



Perennial Global Property Securities Fund

Supplement to the Prospectus dated 12 May 2014 for Perennial Investment Partners Investment Funds plc. An umbrella fund with segregated liability between sub-funds

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This Supplement contains specific information in relation to the **Perennial Global Property Securities Fund** (the **Fund**), a Fund of Perennial Investment Partners Investment Funds plc (the **Company**) an umbrella type open-ended investment company with variable capital governed by the laws of Ireland and authorised by the Central Bank of Ireland (the **Authority**).

This Supplement forms part of and should be read in conjunction with the Prospectus dated 12 May 2014.

The Directors of Perennial Investment Partners Investment Funds plc, whose names appear in the **Directors of the Company** section of the Prospectus, accept responsibility for the information contained in the Prospectus and this Supplement. To the best of the knowledge and belief of the Directors (who have taken all reasonable care to ensure that such is the case) such information is in accordance with the facts and does not omit anything likely to affect the import of such information. The Directors accept responsibility accordingly.

Application has been made to the Irish Stock Exchange for the Euro Class A Shares and GBP Sterling Class B Shares of the Fund issued and available for issue, to be admitted to the Official List and trading on the main securities market of the Irish Stock Exchange. The GBP Sterling Class B Shares were admitted to the Official List and trading on the main securities market and dealings in the GBP Sterling Class B Shares commenced on or about 3 March 2008. The Prospectus and Supplement for the Fund dated 28 November 2007 constituted listing particulars for the purposes of listing the Shares on the Irish Stock Exchange. No application has been made to list the Shares of the Fund on any other exchange.

Words and expressions defined in the Prospectus shall, unless the context otherwise requires, have the same meaning when used in this Supplement.

Dated: 12 May 2014

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Investment Objective and Policies

Investment Objective

To grow the value of investments over the long-term through a combination of capital growth and income by investing in a broad selection of international property securities. The Fund aims to provide a total return (after fees) that exceeds the FTSE EPRA/NAREIT Global Real Estate Index (as described in Appendix I of this Supplement, the **Index**) measured over a rolling three year period.

Investment Policies

The Fund will invest in listed, or soon to be listed, securities of real estate companies or Real Estate Investment Trusts (REITs) on stock exchanges listed in Appendix I of the Prospectus, which the Investment Manager believes can offer superior capital growth and income characteristics.

The Investment Manager places great emphasis on bottom-up property securities research which involves the detailed analysis of each security in targeted real estate companies and REITs including preparing earnings, cash flow and balance sheet forecasts.

The Fund is able to invest a maximum of 20% of the net asset value in securities not included in the Index. This ability enables the portfolio to have the ability to invest in quality companies that are not represented in the benchmark index and ensuring that the portfolio is suitably diversified.

The portfolio does not replicate the regional or industry structure of the Index. Any regional bias that may be evident in the portfolio is due to our bottom up stock picking investment process. The portfolio aims to invest in the best securities on a global basis rather than to attempt to replicate the regional structure of any index.

The Fund will invest in Real Estate Investment Trusts (REITs) (as defined in Appendix I of this Supplement) and any other property related company, listed on any recognised global stock exchange. Investments in these types of securities are associated with a medium to high level of risk. For more information on the types of risk associated with this investment, please refer to pages 4 and 5. The Fund may invest up to 100% of its assets in REITs.

As the Fund grows, the portfolio will typically be expected to hold between 40 and 50 securities, with a minimum of 25 and a maximum of 75.

The Fund will attempt to be fully invested at all times but may invest in cash or other ancillary liquid assets including but not limited to cash and cash equivalents (including but not limited to commercial paper, certificates of deposit, units or shares in open-ended collective investment schemes and other money market instruments, including but not limited to bankers acceptances, units or shares in money market funds and treasury bills), subject to such assets not exceeding 10% of the net asset value for any material length of time.

The Fund will not invest in REITs where such investment would impact on the liquidity of the Fund.

Investment Restrictions

The general investment restrictions set out under the heading FUNDS - Investment Restrictions in the Prospectus shall apply.

In addition the Fund may not invest more than 10% of the net asset value in other collective investment schemes.

Profile of a Typical Investor

The Fund is suitable for investors seeking a combination of long-term capital and income through exposure to global property markets, who are prepared to accept the degree of volatility associated with international property securities.

Borrowings

In accordance with the general provisions set out in the Prospectus under the heading FUNDS - Borrowing and Lending Powers the Fund may borrow up to 10% of its net assets on a temporary basis.

Risk Management

The Company will, on request, provide supplementary information to Shareholders relating to the risk management methods employed, including the quantitative limits that are applied and any recent developments in the risk and yield characteristics of the main categories of investments.

Risk Factors

The general risk factors set out under the heading RISK FACTORS section of the Prospectus apply to the Fund. In addition, the following risk factors apply to the Fund:

Currency Management Transactions

The Fund may utilise financial instruments such as foreign exchange contracts for hedging purposes and/or to alter currency exposures. Currency transactions will not eliminate fluctuations in the values of portfolios positions nor do they prevent losses if the values of such positions decline or do not correspond with the securities positions held by the Fund.

Company or Security-Specific Risk

Company or security-specific risk refers to a number of risks that can affect the value of a specific security. For example, a fall in the profit performance of a company may impact adversely on its share price and may also affect the interest rate it has to pay to borrow funds which, in turn, will affect the value of its debt securities. Whilst it is not possible to identify all these risks, the Investment Manager, through careful analysis of research from many sources, including their own internal research, seeks to identify as many of these risks as possible before investing. In addition, established guidelines help ensure portfolios are well diversified to minimise this risk.

Interest Rate Risk

Changes in interest rates can influence the value and returns of investments.

Currency Risk

Funds investing in international markets are exposed to changes in exchange rates. The possibility that foreign currencies may fall in value relative to the Euro can have an adverse impact on investment returns.

Credit Risk

Credit risk is the risk that a counterparty will fail to perform its contractual obligations resulting in a financial loss to the Fund.

The Fund manages credit risk by ensuring that a diversified portfolio of securities is held in the portfolio.

Liquidity Risk

Liquidity risk is the risk that a Fund will experience difficulty in either realising assets or otherwise raising sufficient funds to satisfy commitments associated with financial instruments.

The risk management guidelines adopted by the Fund are designed to minimise liquidity risk through:

- ensuring that there is no significant exposure to illiquid or thinly traded financial instruments; and
- applying limits to ensure there is no undue concentration of liquidity risk to a particular counterparty or market.

Investment Manager Risk

This is the risk that the Fund will not achieve the investment objective of the Fund and may underperform the benchmark or may underperform other investment managers.

Exchange Rate Risk for holders of Class B Shares

The Class B Shares are denominated in a currency other than the Base Currency of the Fund and are not a hedged currency share class. Therefore the value of investors' holding in such class may be subject to currency risk in the event of adverse currency movement between the Base Currency and the currency of denomination of the class as currency conversions at prevailing exchange rates will take place on subscriptions, redemptions, exchanges and distributions of the Class B Shares.

An investment in the Fund should not constitute a substantial proportion of an investment portfolio and may not be suitable for all investors.

Investment Manager

The Company has appointed Perennial Real Estate Investments Pty. Ltd as Investment Manager of the Fund pursuant to an Investment Management Agreement described under the heading "Material Contracts" in this Supplement. The registered address of Perennial Real Estate Investments Pty. Ltd is Level 24, 303 Collins Street, Melbourne Victoria 3000, Australia.

Perennial Real Estate Investments Pty. Ltd is a specialist active funds management firm whose business objective is to manufacture superior investment outcomes for its clients. Perennial Real Estate Investments Pty Ltd specialises in the active management of global property securities. Perennial Real Estate seeks to buy listed, or soon to be listed, property securities that offer good cashflow growth and consistent income characteristics. Perennial Real Estate has the underlying belief that these securities will offer investors the best absolute, long-term investment outcomes.

The boutique structure of the Perennial Group of Companies has been designed to create and foster a specialist investment management culture, allowing the investment professionals to focus on investing. Under this structure, the Perennial Group of Companies shares equity ownership of each investment management business with key professionals who work in that business. The Perennial Group of Companies believes that the boutique structure cultivates an environment where the interests of investors and investment professionals are more clearly aligned.

Distributor

The Company has appointed Perennial Investment Partners Limited of Level 24, 303 Collins Street, Melbourne, Victoria, Australia 3000 as Distributor of the Fund pursuant to a Distribution Agreement described under the heading "Material Contracts" in this Supplement.

Dividend Policy

The Directors may declare dividends. Where the Directors decide to declare a dividend, it is intended to declare a dividend once a year. It is anticipated that where dividends are declared that they will ordinarily be declared by the end of June each year from all net income of the Fund for the preceding financial year. Dividends payable to shareholders will be re-invested by subscription for additional Shares in the Fund unless Shareholders specifically request that dividends be paid by cheque or telegraphic transfer at the expense of the Shareholders. Dividends payable by cheque or transfer will be paid as promptly as practical and in any event within six months of the end of the Company's annual accounting period to which the distribution relates. Additional Shares will be issued to Shareholders at a price calculated in the same way as for other issues of the relevant class of Share on the same day without incurring any preliminary charge and such additional shares will be issued within six months of the end of the Company's annual accounting period to which the distribution relates. There is no minimum of such further Shares which may be so subscribed.

The Directors reserve the right to make no distribution or supplementary distribution as they deem appropriate.

The Fund has been approved by HM Revenue and Customs as a 'reporting fund' for UK taxation purposes. The Fund shall endeavour to satisfy the conditions in order to maintain reporting fund status unless the Directors determine otherwise. Although the Directors will endeavour to ensure that appropriate conditions for reporting fund status to apply are met, there can be no guarantee that they will be obtained or so met, or that once obtained or met, they will continue to be obtained or met for future accounting periods. Where an 'offshore fund' (such as the Fund) has been certified as a reporting fund for each accounting period during which a shareholder has held his interest in the offshore fund, any gain arising will be calculated and taxed as a capital gain, rather than as an offshore income gain, and such shareholder may be eligible for applicable capital gains exemptions and/or reliefs.

Key Information for Buying and Selling

Base Currency

The base currency of the Fund is Euro.

Shares available for subscription

Shares of the Fund are currently available for subscription in the following denominations:

Share Class	Currency
Class A	Euro
Class B	GBP Sterling

Business Day

Any day (except Saturday or Sunday) on which the banks in Ireland are open generally for business, or such other day as the Directors may, with the consent of the Custodian, determine and notify to Shareholders in advance.

Dealing Day

The Fund shall be open to dealing on every Business Day.

Dealing Deadline

In respect of a Dealing Day, the Dealing Deadline is defined as 15.00 (Irish time) on the Business Day immediately prior to the Dealing Day.

Minimum Initial Investment Levels

The following minimum investment amounts may be imposed by the Fund:

Share Class	Minimum Investment Amount
Class A	€50,000
Class B	€50,000 or sterling pound equivalent

(provided that, at the discretion of the Directors, smaller amounts may be accepted)

Minimum Fund Size

Means €1,000,000 or such other amount (if any) as the Directors may consider for the Fund.

Settlement Date

In the case of subscriptions and repurchase orders 4 Business Days after the relevant Dealing Day (assuming the receipt of the relevant duly signed repurchase documentation).

Preliminary Charge

Nil.

Exchange Charge

Up to 3% of the value of the Shares being exchanged may be imposed by the Company.

Repurchase Charge

Nil.

Valuation Point

23.59 (Irish time) on the Dealing Day.

Fees and Expenses

Investment Management Fee

The Investment Manager is entitled to receive from the Company out of the net assets of the Fund an annual fee not exceeding 1.25% (plus VAT, if any) of the net assets of the Fund. Such fee shall accrue and be calculated on each Dealing Day and be payable monthly in arrears. The Investment Manager will also be entitled to be reimbursed out of the assets of the Fund for all its own reasonable out of pocket costs and expenses. The Investment Manager may rebate any proportion of the fees that it has received to any investor and may differentiate between potential investors in relation to the amount of such rebate.

The Investment Manager may, at its sole discretion, discharge the fees and expenses of the Fund.

Distributor Fee

The Distributor shall be entitled to be paid out of the assets of the Fund its fees and expenses which will be charged at normal commercial rates. The Distributor may at its discretion waive its annual fee in whole or in part, in respect of all Shareholders of the same class of Shares. The Distributor will also be entitled to be reimbursed out of the assets of the Fund for all its own reasonable out of pocket costs and expenses.

Administration Fee

The Administrator shall be entitled to receive out of the net assets of the Fund an annual fee, accrued and calculated on each Dealing Day and payable monthly in arrears at an annual rate of up to 0.07% of the net assets of the Fund (plus VAT, if any) subject to an annual minimum fee of €30,000 for the Fund with one Share Class plus €300 for each additional Class. The Administrator is entitled to be repaid all of its reasonable agreed upon transaction and other charges (which will be at normal commercial rates) and other out-of-pocket expenses out of the assets of the Fund (plus VAT thereon, if any).

Custodian Fee

The Custodian shall be entitled to receive out of the net assets of the Fund an annual fee, accrued and calculated on each Dealing Day and payable monthly in arrears, at an annual rate of up to 0.02% of the net assets of the Fund (plus VAT thereon, if any) subject to an annual minimum of €12,000 per sub-fund.

The Custodian is also entitled to sub-custodian's fees (which will be charged at normal commercial rates) as well as agreed upon transaction charges (which will be at normal commercial rates) and other out-of-pocket expenses out of the assets of the Fund (plus VAT thereon, if any).

This section should be read in conjunction with the section entitled Fees and Expenses in the Prospectus.

Other charges and expenses

The preliminary expenses involved in the formation of the Fund are expected to amount to €15,000 (plus VAT where applicable). These expenses are intended to be amortized by the Company over the first five financial years of the Fund's operation (or such other period as may be determined by the Directors at their discretion).

This should be read in conjunction with the section in the Prospectus headed Fees and Expenses.

Reports to Shareholders

The accounting date of the Company and the Fund is end of February. The half yearly accounting date is 31 August.

The Company publishes an annual report incorporating audited financial statements in respect of each annual

accounting period. In addition the Company publishes a semi-annual unaudited financial report in respect of each half-yearly accounting period.

The annual and semi-annual reports will be sent to shareholders within six months and four months respectively of the periods to which they relate.

Material Contracts

Investment Management Agreement

The Investment Management Agreement dated 28 November 2007 between the Company and the Investment Manager (the **Agreement**); provides that the appointment of the Investment Manager will continue unless and until terminated by either party giving not less than 90 days written notice to the other party although in certain circumstances the Agreement may be terminated forthwith by notice in writing by either party to the other; this Agreement contains certain indemnities in favour of the Investment Manager which are restricted to exclude matters resulting from the fraud, bad faith, negligence, wilful default or wilful misfeasance of the Investment Manager in the performance or non-performance of its obligations and duties.

Distribution Agreement

The Distribution Agreement dated 28 November 2007 between the Company and the Distributor provides that the appointment of the Distributor will continue unless and until terminated by either party giving not less than 90 days written notice to the other party although in certain circumstances the Agreement may be terminated forthwith by notice in writing by either party to the other; this Agreement contains certain indemnities in favour of the Investment manager which are restricted to exclude matters resulting from the fraud, bad faith, negligence or wilful default of the Distributor in the performance or non-performance of its obligations and duties.

Directors' Interests

Lewis Bearman is a Director of the Company and an employee of the Promoter and Distributor of the Fund.

Miscellaneous

The Company has no other Funds established as at the date of this Supplement.

APPENDIX I

FTSE EPRA/NAREIT Global Real Estate Index

The FTSE EPRA/NAREIT Global Real Estate Index is an index designed to track the performance of listed global real estate companies and real estate investment trusts (REITs). This Index is calculated by the Financial Times Stock Exchange Group (FTSE) through information provided by the European Public Real Estate Association (EPRA) and The National Association of Real Estate Investment Trusts (NAREIT).

REIT

A REIT is a corporation or trust that uses the pooled capital of many investors to purchase and manage property. REITs are traded on major exchanges similar to equity and are therefore classed as transferable securities as they meet the requirements of liquidity, availability of price, availability of accurate and comprehensive information and transferability.

