


Irish Property Fund

Information is correct at 30 April 2026

FUND FACTS

	Objective	To generate a blend of rental income and capital growth
	Investment Style	Active
	Size	216.6 million

IRISH LIFE RISK LEVEL (IL)

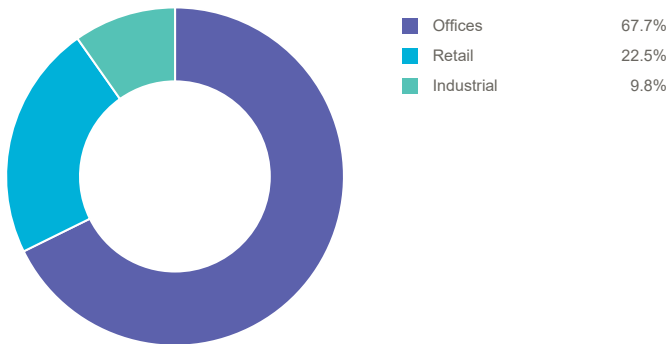
IL1	IL2	IL3	IL4	IL5	IL6	IL7
LOWER RISK						HIGHER RISK

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.

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
70 St. Stephens Green	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.

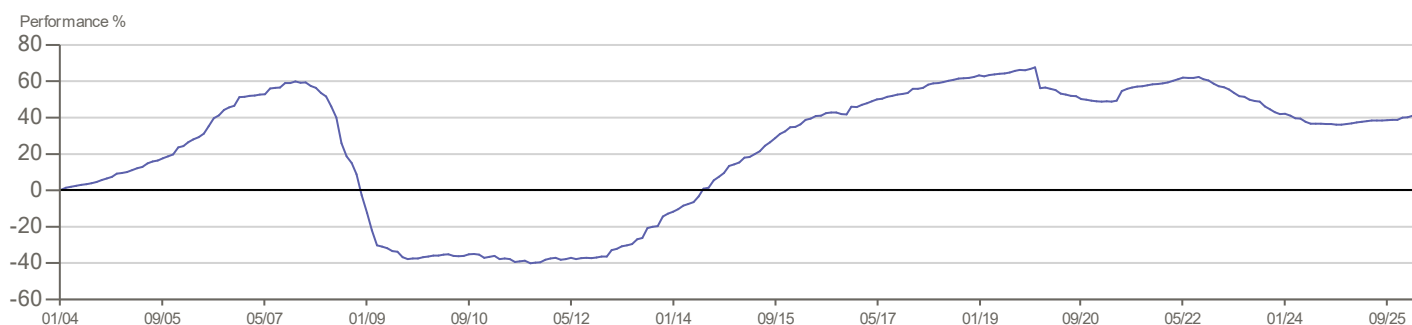
CALENDAR YEAR RETURN

	2020	2021	2022	2023	2024	2025	YTD
Fund	-11.16%	6.38%	-0.82%	-9.68%	-4.23%	2.87%	1.43%

PERFORMANCE AS AT 30/04/2026

	1 Month	3 Month	1 Year	3 Year p.a.	5 Year p.a.	10 Year p.a.	Since Launch p.a.
Fund	0.35%	1.29%	3.06%	-2.20%	-1.01%	0.18%	1.58%

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:

-INVESTMENT MANAGER OF THE YEAR Irish Pensions Awards 2024

-GRESB 5 Star Rating 2025 for Pension, European & Property Funds

-PROPERTY MANAGER OF THE YEAR Irish Pensions Awards 2023

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 plc, trading as Irish Life, is regulated by the Central Bank of Ireland. Keyridge Asset Management Limited, trading as Irish Life Investment Managers and Setanta Asset Management is authorised and regulated as an investment firm by the Central Bank of Ireland.

PF8-NET-0426

