







Pension Property Fund

Pension

Snapshot

Objective		To deliver above average Property Fund performance
Style		Actively managed
Size		€1.2 billion
Asset Mix		Irish office, industrial and retail properties
No. of Properties		50
Volatility/Risk		Medium risk

The Pension Property Fund gives pension investors access to Ireland's largest commercial property portfolio. This is an actively managed fund, which aims to deliver above average performance through a diversified portfolio of Irish properties.

Objective

- The fund is designed to achieve above average performance through active asset allocation and property selection.

Operation

- The fund will hold a well diversified spread of commercial property across a mix of retail, office and industrial commercial properties.
- The core principle of our approach to property selection is that of quality. Properties must obey certain criteria such as yield, rental growth, lease terms, tenant covenants, location, condition, tax status, valuation and size.
- The asset allocation of the fund between the 3 main property sectors means the fund is well positioned to benefit from the long-term growth potential of commercial property.

Highlights



- With over 48 properties including for example 6 retail properties on Grafton St. alone, this fund gives exposure to the full width of the prime Irish commercial property market.
- The Pension Property Fund has shown an annualised gross growth of 18.3% since its launch in January 1997.

Asset Mix



Top Ten Properties

Stephen Court	Stephens Green Shopping Centre
ILAC Centre	Georges Quay, Block C
Georges Quay Block D	Abbey Court Blocks D,E & F
Earl Court	Pavillions Shopping Centre, Swords
Mary Street, 40	24-26 City Quay, Dublin 2

Geographical mix

