

Fund Factsheet

UK Property Fund Series C

29 May 2026

FUND FACTS

Fund Launch Date	Dec 2006
Fund Size	€0m
Base Currency	EUR
Number of Properties	1
Tax	Gross
MoneyMate ID	25005757
Net Initial Yield (Property only)	5.6%
Average Lease Length	10.85 years
Vacancy Rate	12.28%
CIV Charge	0.00%
AMC	1.25%

Performance data quoted on a bid to bid basis i.e. the price investors sell units.

FUND MANAGER INFORMATION



Fund Manager(s)

Ed Fuller

Fund Manager Profile

Aviva Investors is a global asset manager with broad and deep expertise across all major asset classes.

Source: Aviva Investors 31 March 2026.

FUND INTRODUCTION

Fund Objective

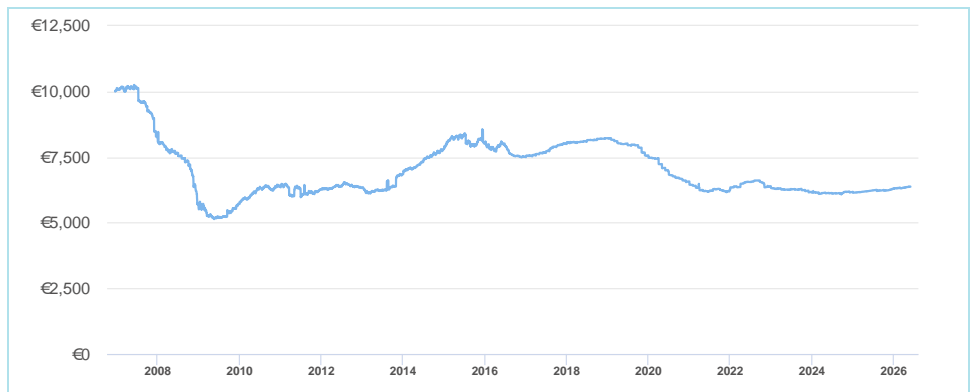
The UK Property Fund is closed to new business. In Oct 2022 the Fund Manager decided in customers' best interest to sell the properties, wind up the Property Trust & close the Fund when all assets have been divested. As each property was sold, customer's holdings were transferred to the Irish Commercial Property Fund. The final remaining property in the Aviva Investors Property Trust has now been sold, and all proceeds have been transferred to the Irish Commercial Property Fund. Due to recent net outflows from the Fund, Aviva Life & Pensions Ireland DAC has temporarily suspended redemptions, including surrenders, switches & early maturities up to 6 months, where the request was received by Aviva after close of business 31 Oct 2023.

Fund Strategy

- The Aviva Irish Commercial Property Fund invests in Irish Properties across retail, office, industrial & alternative sectors. It is managed in house by our award-winning team with significant acquisition, asset management & development experience. The team implements asset management initiatives to drive returns.
- Fund follows a 'core-plus' strategy:
- Invests in quality properties in retail, office, industrial & alternative sectors
- Generates rental income from portfolio
- Adds property value through active management – redevelopment, refurbishment, sustainability initiatives, lease negotiations & letting vacancies
- ESG (Environmental, Social & Governance) & sustainability are incorporated into asset management & investment decisions

FUND PERFORMANCE

Growth of €10,000 to 29 May 2026



Annualised Return to 29 May 2026 – UK Property Fund Series C

	1m	3m	YTD	1y	3y	5y	10y
Total Return	0.16%	0.95%	1.11%	2.52%	0.54%	0.54%	-2.35%

Calendar Year Return – UK Property Fund Series C

	2025	2024	2023	2022	2021
Total Return	2.59%	-0.1%	-2.71%	-0.48%	-1.52%

Warning: The value of your investment may go down as well as up. Source: Longboat Analytics 29 May 2026. Performance data quoted on a bid to bid basis i.e. the price investors sell units. Net of AMC.

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

Warning: Past performance is not a guide to future performance.

Warning: This fund may be affected by changes in currency exchange rates.

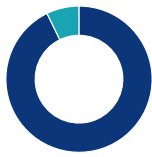
Top 10 Properties

1	Unit 500, Greenogue Business Park, Rathcoole, Co Dublin
2	7 Grand Canal, Lwr Grand Canal Street, Dublin 2
3	The Globe Retail Park, Naas, Co Kildare
4	Blackrock Village Centre, Blackrock, Co Dublin
5	Zurich House, Blackrock, Co Dublin
6	Elm Park, Merrion Road,
7	Premier Suites, Ballsbridge, Dublin 4
8	18 Lower Leeson Street, Dublin 2
9	Block D, Ashtown Gate, Dublin 15
10	60/61 Grafton Street, Dublin 2

Regional Allocation

	Other (Ireland)	92.80%
	Cash	7.20%

ASSET MIX



● Direct Property 92.80%
● Cash 7.20%

Source: Aviva Investors 31 March 2026

SECTOR BREAKDOWN



● Offices 42.57%
● High Street Retail 20.71%
● Other Commercial 17.33%
● Industrial 11.49%
● Retail Warehouse 7.90%
● Shopping Centre 0.00%

Source: Aviva Investors 31 March 2026

RISKS

Risk Rating as at 31 March 2026

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 Series C 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 Guide' 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 Guide' 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

Performance figures shown do not include the effect of commissions, fees, taxes or other charges. These costs will reduce your return. You can get details from your broker or at aviva.ie/charges-and-fees, and existing customers can also find fee information in their annual benefit statement or through the Online Service Centre.

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.
- The asset mix, top holdings and the sector mix are that of the Aviva Investors Property Trust
- A glossary of terms used in this document is available in the "Your Investment Options" brochure which is available from your Financial Broker or on www.Aviva.ie.

Want to talk to us about your policy?

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



Tel: 1800 159 159
+353 1 898 7950



Email: csc@aviva.com



Website: www.Aviva.ie