

FUND FACTS

Fund Launch Date	Apr 2007
Fund Size	€50.96m
Base Currency	EUR
Number of Properties	23
Tax	Gross
MoneyMate ID	25005757
Net Initial Yield (Property only)	3.38%
Average Lease Length	7.4 years
Vacancy Rate	6.89%
CIV Charge	0.12%
AMC	0%

Source: Aviva Investors 31 January 2019. Performance data quoted on a bid to bid basis i.e. the price investors sell units.

FUND INTRODUCTION

Fund Objective

The UK Property Fund principally invests in the Aviva Investors Property Trust. The UK Property Fund has a level of hedging that aims to, as closely as possible, remove exposure to changes in the exchange rate between sterling and euro. The Aviva Investors Property Trust invests principally in a portfolio of direct property, property related securities, cash, government and other public securities and units in collective investment schemes.

Fund Strategy

- The Trust is designed to offer a diversified portfolio of high-quality assets as a core for UK property investments. Property investments include industrial, retail, office & leisure.
- The Trust launched in September 1991 and was the UK's first authorised property unit trust.
- As well as income received from property rentals, profit can be gained long-term through capital growth generated from the properties in the fund.
- The assets are managed by fund managers experienced in the property sector who provide professional expertise when deciding on which properties to include.
- These funds are subject to significant liquidity risk as a notice or deferral period may be applied on encashments from property funds.

FUND MANAGER INFORMATION



Fund Manager(s)

Andrew Hook

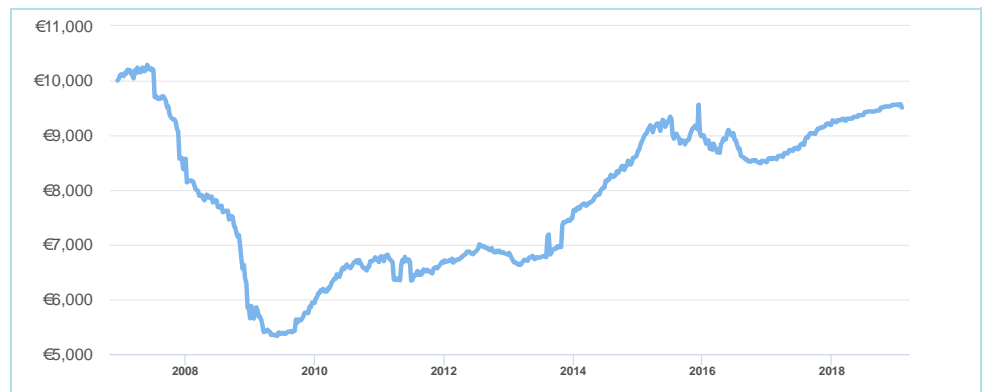
Fund Manager Profile

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 January 2019. 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 Jan 2019



Annualised Return – UK Property Fund

	1m	3m	YTD	1y	3y	5y	10y	Since Launch
Total Return	-0.63%	-0.26%	-0.64%	2.29%	1.98%	4.36%	5.21%	-0.42%

Calendar Year Return – UK Property Fund

	2018	2017	2016	2015	2014
Total Return	3.16%	8.24%	-5.26%	3.71%	14.65%

Source: Longboat Analytics 31 Jan 2019. 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.
- Warning: These funds may be affected by changes in currency exchange rates.

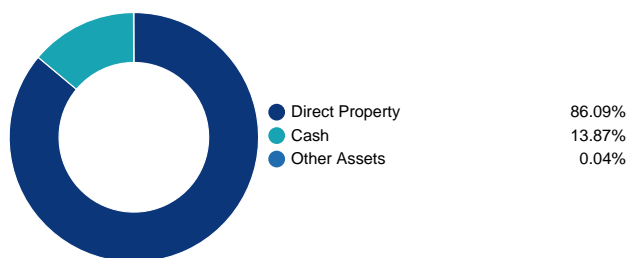
Top 10 Properties

1	Ealing Cross, 85 Uxbridge Road
2	Lombardy Retail Park
3	Forum St Pauls, Gutter Lane
4	Guildhall Shopping Centre & High Street
5	The Corn Exchange
6	Colmore Gate, 2 Colmore Row
7	ProLogis Park, Beddington Lane
8	The Pavilion Centre
9	123 St Vincent Street
10	1-5 Spurrergate & 1-3 High Ousegate

Regional Allocation

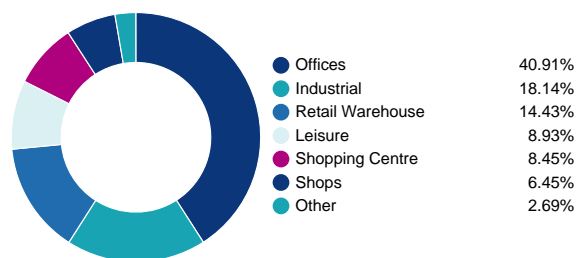
	South East	29.67%
	London City	24.90%
	North & East	24.87%
	West Midlands	12.11%
	Eastern & South	8.45%

ASSET MIX



Source: Aviva Investors 31 January 2019

SECTOR BREAKDOWN



Source: Aviva Investors 31 January 2019

RISKS

Risk Rating as at 31 January 2019

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 UK 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.



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