






# IRISH PROPERTY FUND

Information is correct at 31 October 2018

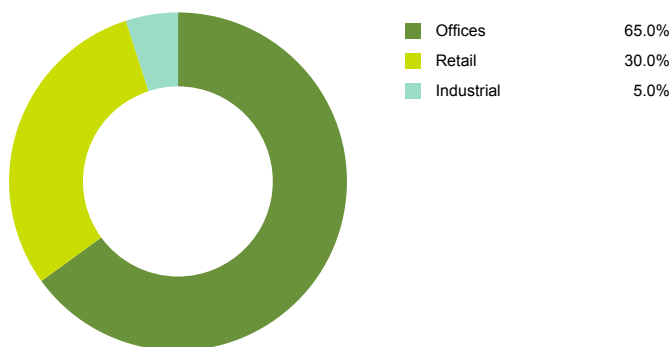
## FUND FACTS

 <b>OBJECTIVE</b>	To generate a blend of rental income and capital growth
 <b>INVESTMENT STYLE</b>	Active
 <b>ASSET MIX</b>	Property

## RISK LEVEL

1	2	3	4	5	6	7
LOW RISK			MEDIUM RISK		HIGH RISK	

## PROPERTY SECTOR DISTRIBUTION



## TOP FIVE HOLDINGS

PROPERTY	COUNTRY
13-18 City Quay	Ireland
2 Grand Canal Square, Dublin	Ireland
City Quay, Dublin	Ireland
Georges Quay	Ireland
Stephen Court, Dublin	Ireland

## FUND DESCRIPTION

The Irish Property Fund is an actively managed Property Fund, which gives investors exposure to Irish Commercial Property. The fund is invested in a well diversified spread of commercial properties with a mix of office, retail and industrial properties. The properties are let on long-term leases to a portfolio of blue-chip tenants. This gives the fund a steady and secure source of income.

**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.

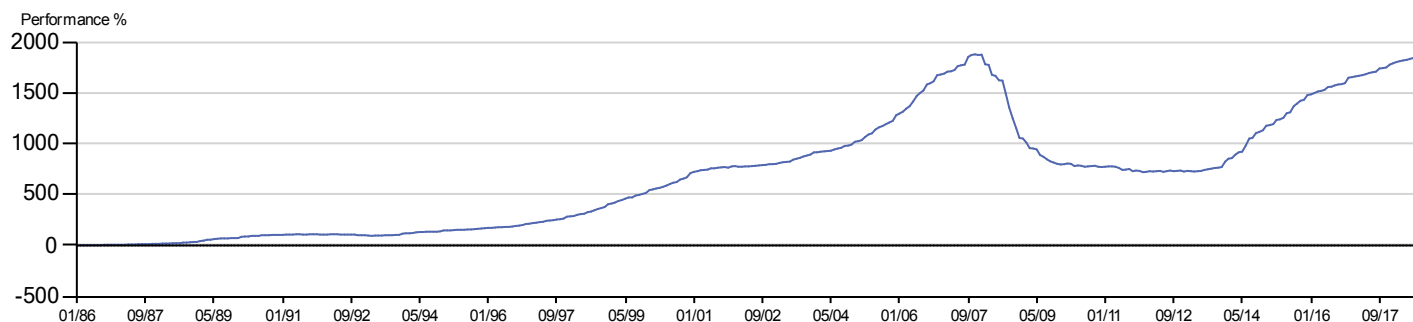
## CALENDAR YEAR RETURN

	2012	2013	2014	2015	2016	2017	YTD
Fund	0.71%	11.84%	38.40%	23.51%	10.81%	7.40%	5.10%

## PERFORMANCE AS AT 31/10/2018

	1 Month	3 Month	1 Year	3 Year p.a.	5 Year p.a.	10 Year p.a.	Since Launch p.a.
Fund	0.28%	1.54%	7.09%	9.02%	17.93%	3.87%	9.51%

## CUMULATIVE PERFORMANCE



Fund returns are quoted before taxes and before standard annual management charge. The Bid/Offer spread is 3.00%.  
 Launch Date (for the series used in the above performance illustration) = 31 Dec 1985; 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:  
 -PASSIVE MANAGER OF THE YEAR - European Pensions Awards 2018  
 -INVESTMENT MANAGER OF THE YEAR - Irish Pension Awards 2017  
 -EQUITIES MANAGER OF THE YEAR - Irish Pension Awards 2016-2017  
 -BEST INVESTMENT FUND PROVIDER - Longboat Analytics Awards 2017

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

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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