

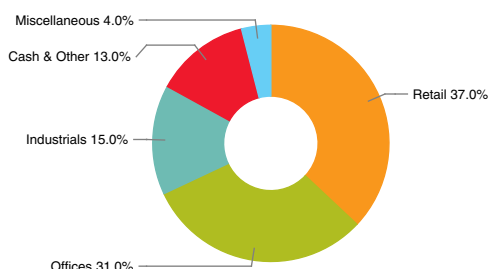
Prudential Threadneedle Property fund (Series 3)



Fund description

The investment strategy of the fund is to purchase units in the Threadneedle Property Pension Fund. This fund invests primarily in UK property, including retail and office, and industrial property. The objective of the fund is to outperform the benchmark (BNY Mellon CAPS Pooled Pension Fund Survey Median - Property) by 1% – 1.5% per year or better over rolling 3-year periods.

Sector breakdown



The asset mix is likely to vary in the future.

Top tenants

	%
1 The Heals Building, London	4.5
2 Boreham Airfield, Chelmsford	3.7
3 Deva Retail Park, Chester	3.0
4 Film Hs & Mentorn Hs, London	2.2
5 The Priory Centre, Worksop	2.1
6 147-155 Wardour Street, London	2.0
7 Premier House, Twickenham	1.9
8 Regent Park, Leatherhead	1.7
9 Centennial Park, Borehamwood	1.6
10 Riviera Way Retail Park, Torquay	1.6

The asset mix is likely to vary in the future.

Source: Threadneedle

All figures are as at 30 September 2011, unless otherwise stated.

Performance

Past performance of the fund over each of the last 5 years to the end of September

	30/09/06 - 30/09/07	30/09/07 - 30/09/08	30/09/08 - 30/09/09	30/09/09 - 30/09/10	30/09/10 - 30/09/11
Threadneedle Property fund	N/A	N/A	-12.1	19.3	7.4
Benchmark	N/A	N/A	-16.5	17.8	6.9

Key facts

Underlying fund size	£1,096m
Number of holdings	231
Underlying fund launch date	31/03/1995
Portfolio Manager	James Rigg
Benchmark	BNY Mellon CAPS Pooled Pension Fund Survey Median - Property
Investment Style	Active
Sedol code	B2PKMD5
Performance Objective	To outperform the benchmark by 1% -1.5% per year or better over rolling 3-year periods.

Commentary

The fund remains in acquisition mode and we purchased the freehold of a property in Thoroughfare, Ipswich in Q3 at a net initial yield of 9.3%. We also continued to undertake asset management initiatives during the quarter, completing 13 new lettings and 13 rent reviews.

Asset management highlights included extending the lease on a Grade A Basingstoke office at a rent reflecting £16 per square foot; letting a prime office suite on Farringdon Road, London at a rent reflecting £35 per square foot and extending the lease on a Wellingborough office at a rent reflecting £8 per square foot.

Looking ahead, we expect rental income to be the dominant component of total returns over the next 18 months. The fund's income focus should stand it in good stead in this environment.

Past performance of the fund to 30 September 2011

	Quarter	1 Year*	3 Years*	5 Years*
Threadneedle Property fund	1.5	7.4	4.0	N/A
Benchmark	1.4	6.9	1.8	N/A

Source: Prudential. * annualised

Based on percentage change in unit price. It is important to remember that past performance is not a reliable indicator of future performance. The value of your investment may go down as well as up and the fund value at retirement may be less than the payments you have made.

Prudential Threadneedle Property fund (Series 3)

Prudential risk rating

Medium

What type of funds are in this risk category?

These funds are predominantly multi-asset funds with a higher weighting in equities.

What is the risk rating?

- › These risk ratings have been developed by Prudential to help provide an indication of a fund's potential level of risk and reward based on the type of assets which may be held by the fund. Other companies may use different descriptions and as such these risk ratings should not be considered as generic across the fund management industry.
- › We regularly review our fund risk ratings, so they may change in the future. If, in our view, there is a material change in the fund's level of risk, for example due to a significant change to the assets held by the fund or in the way the fund is managed, we will provide information on the new risk rating. We recommend that you make sure you understand the risk rating of any fund before you invest. You will find this information at www.pru.co.uk/factsheets
- › You should also consider discussing your decision and the appropriateness of a fund's risk rating with an adviser.

Important information

Who is this factsheet for and what does it do?

This factsheet is intended for the trustees, sponsors, advisers and members of occupational pension schemes using Prudential group pension contracts and Prudential grouped personal pensions and Stakeholder pension contracts.

Its purpose is to provide an insight into how investment markets and funds have performed over the period and is provided for information only.

If you are not familiar with any of the investment terminology included on this factsheet, then please contact an adviser.

Can I get advice?

This factsheet should not be considered as financial advice and any changes to investment arrangements should be discussed with an adviser. It is not our intention to give an indication of how any particular funds will perform in the future. The commentary in this factsheet reflects the general views of the individual fund manager and should not be taken as a recommendation or advice as to how a specific market or fund is likely to perform.

Who manages the funds?

This fund is managed by Threadneedle.

How are the performance figures calculated?

The performance shown overleaf is measured on the fluctuation of the daily published price. This published price is adjusted to accommodate the fund's dealing cycle where appropriate.

To obtain current unit price and performance information for all funds in the Prudential Fund range, simply log on to www.pru.co.uk/funds and choose 'Prudential Corporate Pension Fund Prices' then filter on (Series 3).

How are the fund prices calculated?

This fund operates on a single swinging price basis, based on the valuation of the underlying assets and cash flows into and out of the fund. This valuation price will be the published price.

What is the dealing cycle?

This fund is forward priced which means that the member receives the next available unit price after their instruction has been received.

This fund has a dealing cycle of T+1. This means that money received on day T buys units at the valuation date price applicable at close of business 1 day later.

Other important information

Exchange Rate fluctuations may cause the Sterling values of overseas investments to rise or fall.

Please note the performance figures shown do not take into account the effect of charges, which can be found in your 'A Guide to Fund Options'.

Asset allocations are regularly reviewed and may vary from time to time, but will always be consistent with the fund objective.

