

Fund Factsheet

Irish Property Fund

31 January 2021

FUND FACTS

Fund Launch Date	Jan 2009
Fund Size	€266.18m
Base Currency	EUR
Number of Properties	27
Tax	Gross
MoneyMate ID	25003932
Net Initial Yield (Property only)	5.06%
Average Lease Length	9.41 years
Vacancy Rate	14%
AMC	0%

Performance data quoted on a bid to bid basis i.e. the price investors sell units.

FUND MANAGER INFORMATION



Fund Manager(s)

Rhys Evans

Fund Manager Profile

Aviva Investors manage over €400bn in assets and over €52bn in property portfolios (source: Aviva Investors as at 30 September 2019). This fund is managed by the Aviva Investors property team based in the UK.

Source: Aviva Investors 31 January 2021.

FUND INTRODUCTION

Fund Objective

This fund invests principally in high quality Irish commercial property, property-related securities and cash.

Important update: To protect existing policyholders and to manage the Fund in their long-term interests, we reached a decision to:

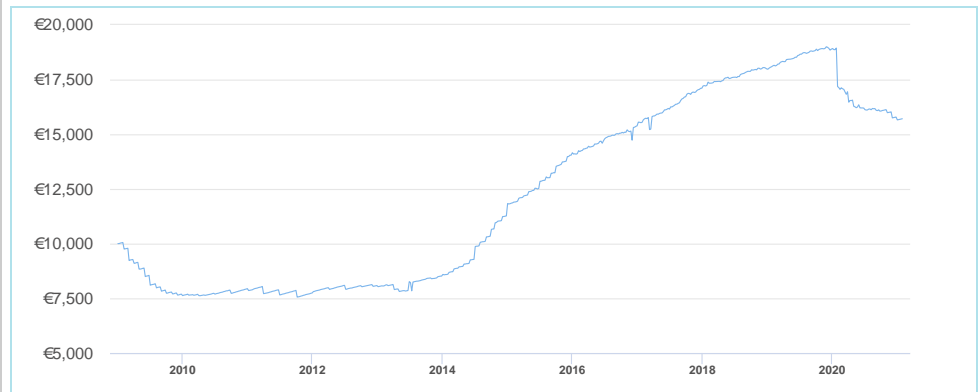
- Change the pricing basis of Fund from an acquisition to a disposal basis. This change has resulted in a fall in the price of 9.3% in the Fund.
- Impose a six month moratorium on redemptions, including surrenders, and switches.

Fund Strategy

- The fund offers access to industrial, retail and office properties.
- Aviva Investors' size and presence gives them privileged access to opportunities not available to smaller managers in the Irish property market.
- Once they have invested, their expertise helps enhance the value of their investments. This includes redevelopment, repositioning and transforming Irish commercial property.
- The fund may hold a significant proportion of the assets in cash while Aviva Investors are seeking suitable investment opportunities.
- The fund has liquidity and concentration risks which are not captured by the ESMA risk rating.
- The cash weighting of the fund depends on a number of factors and may vary over time.

FUND PERFORMANCE

Growth of €10,000 to 31 Jan 2021



Annualised Return to 31 Jan 2021 – Irish Property Fund

	1m	3m	YTD	1y	3y	5y	10y
Total Return	-0.94%	-2.1%	-0.02%	-8.92%	-3.16%	2.09%	7.09%

Calendar Year Return – Irish Property Fund

	2020	2019	2018	2017	2016
Total Return	-17.24%	5%	5.31%	11.17%	8.7%

Source: Longboat Analytics 31 Jan 2021. Performance data quoted on a bid to bid basis i.e. the price investors sell units. Gross of AMC.

Warning: Past performance is not a guide to future performance.



Warning: The value of your investment may go down as well as up.

Warning: If you invest in this fund you may lose some or all the money you invest.

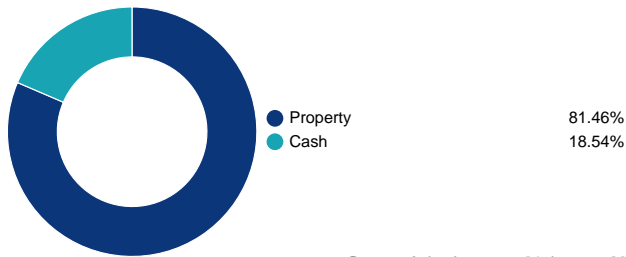
Top 10 Properties

1	Merrion Hall, 50-52-54-56 Merrion Road, Ballsbridge, Dublin 4
2	Ossory House, Earlsfort Cr., Lower Leeson Street, Dublin 2
3	Unit 500 Greenogue Business Park, Rathcoole, Co Dublin
4	65-66, Grafton Street, Dublin 2
5	Unit 17, Fonthill Business Park, Dublin
6	25 Suffolk Street, Dublin 2
7	5, Henry Street, Dublin 1
8	Bray Business Park, Co. Wicklow
9	54 Dawson Street
10	44, Nassau Street, Dublin

Regional Allocation

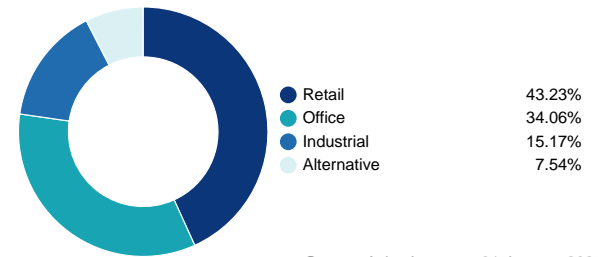
	Dublin	96.75%
	Munster	1.64%
	Leinster (excl. Dublin)	1.61%

ASSET MIX



Source: Aviva Investors 31 January 2021

SECTOR BREAKDOWN



Source: Aviva Investors 31 January 2021

RISKS

Risk Rating as at 31 January 2021

1	2	3	4	5	6	7
Very Low	Low	Low to Medium	Medium	Medium to High	High	Very High

Please note this is the risk rating of the Irish Property Fund fund. The risk rating shown is not guaranteed and may change over time. For more information on our risk ratings, please see 'Your investment options' brochure which is available through your Financial Broker or on www.aviva.ie.

Key Risks

Before you invest in this fund, or any fund, it is important that you speak with your Financial Broker to ensure you understand and are comfortable with the risks involved. These risks include but are not limited to:

Details of the risks of investing in a fund are explained in the 'Your Investment Options' brochure which you can download on www.aviva.ie or is available from your Financial Broker.

Risk Factors

Market Fluctuations
Capital and returns are not guaranteed
Counterparty Risk
Liquidity Risk
Derivatives Risks
Currency Risk

CHARGES

Standard Charges

This charge may be reflected in the fund's unit price and/or taken by the deduction of units. Talk to your Financial Broker about the annual management charges and any other charges that may apply on your product. Other charges may apply on your product. Where a fund invests in another fund(s) additional charges may apply. Where these charges apply, these will be reflected in the unit price and the overall charge may be higher than what is shown in this factsheet.

ADDITIONAL INFORMATION

- We cannot guarantee the accuracy or completeness of the data provided by Longboat Analytics or the Fund Manager.
- For more information you can view daily fund prices and performance on our fund centre.
- Withdrawals and switches from funds investing directly or indirectly in property may be deferred, please see your policy conditions for more information.
- A glossary of terms used in this document is available in the "Your Investment Options" brochure which is available from your Financial Broker or on www.Aviva.ie.

Want to talk to us about your policy?

We are open 9am to 5pm Monday to Friday.



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