

Fund Factsheet

Aviva Irl Irish Property Fund



Introduction

The Irish Property Fund is a high quality Irish commercial property fund that offers investors access to industrial, retail and office markets.

Key Features

- The list of buildings shows that the locations of all properties in the fund are of the highest caliber.
- The fund invests in well-let properties, with no speculative developments or properties under construction.
- The fund offers diversification across the office, retail and industrial sectors.

Fund Facts

Launch Date: January 1999

Risk Profile				
1	2	3	4	5
Low		Medium		High

Fund Manager Profile

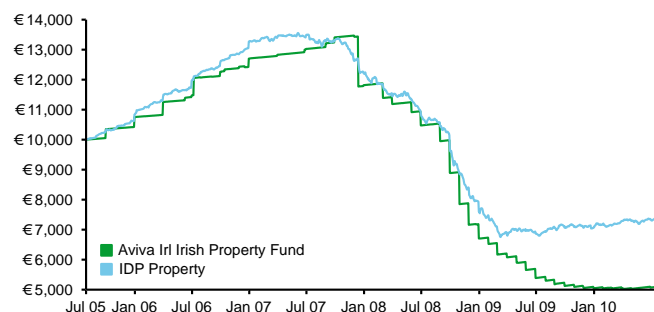


With approximately €245 billion in assets under management, Aviva Investors is a leading global asset manager. Their award-winning property team manages over UK£25 bn in real estate assets and are one of the world's largest manager of commercial property assets in Europe.

Top Holdings 30 June 2010

1. 43-44 Patrick St., Cork	n/a
2. 44 Henry Street, Dublin 1	n/a
3. 66, Grafton Street, Dublin 2	n/a
4. AIB Bankcentre, Dublin 4	n/a
5. Block 7, Clanwilliam Court, Dublin 2	n/a
6. Creation House, Grafton St., Dublin 2	n/a
7. Longphort House, Earlsfort Centre, Dublin 2	n/a
8. Ormonde House, Earlsfort Terrace, Dublin 2	n/a
9. Plantation House, Herbert St, Dublin 2	n/a
10. Riverside 1, Sr. John Rogerson's Quay, Dublin 2	n/a

Growth of €10,000 to 31 July 2010



Performance as at 31 July 2010

Annualised return

	1 Month	YTD	1 Year	3 Years pa	5 Years pa	10 Years pa
Fund Gross	0.8%	1.3%	-3.7%	-27.0%	-12.8%	n/a
Fund Pension	0.9%	1.5%	-3.5%	-26.8%	-12.6%	-1.6%
PRSA	0.8%	1.3%	-3.7%	-27.0%	-12.8%	n/a
Benchmark	3.6%	7.6%	9.9%	-16.8%	-5.3%	2.3%

Calendar year return

	2009	2008	2007	2006	2005
Fund Gross	-25.1%	-43.4%	-7.2%	17.9%	29.0%
Fund Pension	-24.9%	-43.3%	-7.0%	18.2%	29.2%
PRSA	-25.1%	-43.4%	-7.2%	17.9%	29.0%
Benchmark	-6.8%	-37.8%	-8.0%	22.5%	21.5%

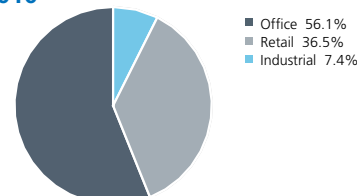
Cumulative return

	1 Month	YTD	1 Year	3 Years	5 Years	10 Years
Fund Gross	0.8%	1.3%	-3.7%	-61.2%	-49.5%	n/a
Fund Pension	0.9%	1.5%	-3.5%	-60.8%	-48.9%	-15.0%
PRSA	0.8%	1.3%	-3.7%	-61.2%	-49.5%	n/a
Benchmark	3.6%	7.6%	9.9%	-42.5%	-23.9%	26.1%

Source: Financial Express.

The performance figures shown are based on a bid to bid basis.

Sector 30 June 2010



This factsheet should be read in conjunction with the appropriate product brochure which gives full details of all charges applicable

WARNING: PAST PERFORMANCE IS NOT A RELIABLE GUIDE TO FUTURE PERFORMANCE. WARNING: THE VALUE OF YOUR INVESTMENT MAY GO DOWN AS WELL AS UP. WARNING: THE INCOME YOU GET FROM THIS INVESTMENT MAY GO DOWN AS WELL AS UP. WARNING: THESE FUNDS MAY BE AFFECTED BY CHANGES IN CURRENCY EXCHANGE RATES. WARNING: WITHDRAWALS AND SWITCHES FROM FUNDS INVESTING DIRECTLY OR INDIRECTLY IN PROPERTY MAY BE DELAYED FOR UP TO 6 MONTHS. WARNING: WITHDRAWALS AND SWITCHES FROM ALL OTHER FUNDS MAY BE DEFERRED FOR UP TO 3 MONTHS.

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