

## Fund Mechanics

**IPUT is regulated by the Central Bank of Ireland as a qualifying investor alternative investment fund (QIAIF) and as an internally managed alternative investment fund under the European Union (Alternative Investment Fund Managers) Regulations 2013.**

<b>Administration</b> As at 31 December 2021	
Base Currency	Euro
Frequency of dividend	Quarterly in cash
Offer price per share	NAV plus 2%
Repurchase price per share	NAV minus 1.5%
Total Expense Ratio (TER)	44bps
Dealing day	First business day of January, April, July, October
Valuation point	NAV is calculated quarterly; 31 March 30 June 30 September 31 December
Subscriptions	By application
Redemptions	At discretion of the Directors and dealt with quarterly, subject to 6-months notice

<b>Taxation</b>	
There are 2 parallel tax regimes operated by deduction applied to IPUT as an Irish regulated property fund. The application of these are summarised below.	
EU/EEA Institutional investors (EU/EEA pension fund, life insurance companies and regulated funds)	Exempt
Other non-Irish investors	20% withholding tax on investment returns
Irish institutional investors (including pension funds, insurance companies, regulated funds and charities)	Exempt
Other Irish investors	41% withholding for individuals/25% for corporate shareholders on investment returns

**Disclaimer:**

This document has been prepared by IPUT plc (the "Company" or "Fund") for information purposes only and should not be construed as financial or tax advice. Certain information contained herein may constitute "forward-looking statements". Forward-looking statements are provided to allow investors the opportunity to understand the Company's beliefs and opinions in respect of the future performance of the Fund so that investors may consider such beliefs and opinions as one factor in making any investment decision. Although forward-looking statements contained in this document are based upon what the Company believes are reasonable assumptions, there can be no assurance that forward-looking statements will prove to be accurate. Due to various risks and uncertainties, actual events, results or actual performance of the Fund may differ materially from those reflected or contemplated in such forward-looking statements. No representation or warranty is made as to the achievement or reasonableness of, and no reliance should be placed on, such forward-looking statements. There is no guarantee that the Fund will generate a particular rate of return. Past performance is not necessarily indicative of future performance. The Company undertakes no obligation to update forward-looking statements if circumstances or management's estimates or opinion should change, except as required by applicable law. Investors should seek their own financial legal and tax advice before making any investment decision.

**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 an over 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 €2.8 billion.**

**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?

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### 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?

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### Postal address:

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

### Website:

[iput.com](http://iput.com)

### E-Mail:

[info@iput.com](mailto:info@iput.com)

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

## Other relevant information

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For further information on the Fund please refer to [iput.com](http://iput.com)

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