Gresham House
Specialist investment

Active asset management.

Long-term value.

This is an advertisement.



About Gresham House

Gresham House is an international asset manager offering a broad range of strategies and funds designed to help you achieve your investment objectives. Our expertise spans forestry, housing, infrastructure, renewable energy, battery storage and public & private equity. We actively manage around €12 billion[1] in assets on behalf of institutions, family offices, charities, endowments, private individuals, and their advisers.

Gresham House Asset Management Ireland Ltd provides access to a diverse range of investment funds. As an active manager, we focus on long-term global trends that deliver both sustainable outcomes and strong returns. Our multi-asset funds give clients exposure to:

- Equities
- Bonds
- Property
- Alternatives (forestry, infrastructure, commodities)
- Cash

Gresham House Asset Management Ireland Ltd is regulated by the Central Bank of Ireland under the Alternative Investment Fund Managers Directive (AIFMD).

1. Gresham House Group fee-earning AUM and committed capital as at 31 December 2025 includes SUSI Partners AUM

Our investment philosophy & approach

We believe markets are not fully efficient and that mispriced assets create opportunities. As an active asset manager, we harness our independence, agility, and disciplined process to preserve and grow capital over the long term.

Our philosophy is built on four key pillars:

1 We are an active asset manager focusing on long-term value creation

2 We believe markets often misprice assets - by taking a contrarian view, we try to take advantage of this

3 We employ a disciplined process that delivers positive returns across different market conditions

4 Our objective is to preserve & grow your wealth, balancing downside protection with upside potential

Our approach

Asset selection

Bottom-up analysis of fundamentals, with a focus on cashflows, balance sheets, and management quality

Asset allocation

Guided by risk-return expectations and a disciplined macro framework to avoid systemic risks

Risk integration

Downside protection is embedded throughout our investment process





Fund range

Multi-asset funds

Gresham House Global Multi-Asset Fund

Medium risk

Fund objective

Long-term capital appreciation with moderate risk.

Key points

- Investing globally on a diversified basis in a range of securities, and collective investment schemes
- Focused on achieving long-term, consistent returns through disciplined, value driven and active asset management

Asset mix

Equities, bonds, property, infrastructure, venture capital, commodities, forestry, currencies.

Liquidity: Monthly

Gresham House Global Thematic Multi-Asset Fund

Medium risk

Fund objective

Long-term capital appreciation with a sustainable focus.

Key points

- The Fund is classified as a financial product which promotes environmental and/or social characteristics as described in Article 8 of EU Sustainable Finance Disclosures Regulation

Asset mix

Equities, bonds, property, infrastructure, venture capital, commodities, forestry, currencies.

Liquidity: Monthly



Equity funds

Gresham House Global Equity Fund

Medium to higher risk

Fund objective

Long-term capital appreciation by investing in global equities.

Key points

- Strict adherence to value investing
- Benchmark-free, globally diversified
- Focus on quality, well-financed companies with capital discipline and growth potential

Asset mix

Actively managed, concentrated global equity fund that invests in large-cap, high-quality companies at attractive valuations

Liquidity: Monthly

Gresham House Global Small Company Fund

Medium to higher risk

Fund objective

Long-term capital appreciation by investing in small-cap equities.

Key points

- Identifies undervalued opportunities in overlooked small-cap markets
- High-conviction portfolio of 25–35 quality companies
- Long-term focus, avoiding "fashionable" sectors or speculative turnarounds

Asset mix

The fund targets long-established, well-managed, high-quality, cash-generative companies capable of delivering above average growth over time and whose prospects are undervalued by the market.

Liquidity: Monthly

EU Sovereign bond fund

Gresham House Euro Liquidity Fund

Low risk

Fund objective

Preserve capital while generating modest returns with low volatility.

Asset mix

Primarily eurozone government debt, with selective exposure to deposits, corporate debt, and floating-rate notes.

Liquidity: Weekly

Property fund

Gresham House Commercial Property Fund

Higher risk

Fund objective

Long-term capital appreciation and income generation through investment in Irish commercial property.

Key points

- Exposure to high-quality commercial properties in prime locations
- Focus on long-term leases with reliable tenants, providing steady rental income
- Balanced portfolio across office, retail, and industrial assets, reducing risk
- Delivered consistent positive performance since launch, despite market volatility
- Winner of the MSCI European Property Investment Award for best performing balanced portfolio in the Irish market for the last 5 years

Asset mix

- Focus on office, retail and industrial investment properties let to quality tenants on long leases
- Locations predominantly in the greater Dublin area - rental yield currently 8%

Liquidity: Quarterly


Millbank
House

Fund performance

Performance as of 31 December 2025 (net of fees & charges)

Fund name	Annualised net return (p.a.)[1]			
	1yr	3yrs	5yrs	10yrs
Gresham House Global Multi-Asset Fund	14.87%	9.20%	8.15%	5.18%
Gresham House Global Thematic Multi-Asset Fund	5.35%	5.62%	4.83%	4.37%
Gresham House Global Equity Fund	17.15%	11.77%	11.43%	7.58%
Gresham House Global Small Company Fund	7.12%	5.51%	1.17%	0.71%
Gresham House Euro Liquidity Fund	1.54%	1.83%	0.45%	-0.10%
Gresham House Commercial Property Fund	7.77%	2.98%	3.38%	N/A

Warning: Past performance is not a reliable guide to future performance.
Warning: The value of your investment may go down as well as up.
Warning: These products may be affected by changes in currency exchange rates.

1. Returns are annualised, net of management fees as of 31 December 2025



Our investment team

Publicly listed investments



Derek Heffernan

Chief Investment Officer

- Over 15 years' experience managing global equity portfolios
- Previously Senior Equity Portfolio Manager at IKEA Group Treasury and Portfolio Manager at AGF (Canada)
- CFA charterholder, MBS in Corporate Finance & Accounting (UCC), BBS in Economics & Finance (UL)

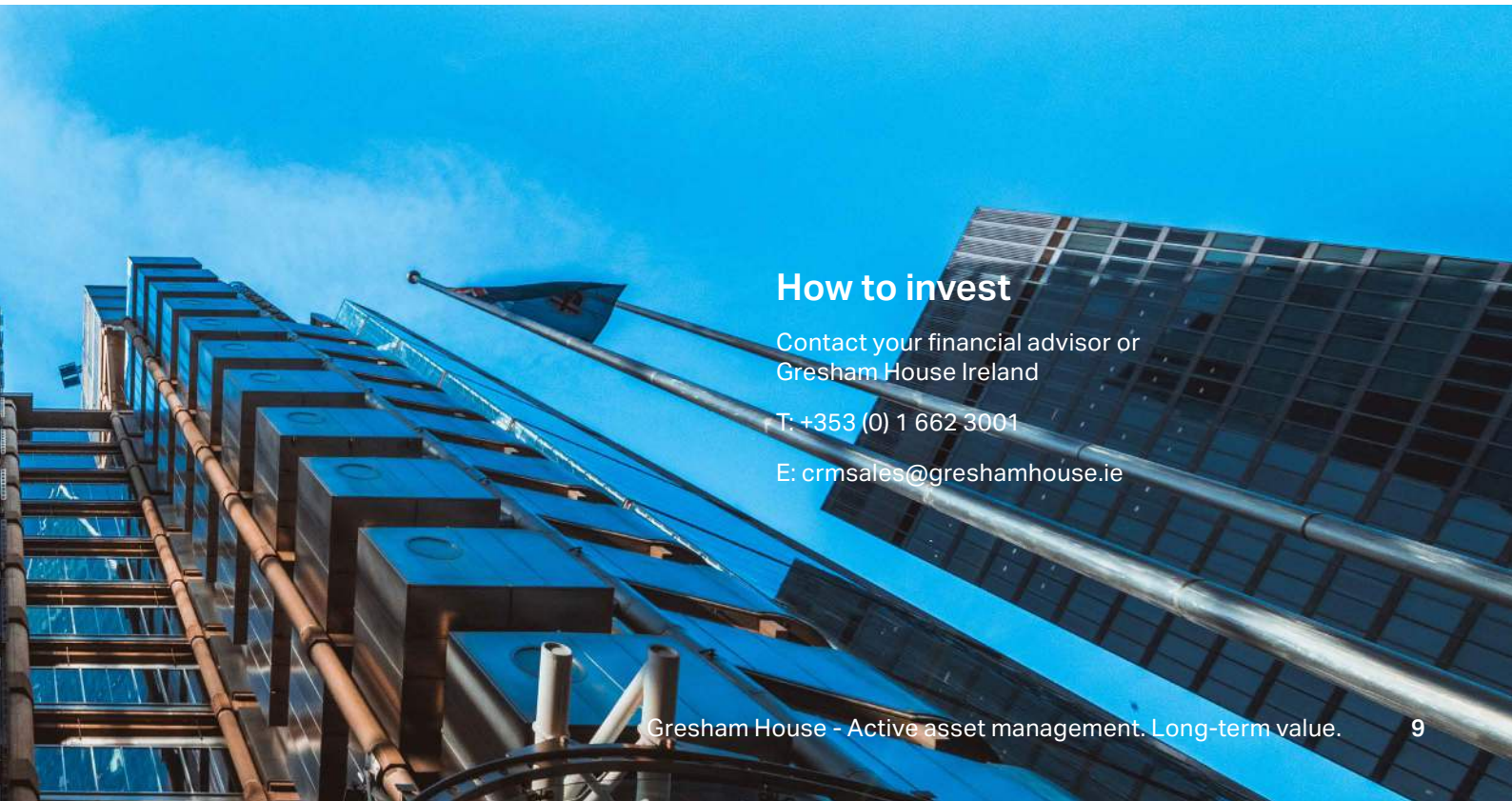
Commercial property



John Bruder

Chairman, Gresham House Ireland Real Estate

- Co-founder & MD of Burlington Real Estate
- Over 35 years' experience in investment and property management
- Former MD of Treasury Holdings Ireland; Head of Property at AIB Investment Managers
- Fellow of the Society of Chartered Surveyors in Ireland (SCSI) and the Royal Institution of Chartered Surveyors (RICS)



How to invest

Contact your financial advisor or Gresham House Ireland

T: +353 (0) 1 662 3001

E: crmsales@greshamhouse.ie



Disclaimers

Key risks

Please note that any target return noted in this material is not guaranteed. The value of a fund and any 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

If you invest in any of the funds you may lose some or all of the money you invest

Past performance is not a reliable guide to future performance

Funds may be affected by changes in currency exchange rates

Disclaimer

The Gresham House Global Multi-Asset Fund, Gresham House Thematic Multi-Asset Fund, Gresham House Global Equity Fund, Gresham House Global Small Company Fund, and the Gresham House Euro Liquidity Fund are Retail Investment Alternative Investment Funds and are sub funds of the Gresham House Unit Trust.

The Gresham House Commercial Property Fund is a limited liquidity fund and is only open to qualifying investors. A minimum investment threshold of €100,000 applies. Redemptions are at the discretion of the directors and minimum investment term prior to any redemption request being considered is two years from investment.

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Get in touch with the team

+353 (0)1 662 3001 crmsales@greshamhouse.ie

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