Gresham House Commercial Property Fund

December 2022

Since 1857
Gresham House
Specialist asset management

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.

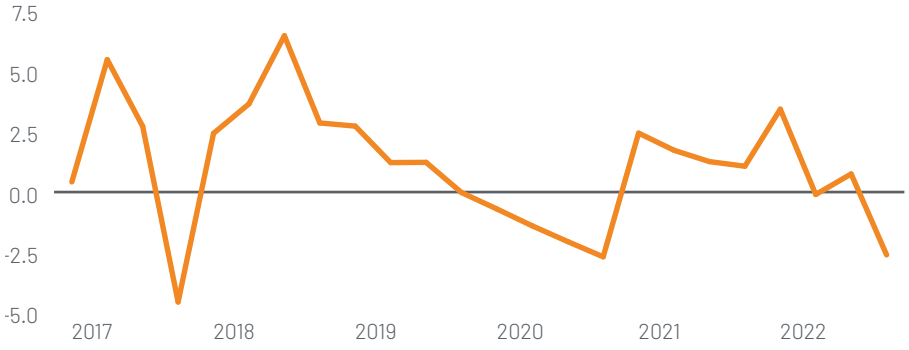
The Fund invests in office, retail and industrial properties in the greater Dublin area and major regional urban centres. The properties will typically be let on long leases with sound financial covenants. Property investments will typically be in the €5mn to €15mn range and the Fund will be valued independently and deal on a quarterly basis. Under the terms of the Prospectus the Fund can borrow up to a maximum of 50% of the market value of the properties.

Fund objective

The Fund aims to achieve long-term growth on your investment 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 as at 31 December 2022
Performance is net of rebated fee



Cumulative performance

Source: Gresham House, Ireland as at 31 December 2022

Cumulative returns month ending 31 December 2022	YTD	1 year	3 years	5 years	10 years	Since launch (Nov 2016)
Gross return	1.39%	1.39%	5.24%	28.77%	-	33.73%
Annualised return	-	1.39%	1.72%	2.59%	-	4.96%

Discrete performance

Source: Gresham House, Ireland as at 31 December 2022

Discrete annual returns	2022	2021	2020	2019	2018	2017
Gross return	1.39%	6.65%	-2.68%	5.24%	16.26%	3.85%

Fund manager



John Bruder
Head of Real Estate

Fund information

Launch date
November 2016

Fund size
€59.89mn

Fund sector
MSCI Irish Property Index

Number of holdings
10

Fund price
€133.73 (as at 31 December 2022)

Pricing frequency
Quarterly

Net target return
8.00-10.00%

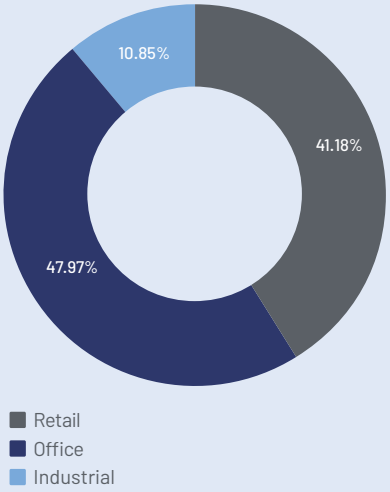
MSCI European Property Investment Awards WINNER 2020

MSCI European Property Investment Awards WINNER 2021

Top 10 holdings

Holding	NAV
Boroimhe Shopping Centre, Swords	18.96%
Beaver House, Beech Hill, Clonskeagh	17.74%
Tuansgate, Tallaght Town Centre	13.73%
Fenward House, Sandyford	10.08%
Apple Green, Dublin	9.84%
Magna Business Park, Citywest Dublin 24	9.43%
Westland House, Dublin 12	7.38%
Damastown Way, Dublin 15	5.57%
73 Patrick Street, Cork	3.67%
74/75 Patrick Street, Cork	3.60%

Sector split by income

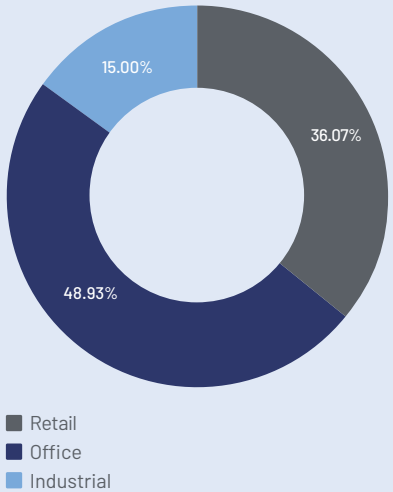


Source: Gresham House, Ireland as at 31 December 2022
Due to rounding, figures might not add up to 100% at face value

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 our funds you may lose some or all of the money you invest
- Funds may be affected by changes in currency exchange rates

Sector split by value



Source: Gresham House, Ireland as at 31 December 2022
Due to rounding, figures might not add up to 100% at face value

Primary share class information

Minimum investment	€100,000
Minimum regular savings plan	N/A
Annual management charge	1.35% of GAV or 2% of NAV
LEI code	635400M3LTNZXOUQUY43

Portfolio manager

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

As an operating business of Gresham House plc in Ireland, Gresham House, Ireland manages and advises funds and co-investments across a range of differentiated alternative investment strategies for third-party clients. Gresham House plc (ticker: LON:GHE) is a London Stock Exchange quoted specialist asset manager and adviser with c.€8.5bn (c.£7.5bn) AUM.

Source: Gresham House plc as at 30 September 2022
Exchange rate: www.xe.com

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