Fund Factsheet

Aviva Irish Commercial Property

31 July 2026

FUND FACTS

Fund Launch Date	Jan 1984
Fund Size	€297.02m
Base Currency	EUR
Number of Properties	33
Tax	Net
MoneyMate ID	00000046
Net Initial Yield (Property only)	6.02%
Average Lease Length	6.25 years
Vacancy Rate	11.76%
AMC	0%

Source: Performance data quoted on a bid to bid basis i.e. the price investors sell units.

FUND MANAGER INFORMATION

Fund Manager(s)

Suzie Nolan

Fund Manager Profile

Aviva Life and Pensions DAC ("ALPI DAC") are part of the Aviva Group which operates in core markets across the UK, Ireland and Canada.

Source: ALPI DAC as at 31 July 2026

FUND INTRODUCTION

Fund Objective

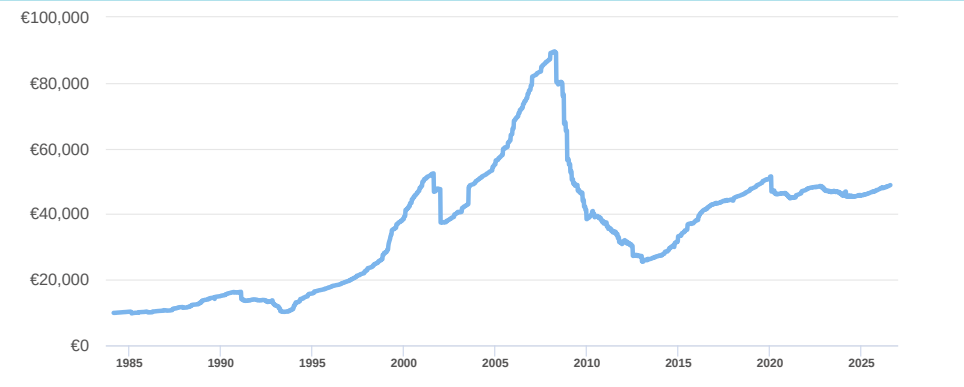
The Aviva Irish Commercial Property Fund invests in a diversified portfolio of Irish properties across the retail, office, industrial and alternative sectors. It is managed by an experienced local property team with significant expertise in acquisition, asset management, and development. Aviva Life & Pensions Ireland DAC has a responsibility to treat all customers fairly and equitably, and due to net outflows from the Fund, a temporary suspension of redemptions remains in place, with instructions including surrenders, switches, and early maturities deferred for up to six months in line with policy conditions.

Fund Strategy

- The Fund follows a 'core-plus' strategy that involves:
- Investing in quality properties in the retail, office, industrial and alternative property sectors
- Generating rental income from our property portfolio
- Adding value to properties through active asset management - for example, redevelopment, refurbishment, sustainability initiatives, lease negotiations and letting vacant space
- Sustainability considerations are incorporated into asset management and investment decision making, and the fund is compliant with Article 8 of SFDR

FUND PERFORMANCE

Growth of €10,000 to 31 Jul 2026



Annualised Return to 31 Jul 2026 – Aviva Irish Commercial Property

	1m	3m	YTD	1y	3y	5y	10y
Total Return	0.22%	1.08%	1.93%	4.36%	1.42%	1.13%	1.48%

Calendar Year Return – Aviva Irish Commercial Property

	2025	2024	2023	2022	2021
Total Return	4.66%	0.19%	-3.24%	-0.89%	5.25%

Source: Performance data quoted on a bid to bid basis i.e. the price investors sell units. Gross of AMC.

Warning: The value of your investment may go down as well as up .
Warning: If you invest in this fund you may lose some or all the money you invest.
Warning: Past performance is not a guide to future performance.
Warning: This fund may be affected by changes in currency exchange rates.

HOLDINGS

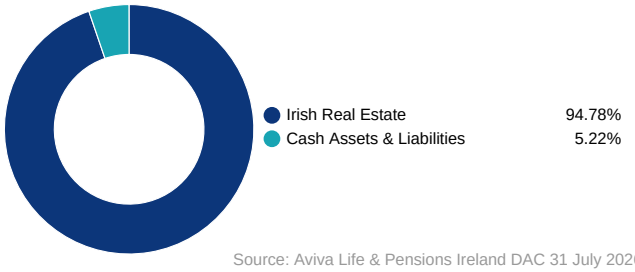
Top 10 Properties

1	Blackrock Village Centre, Blackrock, Co. Dublin
2	Zurich House, Blackrock, Co. Dublin
3	The Globe Retail Park, Naas, Co. Kildare
4	18 Lower Leeson Street, Dublin 2
5	Premier Suites, Ballsbridge, Dublin 4
6	Unit 500 Greenogue Business Park, Rathcoole, Co. Dublin
7	7 Grand Canal, Lr. Grand Canal Street, Dublin 2
8	Elm Park, Merrion Road, Dublin 4
9	60/61 Grafton Street, Dublin 2
10	Ormonde House, Earlsfort Centre, Lower Leeson Street, Dublin 2

Regional Allocation

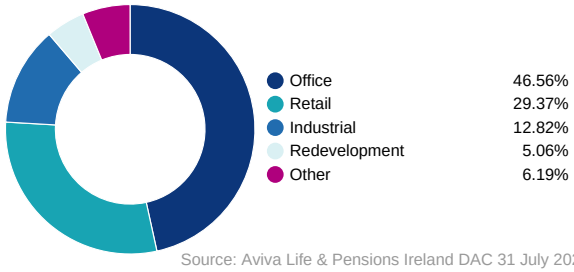
Dublin	86.67%
Rest of Ireland	13.33%

ASSET MIX



Source: Aviva Life & Pensions Ireland DAC 31 July 2026

SECTOR BREAKDOWN



Source: Aviva Life & Pensions Ireland DAC 31 July 2026

RISKS

Risk Rating as at 31 July 2026

1	2	3	4	5	6	7
Very Low	Low	Low to Medium	Medium	Medium to High	High	Very High

Please note this is the risk rating of the Aviva Irish Commercial Property fund which may differ from the risk rating of the underlying fund.
The risk rating shown is not guaranteed and may change over time. For more information on our risk ratings, please see 'Your Investment Guide' brochure which is available through your Financial Broker or on www.aviva.ie.

Key Risks

Before you invest in this fund, or any fund, it is important that you speak with your financial broker to ensure you understand and are comfortable with the risks involved. These risks include but are not limited to:

Details of the risks of investing in a fund are explained in the 'Your Investment Guide' brochure which you can download on www.aviva.ie or is available from your Financial Broker.

Risk Factors

Market Fluctuations
Capital and returns are not guaranteed
Counterparty Risk
Liquidity Risk
Derivatives Risk
Pricing Basis Risk

CHARGES

Standard Charges

Performance figures shown do not include the effect of commissions, fees, taxes or other charges. These costs will reduce your return. You can get details from your broker or at aviva.ie/charges-and-fees, and existing customers can also find fee information in their annual benefit statement or through the Online Service Centre.

ADDITIONAL INFORMATION

- We cannot guarantee the accuracy or completeness of the data provided by Longboat Analytics or the Fund Manager.
- For more information you can view daily fund prices and performance on our fund centre.
- A glossary of terms used in this document is available in the "Your Investment Options" brochure which is available from your broker or on www.Aviva.ie.
- The average lease length shown is based on a scenario which assumes that all lease break options are exercised.

Want to talk to us about your policy?

We are open 9am to 5pm Monday to Friday.

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