

Gresham House Commercial Property Fund

Quarterly Report
1 January 2026 to 31 March 2026



Gresham House
Specialist investment

Highlights

A long-term track record of positive risk-adjusted returns with lower volatility.

This unaudited quarterly update provides an overview of the Gresham House Commercial Property Fund (the Fund) performance between 1 January 2026 to 31 March 2026.

The Fund launched in 2016 with a target return of 8-10% per annum, inclusive of 5% income.

The Fund produced a return of 1.14% in the first quarter of 2026.

Unit Price
(NAV per Unit)

€147.72

Portfolio of ten properties*

€52,425,000

Rental income

€4.46mn p.a.

The Fund produced a return of 1.14% during the quarter ended 31 March 2026.

The Fund has won the MSCI award for best performing Irish portfolio for the last five years.

Running rental income yield from the portfolio of 8.5% per annum.

* Valued externally by Cushman & Wakefield

All performance figures stated in this report are 'Net Performance' (i.e. net of fees and charges)

The Investment Manager, Gresham House Asset Management Ireland Limited (Gresham House Ireland Investment Management or the Manager), is a leading Irish based asset manager, managing a range of funds, which invest globally, to grow and protect our clients' assets.

For more information visit

www.greshamhouse.ie

Investment Manager's Report

Fund performance

Fund portfolio total return for the quarter to the end of March, as measured by MSCI, was 1.7% versus the MSCI All Ireland Property Index return of 1.74%. The Fund portfolio total return over 12 months to the end of March 2026 was 8.11% versus market benchmark of 6.01%.

Fund portfolio

The Fund's independent valuers, Cushman and Wakefield (C&W), undertook their quarterly review of the properties in the Fund as at 31 March 2026.

This valuation resulted in an overall portfolio value of €52,425,000, representing a decrease of €170,000 or -0.32% compared to 31 December 2025. The decrease in valuation during the quarter is primarily driven by asset-specific factors, with the majority of the portfolio remaining stable.

The portfolio continues to generate rental income of €4,449,762 per annum, resulting in a running income yield of c.8.49% based on the latest valuation. A number of assets remain subject to active lease and rent review negotiations, which are expected to support future income growth.

Sustainability remains a key focus. Ongoing initiatives aimed at improving the Fund's GRESB performance continue, with the Fund targeting a four-star rating in the upcoming submission.

Market background

The exceptionally strong GDP growth recorded by the Irish economy in 2025 was partly influenced by a front-loading of trade resulting from tariffs and is expected to moderate in 2026. The geo-political situation created uncertainty in Q1, with the Irish economy sensitive to issues affecting trade, supply chain security and cross border investment. Higher oil and gas prices will test domestic economic resilience, as we await a resolution of the situation in the Gulf of Hormuz.

The Central Bank of Ireland revised several of its forecasts in Q1 in response. It forecasts growth in Modified Domestic Demand (MDD) to moderate to 2.9% in 2026 (4.9% in 2025) and has increased its headline inflation forecast to 2.9% (2.1% in 2025). In March, the ECB decided to keep interest rates unchanged, maintaining a steady stance to bring inflation back to its 2% target.

Q1 2026 has seen a slight easing of tight labour market conditions, with the unemployment rate increasing slightly to 4.9% (4.7% in 2025). Despite geo-political uncertainty, domestic investment appears set to grow in 2026 boosted by the delivery of infrastructure and increased housing output.

Office sector

Dublin's office market started 2026 strongly, with Q1 take-up reaching 396,000 sq ft, 39.5% ahead of the five-year first-quarter average, according to JLL. Relocations accounted for 60% of take-up across 27 deals. Key sectors show recovery with prime rents holding at €62.50–€65 per sq ft.

Notable lettings in Q1 include Transport for Ireland leasing 50,000 sq ft at Coopers Cross in the North Docks, Rippling sub-leasing 32,000 sq ft from Twitter at Cumberland Place in D1, and Orix Aviation and Metlife each leasing 20,000 sq ft at 4 & 5 Park Place in D1.

With the vacancy rate across Dublin having settled at 16% at the end of 2025 (Savills), there is ongoing evidence of a two-speed market with higher vacancy levels for dated buildings with poor energy efficiency. The absorption of existing modern Grade A space in the favoured D1 and D2 markets continues, as evidenced by recent lettings at 4 & 5 Park Place.

Office demand remains broad-based with reduced dependency on large lettings to tech occupiers, and average deal size returning to market norms. Demand for space in the suburbs is focused on modernised space, with a preference for Cat B fit-outs, as occupiers remain wary of high fit-out costs. Origina have leased the final floor (40,000 sq ft) of the Termini building in Sandymount, highlighting the preference for modern space in the suburbs.

The development pipeline of c.2 million sq. ft. (scheduled for delivery by end of 2028) remains unchanged with no significant construction commencements in Q1. The forecast supply crunch will be exacerbated by construction costs which are expected to rise due to increased energy prices and supply disruption caused by conflict in the Middle East.

As the existing stock of modern Grade A space continues to be absorbed without being replaced by new development, the prime rent for new Grade A space is forecast by agents to reach mid €70s psf within the next 12-18 months.

Industrial sector

Whilst the industrial and logistics sector is expected to remain a strong performer in 2026, it is anticipated that some of the heat will be taken out of the market with increased supply in a number of key M50 Dublin locations. Approximately 700,000 sq ft of new space is expected to be delivered in 2026 (including Grange Castle on the N7, NW Business Park and IPUT's Nexus scheme along the northern M50) of which c.40% is already pre-let.

There has been some weakening of occupier sentiment according to CBRE & Kingspan's Q1 2026 survey, with confidence slipping below 50% for the first time. This reflects geo-political uncertainty with slower GDP growth and higher inflation anticipated.

Occupancy is nonetheless forecast to remain tight in common with trends across Europe, with vacancy in Q1 remaining between 3%-4%. Demand remains diverse and generated by a mix of e-commerce, pharma exports and domestic consumption. Prime rents at Q1 remained at €14 - €14.50 psf (CBRE).

Retail sector

Ireland's retail sector continues to perform steadily but had a quiet Q1 in terms of letting and investment activity. Occupier demand remains focused on prime Dublin city centre. On Grafton Street, Levi's committed to upsizing their flagship store, whilst Space NK agreed to take over premises from Victoria's Secret who are relocating.

There has been continued activity by international brands expanding into Ireland, with Danish brand Normal signing a lease in Mullingar and negotiating deals in other locations. Agents report several other brands looking to enter the Irish market, but delaying decisions until the geopolitical situation and its impact upon consumer demand becomes clearer. The increased cost of fitting out new stores is also weighing on operators.

Agents report rents continuing to rise modestly in most locations, with the exception of locations that remain historically over-rented. European retailers remain more cautious than US retailers regarding the impact of rising costs upon consumer demand.

Investment market

There has been a measured start to the year with €443 million of investment transactions completing in Q1 (Cushman & Wakefield). The living sector overtook the office sector and accounted for 55% of all transactions, largely due to the sale of Newmarket Yard to US fund GIC for €212 million. Prime residential yields are expected to dip below 5% following recent changes to the rent caps.

The office sector was active with notable transactions including The Hive in Sandyford selling for €23 million, Block R Spencer Dock selling for €24 million, No.2 Ballsbridge Park selling for €18 million and offices at Plassey Campus selling for €16 million. Agents expect further gentle downward pressure on prime yields, stabilizing at around 4.75% by the half year.

Retail interest remains keen but focused on prime city centre assets and retail parks. Compared with 2025, which saw several major shopping centres trade, retail accounted for just 2% of investment activity in Q1 2026.

Investor demand remains selective, focused on the best locations and buildings with strong ESG credentials. There is a continuing trend in Q1 of value-add investors seeking out well located office and industrial assets where ESG upgrades and repositioning can add value.

Market outlook

The outlook for Ireland's commercial property market at Q1 2026 remains positive, but with concerns as to how geo-political events impact upon inflation and GDP and influence occupiers and investors alike. ECB rate setters appear to be taking a pragmatic 'wait and see' approach as the situation in the Middle East unfolds.

Supply constraints across office, industrial, and prime retail sectors continue to support rental growth for high-quality assets. There is continuing evidence of institutional capital returning to Ireland's commercial and residential sectors with the sale of a number of PRS residential schemes completing, and several significant office investments (including One Molesworth in Dublin 1) going under offer, to overseas funds in Q1.

Whilst caution abounds, the fundamentals of the Irish economy appear resilient. Investment in infrastructure projects and housing delivery will help support growth. Rising costs for businesses and consumers, and impacts upon foreign investment and trade, need to be carefully monitored as global tensions persist. New office development is likely to be curtailed until the impact upon construction costs becomes clear.

Fund outlook

The Fund continues to demonstrate resilience and strong relative performance, underpinned by its focus on high-quality, income-producing assets across the office, retail, and industrial sectors. Income performance remained stable through Q1 2026, reflecting the strength of the underlying tenant base and proactive asset management.

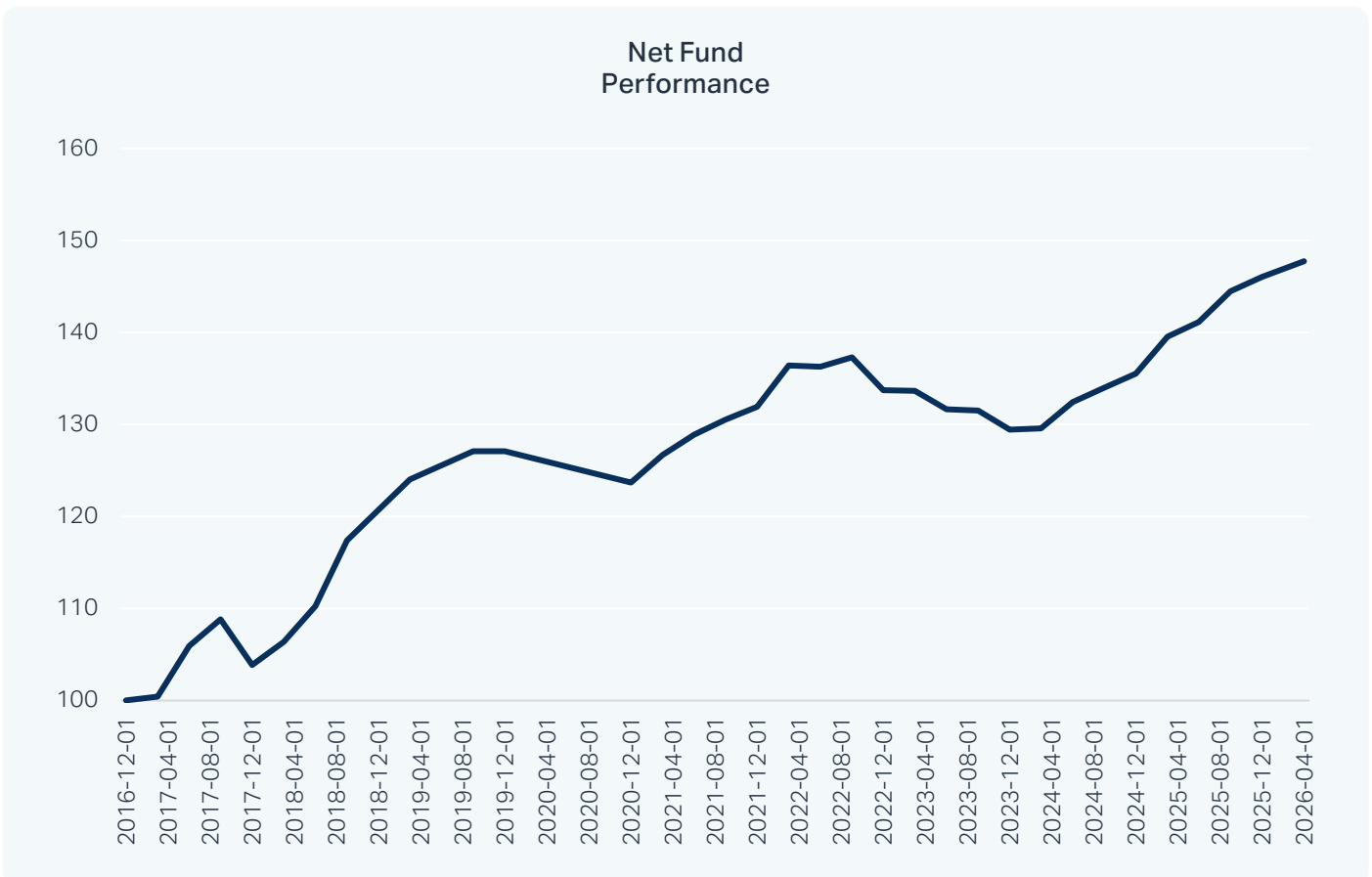
While capital values across the broader market remain sensitive to macroeconomic developments, the Fund's diversified portfolio and emphasis on prime assets have helped mitigate volatility.

Select assets continue to deliver rental growth and improved occupancy, validating the Fund's long-term strategy.

Looking ahead, the Fund remains focused on increasing subscriptions, preserving capital, enhancing income resilience, and selectively deploying capital into opportunities that offer attractive risk-adjusted returns. We believe the market is now more balanced, with improving sentiment providing a supportive backdrop for disciplined growth.

Net Cumulative Performance	YTD	3 months	6 months	1 year	3 years	5 years	10 years	Since launch
Gresham House Commercial Property Fund	1.14%	1.14%	2.26%	5.88%	10.52%	16.60%	N/A	47.72%

Net Annualised Performance	3 Years PA	5 Years PA	10 Years PA	Since launch
Gresham House Commercial Property Fund	3.39%	3.12%	N/A	4.31%





Fenward House
Sandyford



**73 & 74/75
Patrick Street**
Cork



Tuansgate
Tallaght



Westland House
Dublin 12



**Boroinhe
Shopping Centre**
Swords



Beaver House
Clonskeagh



Damastown Way
Mulhuddart



Magna Park
Citywest



Applegreen
Celbridge

The Team

Board of Directors of the Gresham House Investments ICAV



Michael Moriarty
Chairman



Patrick J Lawless
Executive Chair,
Gresham House, Ireland



Elaine Hanly
Independent Non-
Executive Director



Greg Lawless
Non-Executive Director

Gresham House Team



John Bruder
Executive Chairman, Gresham
House Ireland Real Estate

E: j.bruder@greshamhouse.ie



John O'Driscoll
Sales and Business
Development Manager

E: j.odriscoll@greshamhouse.ie



Ian Naughton
Head of Client
Relationship Management

E: i.naughton@greshamhouse.ie



Kenny Downes
Client Relationship Manager

E: k.downes@greshamhouse.ie

Important information - For investors whom it is addressed to only – not for use by any other third party. This document is strictly for information purposes and should not be considered as an offer or solicitation to deal in any of the investments mentioned herein. This document is given to the recipient on condition that the recipient accepts that Gresham House Asset Management Ireland Limited trading as Gresham House Ireland Investment Management or Manager is not providing any financial or other advice to it. This document has been issued by Gresham House Asset Management Ireland Limited, whose registered office is 2nd Floor, Block 3, The Oval, 160 Shelbourne Road, Dublin 4 and is regulated by the Central Bank of Ireland. This document is confidential, is for information purposes only, and is intended only for the person to whom it is delivered. It may not be reproduced, photocopied or disseminated to any other person without the express prior written consent of Gresham House Asset Management Ireland Limited. The information in this document is subject to change without notice, its accuracy is not guaranteed, and it may be incomplete and is condensed. This document is not intended to provide, and should not be relied on for, accounting, legal or tax advice or investment recommendations.

