

Key Investor Document ('KID')

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

The IPUT Property Fund (the 'Fund') is a sub-fund of IPUT plc (the Company). The Company is an open-ended umbrella investment company with limited liquidity and variable capital governed by the laws of Ireland and authorised by the Central Bank of Ireland. The Company is authorised as an internally managed qualifying investor alternative investment fund pursuant to the European Union (Alternative Investment Fund Managers) Regulations 2013 (S.I. No. 257 of 2013) as amended.

This KID is produced by the Fund and is accurate as at 31 March 2018. For more information on the Fund please visit iput.com.

What is the product?

Type: Qualifying Investor Alternative Investment Fund (QIAIF) with limited liquidity.

Objective: The objective of the Fund is to provide investors with a consistent and stable income yield from Irish commercial property through medium to long term investment. The Fund will primarily invest in commercial property, in particular focusing on the office, retail and logistics sectors.

Intended retail investor: An investment in the Fund is suitable for qualifying investors, as defined in the prospectus of the Company (the Prospectus). The minimum investment amount by each investor, other than accredited employees (as defined in the Prospectus), will be at least €100,000 and the minimum holding amount will be €1,000,000.

What are the risks and what could I get in return?

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in market values.

As the product is priced quarterly, we have classified this product as class 6 out of 7, which is a medium-high risk class. This rates the potential losses from future performance at a medium-high level. This product does not provide any protection against future market performance so you could lose some or all of your investment.

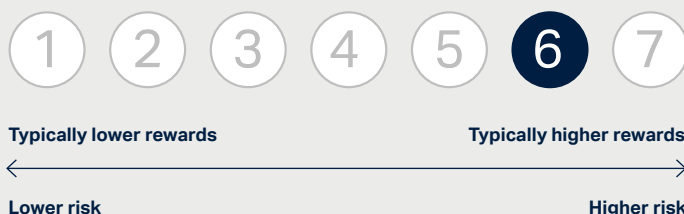
This Fund is invested in a cyclical asset class and as such the value of your investment may rise as well as fall.

The Fund is a limited liquidity fund and as such is subject to certain repurchase restrictions as set out in the Prospectus and the Supplement thereto for the Fund (the Supplement).

For a more comprehensive list of the risks associated with the Fund please consult the Prospectus and Supplement.

RISK INDICATOR

The risk indicator assumes you keep the product for 10 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less than your original investment.



Investment €100,000

Scenarios		3 years	5 years	10 years (Recommended)
Unfavourable scenario	What you might get back after costs	€99,676	€93,886	€97,691
	Average return each year	-0.1%	-1.3%	-0.2%
Moderate scenario	What you might get back after costs	€117,376	€121,709	€150,282
	Average return each year	5.5%	4.0%	4.2%
Favourable scenario	What you might get back after costs	€124,477	€133,501	€175,284
	Average return each year	7.6%	5.9%	5.8%

This table shows the money you could get back over the next 10 years, under different scenarios, assuming that you invest €100,000. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on our current projections and are not an exact indicator.

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

What happens if the IPUT Property Fund is unable to pay out?

You may face a financial loss should the Fund default on its obligations. There is no compensation or guarantee scheme in place which may offset all or any of this loss.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs.

The amounts shown here are the cumulative costs of the product itself, for three different holding periods. The figures assume you invest €100,000. The figures are estimates and may change in the future.

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

Investment €100,000

	If you cash in after 3 years	If you cash in after 5 years	If you cash in after 10 years
Total costs	€8,378	€8,964.5	€10,687
Impact on return (RIY) per year	2.5%	1.6%	0.8%

The table below shows:

- The impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period.
- What the different cost categories mean.

One-Off costs	Entry costs	5.5 %	The impact of the costs you pay when entering your investment.
	Exit costs	1.5 %	The impact of the costs of exiting your investment if and when your shares are repurchased.
Ongoing costs	Portfolio transaction costs	0.0%	The impact of the costs of the Fund buying and selling underlying investments for the product are reflected in the entry and exit costs.
	Other ongoing costs	0.35%	The impact of the costs that we take each year for managing your investments. The Total Expense Ratio (TER) reflects the costs of running the Fund. The TER was 0.35% in 2017.
Incidental costs	Performance Fee	N/A	No performance fee is charged.
	Carried interests	N/A	The Fund does not pay carried interest.

How long should I hold it and can I take my money out early?

Recommended hold period: 10 years

The Fund is a limited liquidity fund and is subject to certain repurchase restrictions as set out in the Prospectus and the Supplement. Certain investments may be difficult or impossible to sell at the time and at the price that the Fund would like. The Fund may have to lower the price to effect a sale, sell other investments instead or forego an investment opportunity, any of which could have a negative effect on fund performance. An exit from the Fund will be dependent on market conditions and there is a risk that the market for the underlying investments may not support an opportunistic sale of the assets for some time.

How can I complain?

Postal address:

IPUT plc, 47-49 St. Stephen's Green, Dublin 2, D02 W634, Ireland

Website:

iput.com

E-Mail:

info@iput.com

We will then handle your request and provide you with feedback as soon as possible.

Other relevant information

For further information on the Fund please refer to iput.com

We are Ireland's leading commercial property investment company and the largest owner of offices and logistics assets in Dublin. We are a long term investor with a 50-year track record in real estate. We own and manage a portfolio comprising over 5.2 million sq ft, with a net asset value of over €2.75 billion.