

# Fund Factsheet

## Irish Property Fund Series 1

25 May 2026

### FUND FACTS

Fund Launch Date	Aug 2020
Fund Size	€246.04m
Base Currency	EUR
Number of Properties	35
Tax	Gross
MoneyMate ID	25007318
Net Initial Yield (Property only)	5.75%
Average Lease Length	6.34 years
Vacancy Rate	11.58%
AMC	0.75%

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

### FUND MANAGER INFORMATION



#### Fund Manager(s)

Suzie Nolan

#### Fund Manager Profile

Aviva Life and Pensions DAC ("ALPI DAC") are part of the Aviva Group which operates in core markets across the UK, Ireland and Canada.

Source: ALPI DAC as at 31 March 2026

### FUND INTRODUCTION

#### Fund Objective

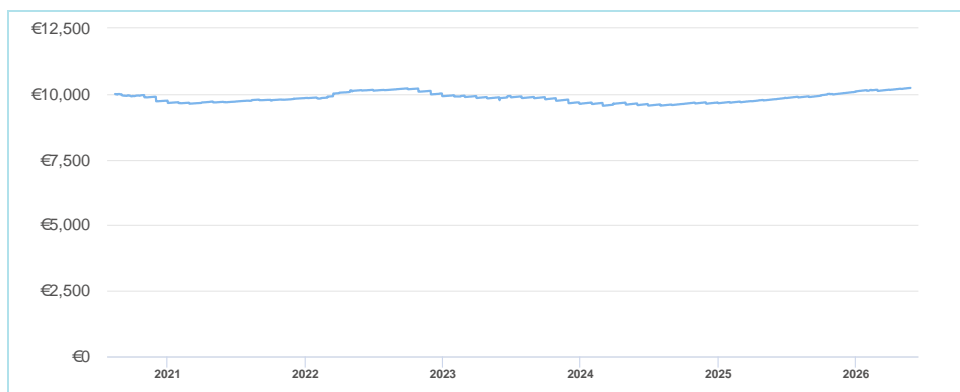
The Aviva Irish Property Fund merged with the Friends First Irish Commercial Property fund in May 2022. Both now invest in the Aviva Irish Commercial Property Fund (The fund). This is a range of Irish Properties across the retail, office, industrial and alternative sectors. The Fund is managed by our award-winning local property team that has significant acquisition, asset management and development experience. Due to recent net outflows from the Fund, Aviva Life & Pensions Ireland DAC has decided to temporarily suspend redemptions received by Aviva after 5.30pm on 31 October 2023, including surrenders, switches, and early maturities for up to 6 months.

#### Fund Strategy

- The Fund follows a 'core-plus' strategy that involves:
- Investing in quality properties in the retail, office, industrial and alternative property sectors
- Generating rental income from our property portfolio
- Adding value to properties through active asset management - for example, redevelopment, refurbishment, sustainability initiatives, lease negotiations and letting vacant space
- ESG (Environmental, Social and Governance) and sustainability are incorporated into asset management and investment decision making and the fund is compliant with Article 8 of SFDR

### FUND PERFORMANCE

#### Growth of €10,000 to 25 May 2026



#### Annualised Return to 25 May 2026 – Irish Property Fund Series 1

	1m	3m	YTD	1y	3y	5y	10y
Total Return	0.34%	0.71%	1.3%	4.48%	1.22%	1.08%	--

#### Calendar Year Return – Irish Property Fund Series 1

	2025	2024	2023	2022	2021
Total Return	4.7%	0.23%	-2.93%	0.71%	1.96%



Source: Performance data quoted on a bid to bid basis i.e. the price investors sell units. Net of AMC.

**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: Past performance is not a guide to future performance.**  
**Warning: This fund may be affected by changes in currency exchange rates.**

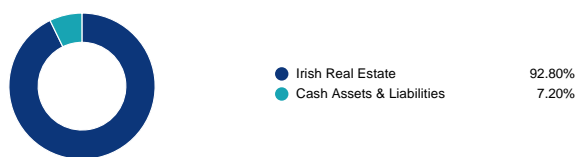
**Top 10 Properties**

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

**Regional Allocation**

	Dublin	87.43%
	Rest of Ireland	12.57%

**ASSET MIX**



Source: Aviva Life & Pensions Ireland DAC 31 March 2026

**SECTOR BREAKDOWN**



Source: Aviva Life & Pensions Ireland DAC 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 Irish Property Fund Series 1 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](http://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](http://www.aviva.ie) or is available from your Financial Broker.

**Risk Factors**

<b>Market Fluctuations</b>
Capital and returns are not guaranteed
<b>Counterparty Risk</b>
Liquidity Risk
<b>Derivatives Risks</b>
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](http://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.
- 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](http://www.Aviva.ie).

**Want to talk to us about your policy?**

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



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Website: [www.Aviva.ie](http://www.Aviva.ie)