Irish Life

Life | Pensions | Investments

Irish Property Fund

Information is correct at 28 February 2026

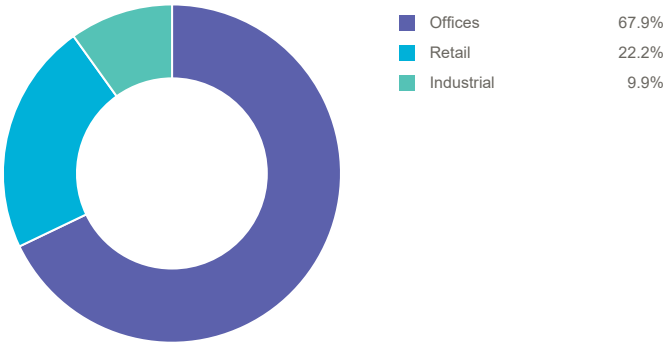
FUND FACTS

Objective	To achieve high returns over the long term through direct investment in Irish commercial property.
Investment Style	Active
Size	1.3 billion

RISK LEVEL

1	2	3	4	5	6	7
LOW RISK		MEDIUM RISK		HIGH RISK		

PROPERTY SECTOR DISTRIBUTION



TOP FIVE HOLDINGS

PROPERTY	COUNTRY
1 Georges Quay	Ireland
13-18 City Quay	Ireland
2 Grand Canal Square	Ireland
70 St. Stephens Green	Ireland
Cadenza, Earlsfort Terrace	Ireland

FUND DESCRIPTION

The Property Fund invests in office, retail and industrial property in Ireland. The fund aims to achieve high fund returns over the long-term, though returns may vary over the short term. This fund may be closed from time to time depending on whether quality properties are available. Restrictions: In some situations, a restriction applies on pension schemes and members in occupational pension schemes investing more than 49% in property funds.

Notice Period: The 6 month notice period for all switching and encashment requests from Property Funds has been removed, effective 16 April 2021. A notice period may be reintroduced on the property fund at some point in the future. The length of any future notice period may depend on how long it takes to sell the assets in the fund.

This is a very high risk fund which can have a very high level of volatility. Therefore it may not be suitable for investors who have less than 13 years to retirement. The fund is most suitable for long term investment.

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

In certain circumstances we may need to delay switches, withdrawals or transfers out of this fund and delays may be significant.

This fund is provided by Irish Life Assurance plc and is managed by Irish Life Investment Managers.

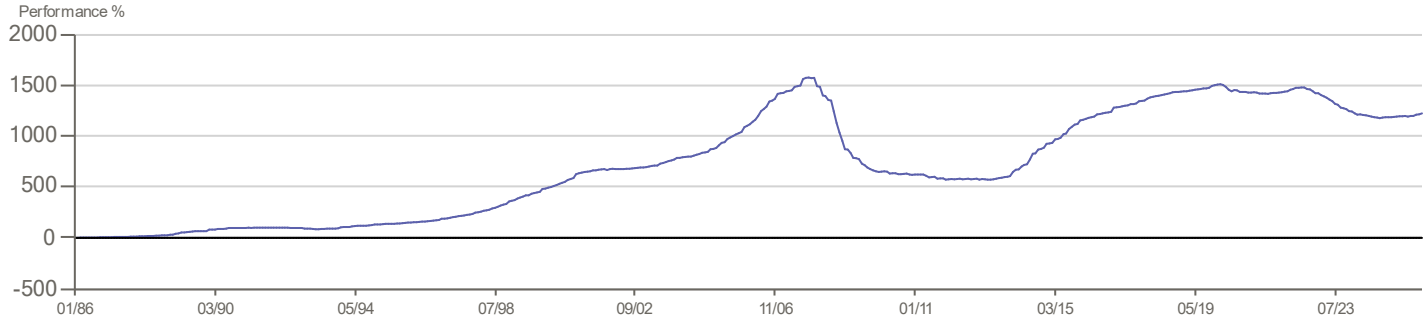
CALENDAR YEAR RETURN

	2020	2021	2022	2023	2024	2025	YTD
Fund	-4.68%	0.31%	-0.52%	-11.70%	-4.58%	2.03%	1.04%

PERFORMANCE AS AT 28/02/2026

	1 Month	3 Month	1 Year	3 Year p.a.	5 Year p.a.	10 Year p.a.	Since Launch p.a.
Fund	0.72%	1.85%	2.86%	-4.19%	-2.87%	0.41%	6.64%

CUMULATIVE PERFORMANCE



Fund returns are quoted before taxes and after a standard annual management charge of 0.75%. Annual fund management charges are calculated AND deducted based on the offer price of the fund. The unit price AND VALUE of the fund are always quoted after an allowance has been made for the fund management charge. The Bid/Offer spread is 5.00% for the version of the fund illustrated.
Launch Date (for the series used in the above performance illustration) = 31 Dec 1985; YTD = year to date; p.a. = per annum
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.

Irish Life Investment Managers are recognised internationally for their expertise, innovation and track record:
-INVESTMENT MANAGER OF THE YEAR Irish Pensions Awards 2024
-GRESB 5 Star Rating 2025 for Pension, European & Property Funds
-PROPERTY MANAGER OF THE YEAR Irish Pensions Awards 2023

To find out more about our fund range and to view the latest market and fund manager updates please visit:
https://www.irishlifeemployersolutions.ie/

Irish Life Assurance plc, trading as Irish Life, is regulated by the Central Bank of Ireland. Keyridge Asset Management Limited, trading as Irish Life Investment Managers and Setanta Asset Management is authorised and regulated as an investment firm by the Central Bank of Ireland.