Gresham House Commercial Property Fund

December 2025

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.

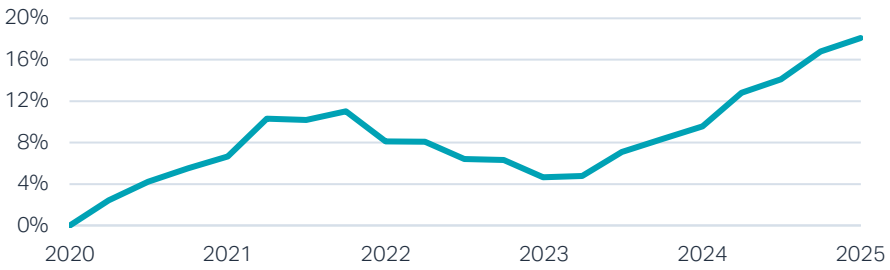
The Fund invests in office, retail and industrial properties in the greater Dublin area and major regional urban centres. The properties will typically be let on long leases with sound financial covenants. Property investments will typically be in the €5mn to €15mn range and the Fund will be valued independently 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 commerical properties primarily in Ireland. The Fund may utilise borrowings to fund property acquisitions.

Fund performance

Source: Gresham House Ireland Investment Management as at 31 December



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
7.77%	1.10%	3.49%	7.77%	9.21%	18.10%	N/A	46.05%

Annualised net performance

3 years PA	5 years PA	10 years PA	Since launch
2.98%	3.38%	0.00%	4.29%

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)	0.36%
Total annual estimated costs/charges for Fund/Investment	2.48%
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.

Fund advisor



Steven Fagan
Managing Director,
Gresham House Ireland
Real Estate

Fund information

Launch date
November 2016

Fund size
€55.10mn

Fund sector
MSCI Irish Property Index

Number of holdings
10

Fund price
€146.05 (as at 31 December 2025)

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

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.

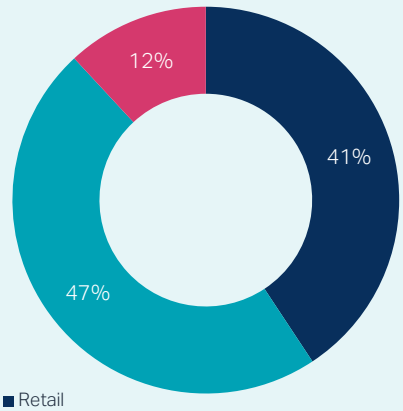
Top 10 holdings

Holding	NAV (%)
Boroimhe Shopping Centre, Swords	19.51
Beaver House, Beech Hill, Clonskeagh	15.59
Tuansgate, Tallaght Town Centre	16.45
Magna Business Park, Citywest Dublin 24	9.56
Applegreen, Dublin	9.28
Fenward House, Sandyford	8.22
Westland House, Dublin 12	7.08
1 Damastown, Dublin 15	6.02
74/75 Patrick Street, Cork	4.28
73 Patrick Street, Cork	4.02

Key fund information

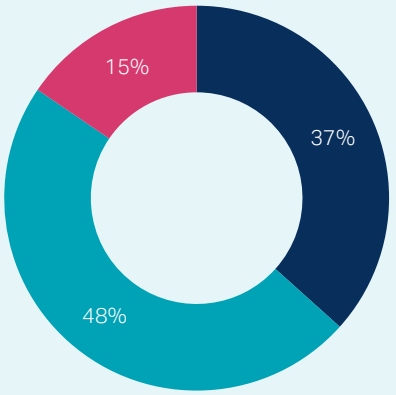
- Quarterly dealing, with 12-month notice on redemptions only
- Irish ICAV/QIAIF authorised by the Central Bank of Ireland
- A full prospectus is available from Gresham House Ireland Investment Management
- Open-ended fund
- 2-year lock in from date of investment
- Independent valuation of portfolio 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 commerical property

Sector split by income



Source: Gresham House Ireland Investment Management as at 31 December 2025. 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 31 December 2025. Due to rounding, figures may not add up to 100% on face value.

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.€9.9bn (c.£8.6bn) AUM.

Source: Gresham House Ltd as at 30 June 2025
Exchange rate: www.xe.com

Contact details

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

John O'Driscoll
Sales & Business Development Manager
+353 87 275 4684
j.odriscoll@greshamhouse.ie

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

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