





Irish Property Fund

Information is correct at 31 August 2022

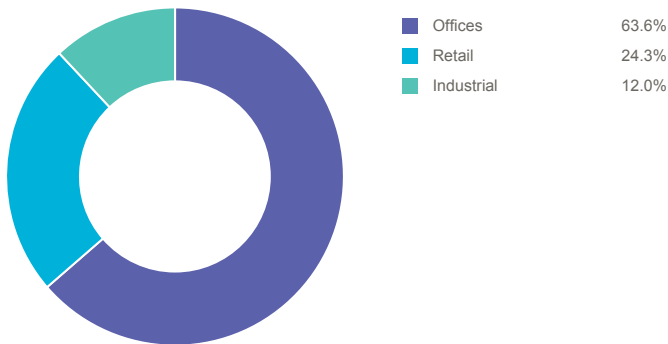
FUND FACTS

	Objective	To generate a blend of rental income and capital growth
	Investment Style	Active
	Size	502.7 million
	No. of Securities	51

IRISH LIFE RISK LEVEL (IL)

IL1	IL2	IL3	IL4	IL5	IL6	IL7
LOWER RISK						HIGHER RISK

PROPERTY SECTOR DISTRIBUTION



TOP FIVE HOLDINGS

PROPERTY	COUNTRY
1 Harbourmaster Place (MOD)	Ireland
1 Warrington Place (MOD)	Ireland
70 St. Stephens Green	Ireland
AIRSIDE RETAIL PARK	Ireland
Pavilions Shopping Centre (IPRP/IRLMOD)	Ireland

FUND DESCRIPTION

This fund invests predominantly in Irish properties including retail, office and industrial units. The fund may invest in both Irish and overseas properties and through property companies that are managed by external managers. There may be some investment outside the Eurozone. Part of this fund may borrow money to invest in property which increases both the risk and opportunity for return.

To protect the interests of long-term investors in the Irish Life Property Modules Fund, the pricing basis of the fund was moved to a 'disposal basis' on 24 January 2020. This change was made due to higher policyholder outflows and resulted in a once-off reduction of 7% in the fund price.

The fund managers have a number of mechanisms at their disposal to support liquidity in the fund and there continues to be good demand in the institutional property market from domestic and international investors. We will continue to monitor the fund flows on an ongoing basis

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

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.

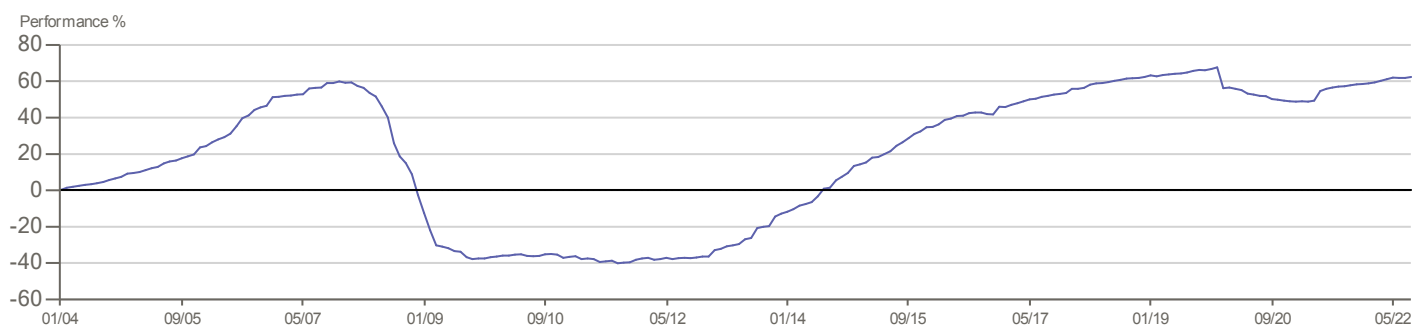
CALENDAR YEAR RETURN

	2016	2017	2018	2019	2020	2021	YTD
Fund	8.40%	6.72%	4.24%	3.27%	-11.16%	6.38%	2.40%

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	0.31%	0.12%	3.31%	-0.69%	1.32%	10.01%	2.63%

CUMULATIVE PERFORMANCE



Fund returns are quoted before taxes and after a standard annual management charge of 1.75%. 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) = 13 Jan 2004; 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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