

FUND FACTS

Fund Launch Date	Apr 2007
Fund Size	€391.42m
Base Currency	EUR
Number of Properties	28
Tax	Gross
MoneyMate ID	25000568
Net Initial Yield (Property only)	4.66%
Average Lease Length	10.8 years
Vacancy Rate	1.59%
AMC	0%

Source: Aviva Investors 31 October 2018. Performance data quoted on a bid to bid basis i.e. the price investors sell units.

FUND INTRODUCTION

Fund Objective

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

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.

FUND MANAGER INFORMATION



Fund Manager(s)

Rhys Evans

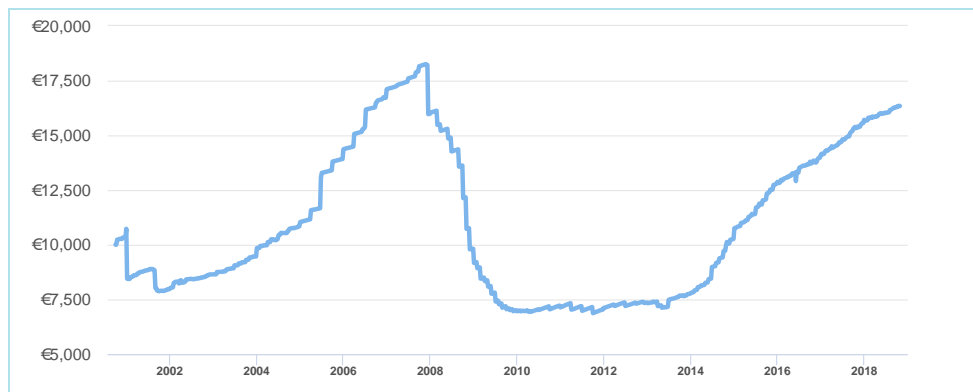
Fund Manager Profile

Aviva Investors Manage over €400.0 billion in assets. This fund is managed by the Property team based in the UK. The Property team manage €39.1 billion in assets making the one of the largest property fund managers in Europe. (Aviva Investors 30 September 2017)

Source: Aviva Investors 31 October 2018. Aviva Investors Global Services Ltd is authorised and regulated by the Financial Conduct Authority and a member of the Investment Association.

FUND PERFORMANCE

Growth of €10,000 to 31 Oct 2018



Annualised Return – Irish Property Fund

	1m	3m	YTD	1y	3y	5y	10y	Since Launch
Total Return	0.25%	1.36%	3.95%	6.15%	9.27%	16.4%	4.3%	2.75%

Calendar Year Return – Irish Property Fund

	2017	2016	2015	2014	2013
Total Return	11.25%	9.66%	19.73%	37.81%	6.58%

Source: Longboat Analytics 31 Oct 2018. 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.

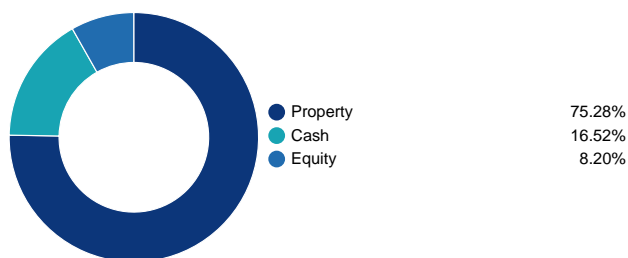
Top 10 Properties

1	7 Grand Canal, Grand Canal St Lower., Dublin 2
2	Plantation House, Herbert Street, Dublin 2
3	44, Henry Street, Dublin 1
4	Longphort House, Earlsfort Centre, Dublin 2
5	45/47, Nassau St., Dublin 2
6	Unit D, Kilcarberry Dist park, Nangor Road, Co. Dublin
7	25 Suffolk Street, Dublin 2
8	Unit 17, Fonthill Business Park, Dublin
9	Bray Business Park, Co. Wicklow
10	Unit 5, 60, Heather Road, Sandyford Industrial Est., Dublin 18

Regional Allocation

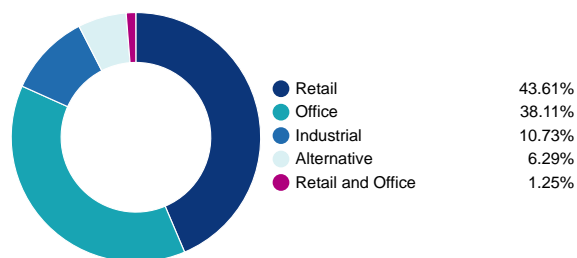
	Dublin	97.03%
	Munster	1.60%
	Leinster (excl. Dublin)	1.36%

ASSET MIX



Source: Aviva Investors 31 October 2018

SECTOR BREAKDOWN



Source: Aviva Investors 31 October 2018

RISKS

Risk Rating as at 31 October 2018

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 which may differ from the risk rating of the underlying 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 broker or on www.Aviva.ie.

Want to talk to us about your policy?

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



Tel: 1890 64 64 64
+353 1 898 7950



Email: csc@aviva.com



Website: www.Aviva.ie