



Aviva Irish Property Fund

Managed by our
award-winning
property team



Diversified quality property fund managed by a team with a strong track record¹

We're merging our Irish Property Funds

To create one large, flagship, diversified Irish property offering, we are merging the Aviva Irish Commercial Property Fund and the Aviva Irish Property Fund.

As well as the advantage that comes with having a local, experienced Property Management team, the flagship merged Fund will bring many benefits, including:

- Increased diversification across a larger portfolio of properties,
- A more diversified mix of tenants, and
- Increased scale and purchasing power.

Diversified Irish Property Fund

The Aviva Irish Property Fund aims to drive returns for customers by following a 'core-plus' strategy that involves:



Investing in quality properties in the retail, office, industrial and alternative property sectors.



Generating quality rental income from our property portfolio.



Adding value to properties through active asset management - for example, redevelopment, refurbishment, lease negotiations and letting vacant space.



Sustainability is incorporated into asset management and investment decision making.

Merged Property Fund - diversified across the office, retail and industrial sectors



Blackrock Village Centre²

Recently completed redevelopment of a shopping centre in the heart of Blackrock, Co. Dublin which is now a core retail property in the Fund.



Ardagh House²

Headquarters for the global packaging company, Ardagh Group, located in Leopardstown, Co. Dublin which is a core office property in the Fund.



Unit 500, Greenogue Business Park

Headquarters for Zeus Packaging Group which is a core industrial unit in the Fund.



18 Leeson Street

Redevelopment project in the Fund where Aviva is adding significant additional office space and modernising the existing building.

Warning: The value of your investment may go down as well as up.

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

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

1. Source: Financial Express from to 31 December 2021. Based on the performance of the Aviva Irish Commercial Property Fund. The performance of this fund is updated daily on the Aviva Fund Centre. You can find this on www.aviva.ie. 2. These Properties will be part of the merged Fund from May 2022.

Managed by our award-winning local team

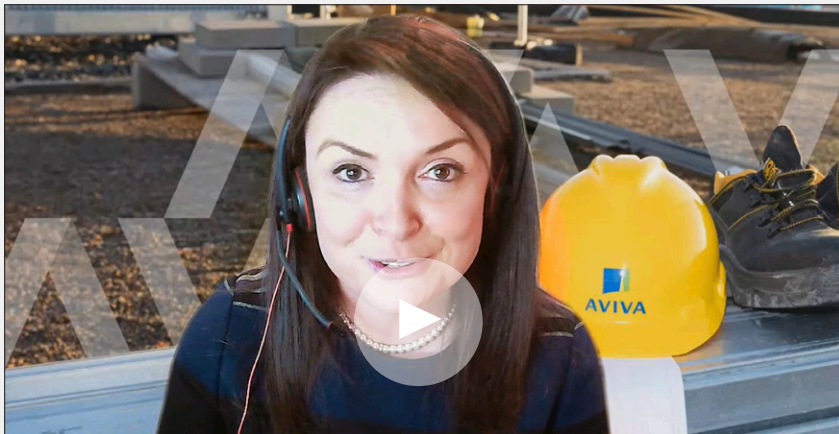
The Aviva Irish Property Fund will be managed by our expanded, award-winning local property team that has significant property acquisition, asset management and development experience.



We've created a new website for you - visit www.aviva.ie/property

Learn more about the Fund

Here you'll find a range of content to explain the changes we are making to our Irish property proposition, including a short explainer video with Suzie Nolan, Head of Property Fund Management.



www.aviva.ie/property

Learn more about the properties

Here the team will give an overview of some of the properties in the Fund in our short case study videos.



www.aviva.ie/property

About the Aviva Irish Property Fund

Fund objective

The Aviva Irish Property Fund will invest in a range of Irish properties across the retail, office, industrial and alternative sectors^{1,2}. The local, in-house property team implements active asset management initiatives to drive returns.

Portfolio Details

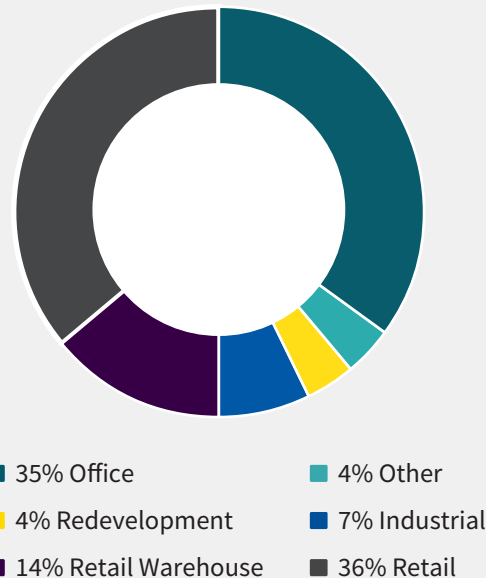
Indicative Portfolio NAV: €650m

Number of Properties: 66 properties

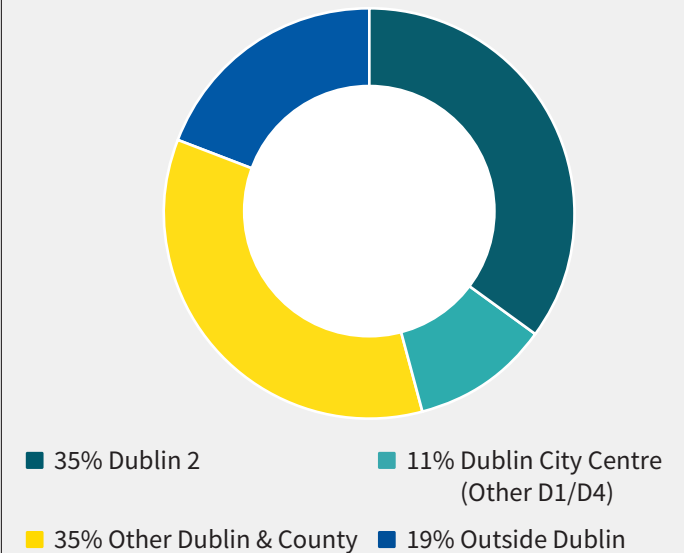
Indicative top ten holdings

- Blackrock Village Centre, Blackrock, Co. Dublin
- Zurich House, Blackrock, Co. Dublin
- Elm Park, Merrion Road, Dublin 4
- Kilkenny Retail Park, Kilkenny, Co. Kilkenny
- The Globe Retail Park, Naas, Co. Kildare
- 7 Grand Canal, Lower Grand Canal Street, Dublin 2
- Citypoint, Galway
- Ormonde House, Earlsfort Centre, Lower Leeson Street, D. 2
- 60/61 Grafton Street, Dublin 2
- 18 Leeson Street, Earlsfort Centre, Lower Leeson Street, D. 2

Indicative asset mix



Indicative geographic allocation



Source: Aviva to 31 December 2021. This data represents the merged assets and liabilities of the Aviva Irish Commercial Property Fund and the Aviva Irish Property Fund based on information provided at 31 December 2021.

Warning: The value of your investment may go down as well as up.

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

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

Printed on 100% recycled paper.

1. The Fund can have gearing or borrowing of up to 5% of the Gross Asset Value. Gearing or borrowing refers to the ratio of debt to equity within a fund. The Fund may invest in REITs, or real estate investment trusts, companies that own or finance income-producing real estate across a range of property sectors. 2. Alternative sectors are direct properties, and can include sectors such as student accommodation, leisure, healthcare etc.

The information in this document does not constitute investment advice. It does not take into account the investment objectives, financial position or needs of any particular investor. Before making an investment decision, you should consult a suitably qualified and independent investment, taxation, and regulatory advisors to discuss your specific situation and investment objectives. The investment strategies and risk profiles outlined in this document may not be suitable for your specific investment needs.

IMPORTANT INFORMATION The funds referred to in this document may be linked to an insurance-based investment product and the Key Information Document (KID) for this product is available at www.aviva.ie/kids/. The Risk Ratings of the funds referred to in this document differ from the corresponding Summary Risk Indicators shown in the KID. An explanation of the differences between the Risk Rating and the Summary Risk Indicator is available at www.aviva.ie/kids/.

Aviva Life & Pensions Ireland Designated Activity Company, a private company limited by shares. Registered in Ireland No. 165970. Registered office at Building 12, Cherrywood Business Park, Loughlinstown, Co Dublin. D18 W2P5. Aviva Life & Pensions Ireland Designated Activity Company, trading as Aviva Life & Pensions Ireland and Friends First, is regulated by the Central Bank of Ireland. Tel (01) 898 7950.