holdings as at 31 March 2024

1. Prologis Inc	4.9%
2. VICI Properties Inc	3.8%
3. Realty Income Corp	3.5%
4. Simon Property Group Inc	3.1%
5. Equinix Inc	2.7%
6. Welltower Inc	2.4%
7. Digital Realty Trust Inc	2.4%
8. Public Storage REIT	2.1%
9. OUE Commercial Real Estate Investment Trust	2.0%
10. Extra Space Storage REIT Inc	2.0%

Asset allocation



Risk measures

	B Class	Benchmark
Monthly volatility (annualised)	21.7%	20.6%
Maximum drawdown over any period	-30.8%	-31.6%

Investment options²

	B Class
Minimum lump sum investment	\$2.5 million
Minimum additional investment	\$1 000
Minimum holding amount	\$10 000

Annual management fees

	B Class
M&G Investments	0.75%

Estimated Expenses

	B Class
Total Expense Ratio (TER)	0.89%
Transaction Costs (TC) ³	0.19%
Total Investment Charges (TIC)	1.08%

Transactional information

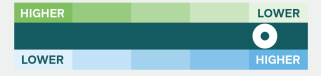
Dealing date:	Every business day
Settlement period:	3 business days after the relevant dealing date
Cut-off times:	14h00 (UK time)

Investment code

Investment code	ISIN	Bloomberg
B Class	IE00BKY81734	PRPGPPG ID

Risk profile

◀ Risk of not earning meaningful inflation-beating returns over the long-term



Variability of returns over the short-term ▶

Fund facts

Fund objective

The Fund's objective is to provide investors with capital growth over the long-term by investing in a diversified portfolio of global property securities.

Investor profile

Investors seeking long-term capital growth from a diversified portfolio of global property securities. The recommended investment horizon is 7 years or longer.

Investment mandate

The Fund aims to achieve its investment objective by investing across a diversified portfolio of global property securities. Quantitative analysis of individual companies, proprietary data analysis and machine learning are used to identify securities for potential inclusion by the fund managers. This includes real estate investment trusts and equity securities of companies engaged in real estate activities. The Fund may invest in other collective investment schemes, financial derivative instruments and debt securities.

Investment manager

M&G Investment Management Limited (UK)

Fund managers

Gautam Samarth

Morningstar category

Property - Indirect Global

Benchmark

FTSE EPRA/NAREIT Global Property Index REIT Net

Inception date

8 June 2021

Fund size

USD 7.8 million

Currency

US Dollar

Share type

Accumulation

Domicile

Ireland

¹ 12-month rolling performance figure

² The minimums apply to direct investments into the Fund. Investors can also access the Fund via leading offshore investment platforms, in which case platform minimums apply

³ Where a transaction cost is not readily available, a reasonable best estimate has been used. Estimated transaction costs may include Bond, Money Market, and FX costs (where applicable).

M&G Global Property Fund

Global Property USD-denominated

April 2024

Other information

Alternative Investment Fund Manager (AIFM):	Waystone Management Company (IE) Limited
Distributor:	MandG Investments Unit Trusts (South Africa) (RF) Limited
Depository:	State Street Custodial Services (Ireland) Limited
Administrator:	State Street Fund Services (Ireland) Limited

Fund commentary

In general, both equities and bonds were weaker in April. This was mainly due to growing evidence of sticky US inflation, which raised questions as to whether the US Federal Reserve (Fed) would be able to cut rates this year. A sequence of robust economic data in the US early in the month, together with disappointing inflation readings, prompted US Fed Chair Jerome Powell to say that recent data did not give the Fed greater confidence that inflation was moving sustainably towards its 2% target. Instead, he said the data "indicate that it's likely to take longer than expected to achieve that confidence". As a consequence, investors pushed back the timing of expected US interest rate cuts from June to September. US consumer prices increased by 3.5% y/y in March, the biggest rise in six months and ahead of the 3.4% forecast. Meanwhile, US GDP growth came in weaker than expected for Q1 2024 at 1.6% (q/q, annualised), well below the 2.4% expectation. In the UK, inflation eased to 3.2% y/y in March from February's 3.4%, but still above the BOE's 2.0% target. The UK economy is expected to expand 0.4% in 2024, then accelerate to 1.2% and 1.4% growth in 2025 and 2026, respectively. Turning to the Eurozone, CPI declined unexpectedly to 2.4% y/y in March from 2.6% the previous month, fuelling hopes that the ECB will start to bring down interest rates from their record high. The ECB said rate cuts are data-dependent, not Fed-dependent, hinting that it was still considering easing monetary policy despite the Fed's unmoving stance. The Eurozone's Q1 2024 GDP, at 0.3%, was better than expected after two successive quarters of 0.1% contraction.

China's economy grew at a stronger-than-expected 5.3% y/y in Q1 2024, above the 4.6% estimate. This was due to robust expansion in high-tech manufacturing and prompted a rally in equity markets. China's CPI was weaker than expected in March at 0.1% y/y. In Japan, the BOJ kept interest rates around zero as widely expected and signalled its readiness to hike borrowing costs later this year. The FTSE EPRA/NAREIT Global REIT Index posted -6.3% in April.

A key attribute of portfolio construction within the fund is that active country, currency and industry exposures are constrained to ensure that style and idiosyncratic stock risk are the main drivers of active returns. Style was a significant positive contributor to returns over the month, with exposures to high beta, and high earnings yield companies assisting performance. This was partly offset by an underweight to higher profitability companies. Stock selection was also positive resulting in overall outperformance of the strategy over the month.

Glossary

Accumulation class	An accumulation class does not make income distributions. Income is accrued daily in the net asset value of the class.
Annualised performance	The average amount of money (total return) earned by an investment each year over a given time period. For periods longer than one year, total returns are expressed as compounded average returns on a yearly basis.
Cumulative performance graph	This illustrates how an initial investment of R100 or N\$100 (for example) placed into the Fund would change over time, taking ongoing fees into account, with all distributions reinvested.
Maximum drawdown	The largest drop in the Fund's cumulative total return from peak to trough over any period.
Monthly volatility (annualised)	Also known as standard deviation. This measures the amount of variation or difference in the monthly returns on an investment. The larger the annualised monthly volatility, the more the monthly returns are likely to vary from the average monthly return (i.e. the more volatile the investment).
Total Expense Ratio (TER)	This shows the charges, levies and fees relating to the management of the portfolio and is expressed as a percentage of the average net asset value of the portfolio, calculated for the year to the end of the most recent completed quarter. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER cannot be regarded as an indication of future TERs.
Transaction Costs (TC)	The percentage of the value of the Fund incurred as costs relating to the buying and selling of the Fund's underlying assets. Transaction costs are a necessary cost in administering the Fund and impacts Fund returns. It should not be considered in isolation as returns may be impacted by many other factors over time including market returns, the type of Fund, investment decisions of the investment manager and the TER.
Total Investment Charges (TIC)	The percentage of the value of the Fund incurred as costs, relating to the investment of the Fund. As fund returns are reported after deducting all fees and expenses, these costs (the TER, TC & TIC) should not be deducted from the fund returns.
Unit class	M&G's funds are offered in different unit classes to allow different types of investors (individuals and institutions) to invest in the same fund. Different investment minimums and fees apply to different unit classes.

Contact us

✉ info@mandg.co.za🌐 mandg.co.za

☎ 0860 105 775

Invest now

An electronic copy of this document is available at www.mandg.co.za

Disclaimer

The information does not constitute financial advice as contemplated in terms of the Financial Advisory and Intermediary Services Act of South Africa. The use or reliance on this information is at the users' own risk. Independent professional financial advice should always be sought before making an investment decision. The M&G (South Africa) Global Funds (ICAV ("the ICAV") full prospectus and the underlying Fund's supplement is available free of charge from the ICAV or at <http://www.mandg.co.za>. Any offering is made only pursuant to the relevant offering document, together with the current financial statements of the relevant fund, the statement of similarities and differences and the relevant subscription application forms, all of which must be read in their entirety together with the prospectus and supplements. No offer to purchase will be made or accepted prior to receipt by the offeree of these documents, and the completion of all appropriate documentation. Collective Investment Schemes (CIS) Funds are generally medium-to long-term investments. Past performance is not necessarily a guide to future investment performance. The Fund's prices are calculated on a net asset value basis, which is the total market value of all assets in the fund including any income accruals and less any deductible expenses such as audit fees, brokerage, and service fees, and is traded at the ruling forward price of the day. The Fund may borrow up to 10% of the Fund's value, and it may also lend up to 50% of the scrip (proof of ownership of an investment instrument) that it holds to earn additional income. A fund may consist of different fund classes that are subject to different fees and charges. All fees are stated in the prospectus. The AIFM may, at its discretion, close the Fund to new investors and to additional investments by existing investors to make sure that it is managed in accordance with its mandate. The AIFM makes no guarantees as to the capital invested in the Fund or the returns of the Fund. The Fund may hold foreign securities including foreign CIS funds. As a result, the Fund may face material risks. The volatility of the Fund may be higher, and the liquidity of the underlying securities may be restricted due to relative market sizes and market conditions. The Fund's ability to settle securities and to repatriate investment income, capital, or the proceeds of sales of securities may be adversely affected for multiple reasons including market conditions, macro-economic and political circumstances. Further, the return on the security may be affected (positively or negatively) by the difference in tax regimes between the domestic and foreign tax jurisdictions. The availability of market information and information on any underlying sub-funds may be delayed. Fund prices are published daily on the M&G website. These are also available upon request. The performance is calculated for the fund. Individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestment and withholding tax. Purchase and repurchase requests must be received by AIFM by 14h00 (UK Time) each business day.