

UK Property Fund Series H

Information is correct at 31st December 2014

Fund Description

The fund is invested in UK commercial properties across the office, retail and industrial sectors.








The fund gives investors access to a diversified portfolio of over 50 UK commercial investment properties that are let on long term leases and are actively managed to generate a blend of rental income and capital growth. Investment in the fund will be in Euro and the properties will be valued in Sterling. Investors are fully protected against falls in the value of Sterling. The cost of this protection is charged to the fund.

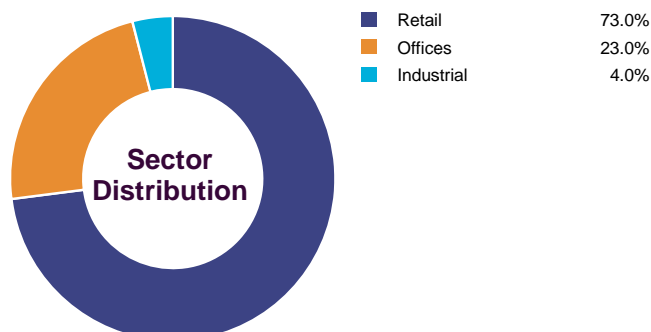
This fund is suitable for investors who want a higher growth potential over the long-term than deposit accounts can offer but with a lower risk profile than equities.

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

A delay period is likely to apply to switches, withdrawals or transfers out of this fund at some point during your investment.

Fund Facts

Objective	 To generate a blend of rental income and capital growth
Investment Style	 Active
Size	 €12 million
Asset Mix	 Property
Number of Stocks	 16
Volatility / Risk	 High
Strategy Launch Date	 26th November 2007



Top Five Holdings

Property	Country
145-155 King Street, Hammersmith, London W6	UK
25/27 Petty Cury, Cambridge	UK
42/46 Market Street, Manchester	UK
Chalfont Square Retail Park, Reading	UK
Mill Lane, Alton	UK

This fund is provided by Irish Life Assurance plc and is managed by Irish Life Investment Managers Limited. Allied Irish Banks, p.l.c. is a tied agent of Irish Life Assurance plc. for life and pensions business.

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



Irish Life
PKH-NET-1214

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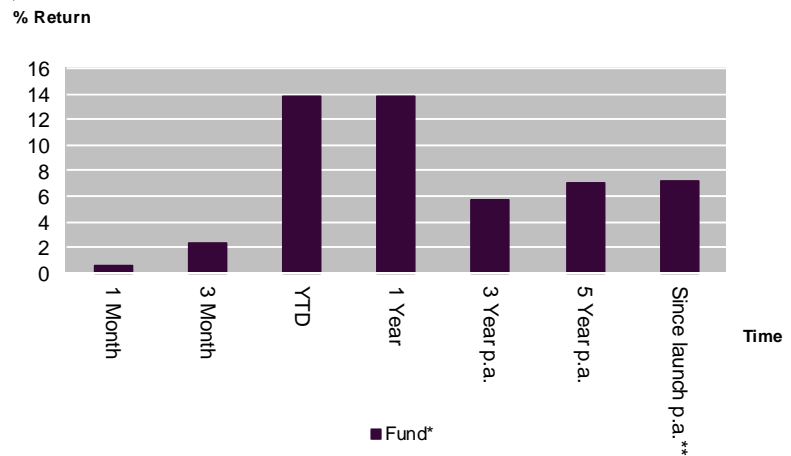
Calendar Year Returns

	2010	2011	2012	2013	2014
Fund*	16.31%	2.15%	-3.63%	7.71%	13.77%

Performance as at 31/12/2014

	Fund*
1 Month	0.48%
3 Month	2.31%
YTD	13.77%
1 Year	13.77%
3 Year p.a.	5.69%
5 Year p.a.	7.00%
Since launch p.a.**	7.23%

Performance chart



* Fund returns are quoted before taxes and after a standard annual management charge of 1.63%. The fund management charge and product charges will vary depending on the terms and conditions of your contract

** Launch Date (for the series used in the above performance illustration) = 24/07/2009
Source: Irish Life Investment Managers

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

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

Allied Irish Banks, p.l.c. is a tied agent of Irish Life Assurance, plc, for life and pensions business.
Allied Irish Banks, p.l.c. is regulated by the central bank of Ireland.
Irish Life Investment Managers is regulated by the central bank of Ireland.
Irish Life Assurance plc is regulated by the central bank of Ireland.



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