

CURRENT REQUIREMENTS

ANNUITY FUND	
Shailendra Shah – 0207 548 6520 – shailendra.shah@prupim.com	<ul style="list-style-type: none"> £10m-£100m - all sectors. Bond characteristic, well secured, minimum term 15 years including 'dry' leasehold interests. FRI leases, open market or fixed or RPI rent reviews.
SECURED PROPERTY INCOME FUND	
Kris McPhail – 0207 548 6731 - kris.mcphail@prupim.com	<ul style="list-style-type: none"> £10m-£150m - all sectors. Bond characteristic, well secured, minimum term 15 years. FRI leases, annual RPI reviews or fixed uplifts.
M&G PROPERTY PORTFOLIO	
Justin Upton - 0207 548 6505 – justin.upton@prupim.com Michael Wood - 0207 548 6801 - michael.wood@prupim.com Natalie Andrews - 0207 548 6692 - natalie.andrews@prupim.com	<ul style="list-style-type: none"> Up to £75m. Preference for good quality office and industrial assets with shorter income (sub 5 years). Although will consider any opportunities offering good value. Southern UK shopping centres.
PRUDENTIAL LIFE FUND	
Phil Lowe – 0207 548 6907 – phil.lowe@prupim.com Hugo Henkes – 0207 548 6693 – hugo.henkes@prupim.com Andrew Windle – 0207 548 6940 – andrew.windle@prupim.com Adam Coulston – 0207 548 6698 – adam.coulston@prupim.com	<ul style="list-style-type: none"> Lot size £10m+. Distribution or multi-let industrial with a preference for London/ South East. South East offices – Town Centre. Major regional provincial offices - Town/ City Centre.
M&G EUROPEAN PROPERTY FUND	
Simon Ellis – 0207 548 6526 – simon.ellis@prupim.com	<ul style="list-style-type: none"> Lot size €15-75m. Core European markets with a preference for good quality retail plus prime logistics.
M&G POOLED PENSIONS FUND	
Matthew Peake - 0207 548 6833 – matthew.peake@prupim.com	<ul style="list-style-type: none"> Preference for good quality offices and industrials. Will consider high yielding assets and funding opportunities in all sectors. £5-£30m.
M&G PROPERTY FUND	
Peter Langly-Smith – 0207 548 6786 – peter.langly-smith@prupim.com	<ul style="list-style-type: none"> Lot size £3 - £15m. All sectors, preference for CBD offices and south east industrial.

OUR POLICIES, PROCEDURES AND CONDITIONS FOR THE ACCEPTANCE OF PROPERTY INTRODUCTIONS

Propex is PRUPIM's strongly preferred method of investment introduction. If you are not a Propex member please email us at propertyintroductions@prupim.com. PRUPIM encourages introductions of potentially suitable UK investment opportunities for its Client Funds from recognised and reputable non-retained property investment agents. PRUPIM, in all instances, must receive the minimum criteria needed to evaluate potential investment opportunities. The minimum criteria includes: Full postal address, Tenure, Tenancy details, Floor area / site size, Price and yield profile, and type of deal. Any proposed introductions that do not meet the minimum criteria and or are not submitted via Propex or otherwise may be rejected without consideration or explanation. PRUPIM reserves the right in its absolute discretion to determine: whether any purported introduction has been or continues to be properly submitted; whether to recognise any particular opportunity as having been introduced by a particular party; whether to accept or reject any purported introduction without consideration or explanation; the most appropriate agent where a potential investment opportunity is made by more than one property agent. Where PRUPIM reject an introduction, PRUPIM reserve the right to recognise a subsequent introduction of the proposed investment opportunity by another party without being liable to the initial introducing party where, for example (without limitation) 3 or more months have elapsed or there are changes in the offer terms. In all cases, the payment of fees or commission to any non-retained agent for any introduction shall be entirely at the discretion of PRUPIM unless or until the quantum and basis of such is clearly agreed in writing by or on behalf of PRUPIM's Client Fund for whom an interest is pursued. PRUPIM and its Client Funds shall not be liable, by implication or otherwise, for any fee or commission which results simply from the submission, registration, activation, consideration or purchase of any opportunity submitted via Propex or otherwise. Your submission of property investment opportunities to PRUPIM in the manner outlined above shall constitute your agreement to and acceptance of the process and terms set out above.

CONTACTS

Fund Managers (UK)

Annuities and Fixed Income Funds	Steffan Francis	0207 548 6581	steffan.francis@prupim.com
Retail and Institutional Funds	Fiona Rowley	0207 548 6991	fiona.rowley@prupim.com
	Dermot Kiernan	0207 548 6911	dermot.kiernan@prupim.com
	Justin Upton	0207 548 6505	justin.upton@prupim.com
	Matthew Peake	0207 548 6833	matthew.peake@prupim.com
Life Funds	Trevor Hankin	0207 548 6582	trevor.hankin@prupim.com
	Martin Towns	0207 548 6573	martin.towns@prupim.com
	Janet Perry	0207 548 6909	janet.perry@prupim.com

Fund Managers (International)

Europe	Rob Tidy	0207 548 6931	robert.tidy@prupim.com
North America	Jon Rowley	0207 548 6753	jon.rowley@prupim.com
Asia Pacific	David Jackson	0207 548 6905	david.jackson@prupim.com

Investment Managers (UK)

	Chris Perkins	0207 548 6583	chris.perkins@prupim.com
Annuities and Fixed Income Funds (all sectors)	Shailendra Shah	0207 548 6520	shailendra.shah@prupim.com
	Kris McPhail	0207 548 6731	kris.mcphail@prupim.com
Retail and Institutional Funds (all sectors)	Michael Wood	0207 548 6801	michael.wood@prupim.com
	Natalie Andrews	0207 548 6692	natalie.andrews@prupim.com
	Thomas Mallindine	0207 548 6916	thomas.mallindine@prupim.com

Life Funds – Sector Specific

<i>Retail (high street and retail warehousing)</i>	Mark Mayfield	0207 548 6982	mark.mayfield@prupim.com
	Peter Langly-Smith	0207 548 6786	peter.langly-smith@prupim.com
	Robert MacQueen	0207 548 6959	robert.macqueen@prupim.com
	Peter Riley	0207 548 6532	peter.riley@prupim.com
	Gerald Bishop	0207 548 6809	gerald.bishop@prupim.com
	Amy Gibbs	0207 548 6684	amy.gibbs@prupim.com
<i>Retail (shopping centres)</i>	Bob Mogford	0207 548 6839	bob.mogford@prupim.com
	Anthony Ross	0207 548 6530	anthony.ross@prupim.com
	Mark Cruddas	0207 548 6798	mark.cruddas@prupim.com
<i>Offices (central London)</i>	Russell Bradman	0207 548 6622	russell.bradman@prupim.com
	Tom Leeming	0207 548 6746	thomas.leeming@prupim.com
<i>Commercial (excluding central London)</i>	Phil Lowe	0207 548 6907	phil.lowe@prupim.com
	Hugo Henkes	0207 548 6693	hugo.henkes@prupim.com
	Jon Rowley	0207 548 6753	jon.rowley@prupim.com
	Andrew Windle	0207 548 6940	andrew.windle@prupim.com
	Adam Coulston	0207 548 6698	adam.coulston@prupim.com

Investment Managers (Europe)

Simon Ellis	0207 548 6526	simon.ellis@prupim.com
Peter Riley	0207 548 6532	peter.riley@prupim.com

Indirect Investments (UK & International)

Adrian Little	0207 548 6788	adrian.little@prupim.com
Isabelle Brennan	0207 548 6873	isabelle.brennan@prupim.com