

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.

Administration As at 31 December 2023	
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)	85bps
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 fund liquidity

Taxation	
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 57-year track record in real estate. We own and manage a portfolio comprising over 5.5 million sq ft, with a net asset value of €1.9 billion.