




Exempt Property S2 Premium

Information is correct at 31 August 2022

FUND FACTS

	Objective	To achieve high returns over the long term through direct investment in Irish commercial property
	Investment Style	Active
	Size	1.7 billion

IRISH LIFE RISK LEVEL (IL)

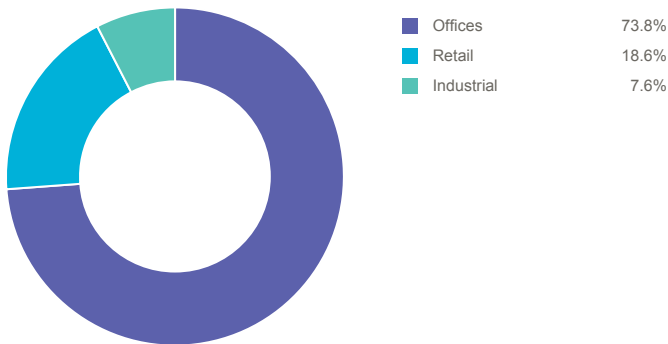
IL1	IL2	IL3	IL4	IL5	IL6	IL7
LOWER RISK					IL6	HIGHER RISK

FUND DESCRIPTION

This fund invests in a wide range of Irish retail, office and industrial property. It aims to achieve growth through rental income and through capital appreciation.

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

PROPERTY SECTOR DISTRIBUTION



TOP FIVE HOLDINGS

PROPERTY	COUNTRY
1 Georges Quay	Ireland
13-18 City Quay	Ireland
2 Grand Canal Square	Ireland
24-26 City Quay, Dublin 2	Ireland
Cadenza, Earlsfort Terrace	Ireland

Part of this fund may borrow to invest in property. In certain circumstances we may need to delay switches, withdrawals or transfers out of this fund and delays may be significant.

This fund is provided by Irish Life Assurance plc and is managed by Irish Life Investment Managers Limited.

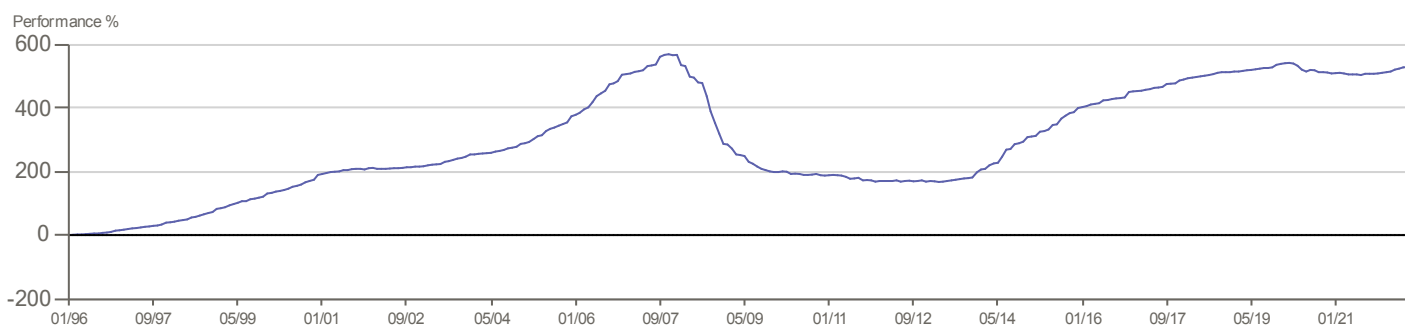
CALENDAR YEAR RETURN

	2016	2017	2018	2019	2020	2021	YTD
Fund	9.95%	6.55%	4.59%	4.14%	-4.68%	0.31%	3.09%

PERFORMANCE AS AT 31/08/2022

	1 Month	3 Month	1 Year	3 Year p.a.	5 Year p.a.	10 Year p.a.	Since Launch p.a.
Fund	0.08%	0.30%	3.64%	0.20%	2.14%	8.77%	7.15%

CUMULATIVE PERFORMANCE



Fund returns are quoted before taxes and after a standard annual management charge of 0.75%. The fund management charge and product charges will vary depending on the terms and conditions of your contract.

Launch Date (for the series used in the above performance illustration) = 31 Dec 1995; YTD = year to date; p.a. = per annum

Source: Irish Life Investment Managers

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

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

Irish Life Investment Managers are recognised internationally for their expertise, innovation and track record:
 -RISK MANAGEMENT PROVIDER OF THE YEAR Irish Pensions Awards 2021
 -INVESTMENT MANAGER OF THE YEAR Irish Pensions Awards 2020
 -EXCELLENCE IN DC AWARDS Irish Pensions Awards 2020
 -PASSIVE MANAGER OF THE YEAR European Pensions Awards 2018

To find out more about our fund range and to view the latest market and fund manager updates please visit:
<http://www.irishlife.ie>

Irish Life Assurance p.l.c. is regulated by the Central Bank of Ireland.
 Irish Life Investment Managers Limited is regulated by the Central Bank of Ireland.
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