

European (Ex-UK) Property Fund

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(MoneyMate 2007)

Fund Description

Indicative equity exposure: 100% of the value of the fund

This unit-linked fund gives you the opportunity to share in the performance of some of Europe's leading real estate companies. The fund invests in the shares of the **FTSE EPRA/NAREIT Europe ex UK Dividend + Index** via an Exchange Traded Fund (ETF). The FTSE EPRA/NAREIT Europe ex UK Dividend + Index covers property companies that pay a large percentage of their profits as income. The index covers companies listed in European countries (except for the UK). A currency risk arises for a euro investor, as some of the underlying companies operate outside the eurozone.

Investment Aim

The fund objective is to provide investors with exposure to the European (ex UK) real estate sector and to track the performance of the FTSE EPRA/NAREIT Europe ex UK Dividend + Index. The fund achieves this by investing in the iShares FTSE EPRA/NAREIT European Property Index Fund. This is an Exchange Traded Fund managed by Barclays Global Investors. Eagle Star reserves the right to replace this Exchange Traded Fund with another fund at any stage. The constituent stocks and their weights within the FTSE/EPRA NAREIT Europe ex UK Dividend + Index are constantly changing. Barclays Global Investors does not guarantee that the iShares FTSE EPRA/NAREIT European Property Index Fund will always exactly mirror the index as there will be a time-lag while changes in the index are being reflected.

Who should invest in the Fund?

The fund is available as part of the Matrix range for both pension and investment clients. This fund is designed to appeal to investors who seek a long-term return on capital invested and are willing to accept the risks inherent in the volatility of property related investments. Due to the concentrated nature of the index (the top five stocks made up some 52% of the index as at 11/07/07) the fund has an increased stock-specific risk over typical equity funds.

Note that real estate companies can trade at a discount or a premium to Net Asset Value. This can lead to large changes in the share price of the company without large changes in the value of the underlying properties owned by the company.

Significant Features of the Fund

- Opportunity to invest in a diversified portfolio of listed European (ex UK) property companies with higher than average dividend yields.
- Low entry and exit charges.
- The fund offers access to the real estate sector without incurring large costs.
- The ability to construct a diversified portfolio by combining investment in this fund with investments in other Matrix funds.

Further Information

A fund factsheet which includes data updated quarterly on the **European (Ex-UK) Property Fund** is available on www.eaglestarlife.ie.

Warning: The value of your investment may go down as well as up.



EAGLE STAR

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