Gresham House Commercial Property Fund

September 2026

Gresham House
Specialist investment

The Gresham House Commercial Property Fund (the Fund) is a sub fund of the Gresham House Investments ICAV which was authorised by the Central Bank of Ireland in November 2016.

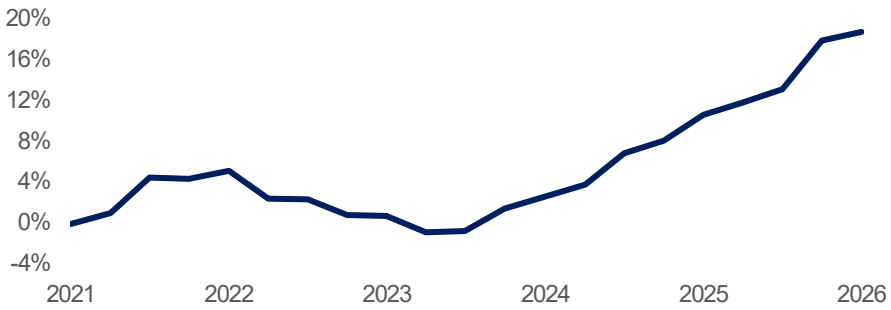
The Fund invests in office, retail and industrial properties in the greater Dublin area and major regional urban centres. The properties will typically be let on long leases with sound financial covenants. Property investments will typically be in the €5mn to €15mn range and the Fund will be valued independently and deal on a quarterly basis.

Fund objective

The Fund aims to achieve long-term growth on your investments by investing in a portfolio of commercial properties primarily in Ireland. The Fund may utilise borrowings to fund property acquisitions.

Fund performance

Source: Gresham House Ireland Investment Management as at 30 September 2026



Yearly net investment performance

2017	2018	2019	2020	2021	2022	2023	2024	2025
3.85%	16.26%	5.24%	-2.68%	6.65%	1.39%	-3.21%	4.70%	7.77%

Cumulative net performance

YTD	3 month	6 month	1 year	3 years	5 years	10 years	Since launch
6.16%	0.73%	4.96%	7.32%	17.90%	18.80%	N/A	55.04%

Annualised net performance

3 years PA	5 years PA	10 years PA	Since launch
5.64%	3.50%	N/A	4.60%

Primary share class information section (A share class)

(On a NAV adjusted basis)

Minimum investment	€100,000
Annual management charge	2.12%
Other fund expenses (incl. custody, trustee and admin fees)*	0.52%
Total annual estimated costs/charges for Fund/Investment	2.64%
LEI code	635400M3LTNZXOUQUY43

Entry and exit charges apply in the form of Anti-Dilution Levy (ADL). An ADL is a charge imposed on subscriptions or redemptions to offset the dealing costs of buying or selling assets of the fund and to preserve the Net Asset Value.

* This figure is exclusive of development works.

Fund advisor



Steven Fagan
Managing Director,
Gresham House Ireland
Real Estate

Fund information

Launch date
November 2016

Fund size
€57.57mn

Fund sector
MSCI Irish Property Index

Number of holdings
11

Fund price
€155.04 (as at 30 September 2026)

Dealing period
Quarterly

Net target return
8.00-10.00%

MSCI European Property Investment Awards WINNER 2020

MSCI European Property Investment Awards WINNER 2021

MSCI European Property Investment Awards WINNER 2022

MSCI European Property Investment Awards WINNER 2023

MSCI Annual European Property Investment Awards 2024

MSCI European Property Investment Award WINNER 2025

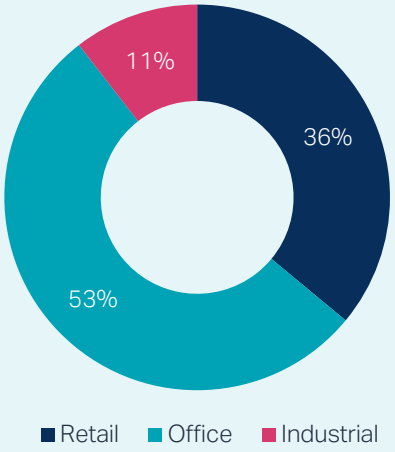
Key risks

- The value of the Fund and the income from it is not guaranteed and may fall as well as rise. As your capital is at risk you may get back less than you originally invested
- Past performance is not a reliable indicator of future performance
- If you invest in any of the Gresham House, Ireland funds you may lose some or all of the money you invest
- This fund is a limited liquidity fund, with 12 months notice required for redemptions and a 2 year initial lock in period.

Top holdings

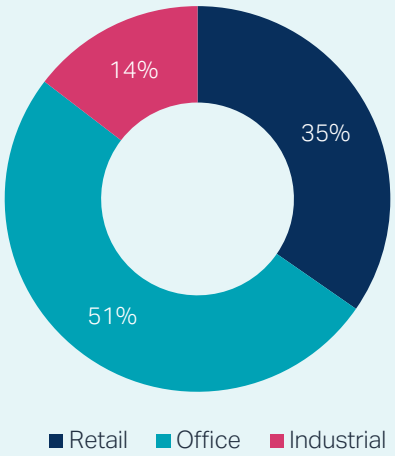
Holding	% of portfolio
Boroimhe, Swords	18.9
Beaver House	13.8
No. 1 Tuansgate	15.5
Unit 11 Magna Drive	9.2
Applegreen, Celbridge	8.0
Fenward House	8.6
Westland House	6.2
1A Damastown Way	5.4
74/75 Patrick Street	4.0
73 Patrick Street	3.7
Block 8 Richview	6.6

Sector split by income



Source: Gresham House Ireland Investment Management as at 30 September 2026. Due to rounding, figures may not add up to 100% on face value.

Sector split by value



Source: Gresham House Ireland Investment Management as at 30 September 2026. Due to rounding, figures may not add up to 100% on face value.

Key fund information

- Quarterly dealing, with 12-month notice on redemptions only
- Irish ICAV/QIAIF authorised by the Central Bank of Ireland
- A full prospectus is available from Gresham House Ireland Investment Management
- Open-ended fund
- 2-year lock in from date of investment
- Independent valuation of portfolio with quarterly valuations
- Management fee of 1.35% of GAV (A and B share classes) or 2% of NAV (C share class)
- Under the terms of the Prospectus the Fund can borrow up to a maximum of 100% of the net asset value.
- Income distribution share class available
- Initial investment cost equivalent to the cost of acquiring commercial property

Portfolio manager

Gresham House Asset Management Ireland Ltd (Gresham House Ireland Investment Management)

As an operating business of Gresham House Ltd in Ireland, Gresham House Ireland Investment Management manages and advises funds and co-investments across a range of differentiated alternative investment strategies for third-party clients. Gresham House Ltd is a specialist asset manager and adviser with c.€12.2bn AUM.

Source: Gresham House Ltd as at 31 December 2025 (Includes SUSI Partners whose acquisition completed in January 2026)
Exchange rate: www.xe.com

Contact details

Ian Naughton
Head of Client Relationship Management
+353 85 881 1758
i.naughton@greshamhouse.ie

Kenny Downes
Client Relationship Manager
+353 85 803 1810
k.downes@greshamhouse.ie

Important information

The information contained in this document (the Document) is being communicated in Ireland and has been issued by Gresham House Asset Management Ireland Limited, trading as Gresham House Ireland Investment Management. Gresham House Ireland Investment Management whose registered office is 2nd Floor, Block 3, The Oval, 160 Shelbourne Road, Dublin, D04 T8F2. This factsheet is distributed by Gresham House Ireland Investment Management which is regulated by the Central Bank of Ireland as investment manager for the Unit Trust. All information in this factsheet has been provided to you for information only. Whilst the information in this factsheet has been published in good faith no representation or warranty express or implied, is made by Gresham House Ireland Investment Management or by any other person as to its accuracy or completeness and it should not be relied on as such. Gresham House Ireland Investment Management and its affiliates assume no liability or responsibility and owe no duty of care for any consequences of any person acting in reliance on the information contained in this report or for any decision based on it. Gresham House Ireland Investment Management does not undertake to provide the recipient with access to any additional information or to update this factsheet or to correct any inaccuracies therein which may become apparent. This factsheet should not be construed as, investment advice, an investment recommendation or investment research nor as containing any tax, legal or other advice. Investors are reminded that past performance is not indicative of future results. The value of investments may fall as well as rise and investors may not get back the amount invested. Funds investing in smaller companies may carry a higher degree of risk than funds investing in larger companies. The shares of smaller companies may be less liquid than securities in larger companies. This factsheet is not intended as, nor should it be taken to be, an offer or solicitation with respect to the purchase or sale of any security or interest in any jurisdiction. Before investing you should read the PRIIPS available on our website as they contain important information regarding the Fund, including charges, tax and fund specific risk warnings. Further information in relation to all risks for each fund is provided in the relevant Fund Prospectus and supplements available on request. Prospective investors should seek their own independent financial, tax, legal and other advice before making a decision to invest. No person, especially those who do not have professional experience in matters relating to investments, must rely on the contents of this factsheet. If you are in any doubt as to the matters contained in this factsheet, you should seek independent advice where necessary. This factsheet is intended for distribution in the Republic of Ireland only. Any dissemination or unauthorised use of the factsheet by any person or entity is strictly prohibited. Please contact a member of the Gresham House team if you wish to discuss your investment or provide feedback on this presentation. Gresham House is committed to meeting the needs and expectations of all stakeholders and welcomes any suggestions to improve its service delivery.

Copyright © 2024, Gresham House Limited
Copyright © 2024, Gresham House Asset Management Ireland Limited

Gresham House
Specialist investment