


Property Portfolio Fund

Pension/Investment

Snapshot

Objective		To give investors access to a diversified portfolio of prime property investments.
Style		Actively Managed
Size		€564 million
Asset Mix		Irish, UK, and European Property
No. of Properties		94
Volatility/Risk		Medium risk

The Property Portfolio Fund gives access to the widest range of prime commercial property currently spread across Ireland, the UK and Europe.

Objective

- The Property Portfolio Fund aims to give access to property investments that will have an estimated combined value of over €6 billion. This gives the investment exposure to the performance of a range of properties that isn't usually available to private investors.
- The investment is also spread across a wide mix of direct and indirect properties in some of Europe's top property locations from markets such as Ireland, the UK, France, Germany and Italy. This means an investment does not rely on the performance of a small number of properties in one single country or economy.

Operation

- The Property Portfolio Fund invests in a wide range of prime commercial property investments, initially in the Irish, UK and European markets.
- Within each market we will carefully blend and manage a selection of different types of property investments including offices, retail, for example shops and shopping centres and industrial units such as business parks.

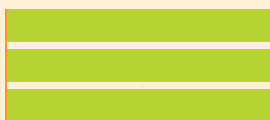
Highlights



- We have chosen Henderson Global Investors to manage the European property investments for our Property Portfolio Fund. They are one of Europe's biggest property specialists with over €11 billion of property investments across Europe at the moment.

Asset Mix

Irish Property	33.3%
UK Property	33.3%
European Property	33.3%



Geographical mix

