



THIRD AVENUE
MANAGEMENT

THIRD AVENUE REAL ESTATE VALUE FUND UCITS

AS OF DECEMBER 31, 2020

A Differentiated Approach to Global Real Estate Investing.

PORTFOLIO MANAGERS

Jason Wolf, CFA

Joined Third Avenue in 2004
24 years of investment experience

Ryan Dobratz, CFA

Joined Third Avenue in 2006
16 years of investment experience

OBJECTIVE

Founded in 1998, Third Avenue's global real estate strategy seeks long term capital appreciation by investing globally across an expansive universe that includes both real estate and real estate-related securities worldwide and across the capital structure.

FUND INFORMATION

Investment Manager	Third Avenue Management LLC
Fund Legal Name	Third Avenue Real Estate Value Fund
Domicile	Ireland
Administrator	RBC Investor Services Ireland Limited, Dublin
Auditor	Deloitte & Touche, Dublin
Currency	USD/Euro/GBP
Liquidity	Daily dealing deadline 5pm (Irish time); Valuation midday (Irish time)

DEALING ENQUIRIES

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KEY DIFFERENTIATORS

• Value Investors with a Long-Term Horizon

We limit our investments to long-term value opportunities applying Third Avenue's investment philosophy for equity and debt investments as the foundation

• Focus on Total Return

Our investment return objective is focused on total return with a primacy on capital appreciation over current income

• Expansive Real Estate Universe

Our investment opportunities include REOCs, REITs, land developers, homebuilders, real estate brokerage, companies with substantial real estate holdings (e.g., retailers, timber companies), and real estate related debt securities when we can earn equity-like returns

• Active Portfolio Management

We actively manage the portfolio by prudently concentrating on our highest conviction ideas, hedging where appropriate, and holding cash when there are fewer buying opportunities

GROWTH OF \$10,000

Hypothetical Investment made in the Institutional Share Class as of September 30, 1998 (Fund Inception Date September 17, 1998). This assumes reinvestment of Capital Gains and Income.



This chart is a representation of the Third Avenue Real Estate Value Fund (Institutional Class) which is a U.S. registered mutual fund and represents the fund with the longest track record of the strategy. The track record has been adjusted to reflect the fees and expenses of the UCITS Fund class A4 (Institutional Class) shares through inception date March 31, 2009. The highest class A1 fees and expenses were deducted from performance for time periods prior to the UCITS Fund inception date.

INVESTMENT PERFORMANCE

	3 mo	YTD	1 yr	Annualized			
				3 yr	5 yr	10 yr	Inception
Third Avenue Real Estate Value Fund Class A1 (USD) ¹	12.83%	-8.61%	-8.61%	-4.35%	2.04%	4.24%	8.95%
Third Avenue Real Estate Value Fund Class A4 (USD) ²	12.93%	-8.19%	-8.19%	-3.88%	2.54%	N/A	7.19%
Third Avenue Real Estate Value Fund Class A5 (EUR) ³	12.42%	-11.06%	-11.06%	-6.74%	-0.14%	N/A	-1.29%

Past performance is no guarantee of future results. Performance is net expenses.

Performance reflects the deduction of the maximum 1.60%, 1.10% & 1.10% fees for share classes A1, A4 & A5, respectively.



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4Q20 HIGHLIGHTS

- The Fund initiated a position in the common stock of National Storage REIT, the largest owner and operator of self-storage facilities in Australia and New Zealand with a portfolio that spans more than 10 million square feet, and added to its position in the Federal National Mortgage Company ("Fannie Mae"), the leading provider of financing for the residential mortgage market in the U.S. In addition, the Fund exited its position in Wharf REIC, reduced its exposure to Lennar Corp., and pared back certain REIT holdings including Prologis and Segro.
- The key contributors during the period included the Fund's investments in real estate operating companies that control distinctive platforms expanding in scope and value (Brookfield Asset Management, U-Haul, and Five Point Holdings). Detractors to performance were limited but included Lennar Corp. and Lowe's—both of which remain incredibly well-capitalized and seem positioned to compound capital over time given their entrenched positions in homebuilding and home improvement retailing, respectively.
- The portfolio management team strives to compound capital at low double-digit rates over time while also mitigating against the potential for permanent impairments of capital. As a result, the Fund's investments are focused in a diversified set of property companies that are very well-capitalized (the average net debt to asset ratio is below 20%) and involved with Residential Real Estate (40.7% of invested capital), Commercial Real Estate (38.6% of invested capital), and Real Estate Services (18.0% of invested capital). The Fund also has 2.6% of its capital in Cash & Equivalents, as well as select options, debt, and hedging instruments.

TOP TEN HOLDINGS

Allocations are subject to change without notice

	TAREXU
Brookfield Asset Management, Inc.	6.9%
Lennar Corp.	6.7%
Five Point Holdings, LLC, Class A	5.6%
Weyerhaeuser Co.	5.3%
Berkeley Group Holdings PLC	5.2%
CK Asset Holdings, Ltd.	5.0%
Prologis, Inc.	5.0%
Segro PLC	4.9%
Rayonier, Inc.	4.7%
JBG Smith Properties	4.4%
Total	53.7%

ACTIVE MANAGEMENT

30	Total Equity Holdings
42%	Portfolio Turnover ⁴

PORTFOLIO SUMMARY CHARACTERISTICS

Strategy Assets**	\$683.8 Million
Fund Assets**	\$118.2 Million
Weighted Market Cap ⁵	\$20.98 Billion
Median Market Cap ⁵	\$7.63 Billion
Price-to-Book ⁵	1.23x

**Includes assets from all Third Avenue offerings under the Real Estate Value Strategy, as of December 31, 2020.

INDUSTRY & COUNTRY EXPOSURE⁵

Allocations are subject to change without notice

TOP 5 INDUSTRIES

Non-U.S. Real Estate Operating Companies	25.1%
U.S. Real Estate Investment Trust	17.0%
Non-U.S. Real Estate Investment Trust	10.9%
Forest Products & Paper	9.7%
U.S. Real Estate Operating Companies	6.5%
Cash & Equivalents	2.6%

COUNTRY EXPOSURE

United States	54.8%
United Kingdom	22.6%
Hong Kong	11.1%
Canada	6.7%
Germany	1.8%
Australia	0.5%

SHARE CLASSES

Third Avenue Real Estate Value Fund- a sub-fund of GemCap Investment Funds (Ireland) plc

Class ⁶	Class Currency	Minimum Investment	ISIN	CUSIP	Management Fee ⁷
Third Avenue Real Estate Value Fund Class A1	USD	\$1,000	IE00B57HGY48	G39117141	1.25%
Third Avenue Real Estate Value Fund Class A2	GBP	£1,000,000	IE00B57HGZ54	G39117133	0.90%
Third Avenue Real Estate Value Fund Class A4	USD	\$1,000,000	IE00B6WFK718	G39117182	0.90%
Third Avenue Real Estate Value Fund Class A5	EUR	€1,000,000	IE00B6WFK825	G39117190	0.90%
Third Avenue Real Estate Value Fund Class D4	USD	\$1,000,000	IE00BYM5K887	N/A	0.90%



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Fund Risks: In addition to general market conditions, the value of the Fund will be affected by the strength of the real estate markets. Factors that could affect the value of the Fund's holdings include the following: overbuilding and increased competition, increases in property taxes and operating expenses, declines in the value of real estate, lack of availability of equity and debt financing to refinance maturing debt, vacancies due to economic conditions and tenant bankruptcies, losses due to costs resulting from environmental contamination and its related clean-up, changes in interest rates, changes in zoning laws, casualty or condemnation losses, variations in rental income, changes in neighborhood values, and functional obsolescence and appeal of properties to tenants. For a full disclosure of principal investment risks, please refer to the Fund's Prospectus and key investor information document.

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This material is issued and approved by Third Avenue Management LLC, an investment adviser registered with the United States Securities and Exchange Commission.

1 Class A1 Inception Date: 31 March 2009.

2 Class A4 Inception Date: 29 November 2011.

3 Class A5 Inception Date: 2 July 2015.

4 Source: FactSet, based off the Fiscal Year ending 12/31/2019.

5 Source: FactSet Portfolio Analytics; based on equity holdings only.

6 A classes are accumulation shares. D4 class is a distributing share.

7 Effective 10/9/2020 the board of the Fund agreed to change the management fee on the A1 class from 1.60% to 1.25% and on the A2, A4, A5 and D4 classes from 1.10% to 0.90%.

DISCLAIMER

This document is issued by Third Avenue Management LLC and does not constitute or form part of any offer or invitation to buy or sell shares. It should be read in conjunction with the Fund's Prospectus, key investor information document ("KIID") or offering memorandum. Third Avenue Management LLC is authorised and regulated by the Securities and Exchange Commission. The Company's registered office is 622 Third Avenue, 32nd Fl, New York, NY, 10017.

The price of shares and income from them can go down as well as up and past performance is not a guide to future performance. Investors may not get back the full amount originally invested. A comprehensive list of risk factors is detailed in the Prospectus and KIID and an investment should not be contemplated until the risks are fully considered. The Prospectus and KIID can be viewed at www.gemini-capital.ie.

The contents of this document are based upon sources of information believed to be reliable. Third Avenue Management LLC has taken reasonable care to ensure the information stated is accurate. However, Third Avenue Management LLC makes no representation, guarantee or warranty that it is wholly accurate and complete.

The Third Avenue Real Estate Value Fund is a sub-fund of GemCap Investment Funds (Ireland) plc, an umbrella type open-ended investment company with variable capital, incorporated on 1 June 2010 with limited liability under the laws of Ireland with segregated liability between sub-funds.

The Company is authorised in Ireland by the Central Bank of Ireland pursuant to the European Communities (Undertakings for Collective Investment in Transferable Securities) Regulations 2011 (S.I. No. 352 of 2011) (the "UCITS Regulations"), as amended.

Gemini Capital Management (Ireland) Limited, trading as GemCap, is a limited liability company registered under the registered number 579677 under Irish law pursuant to the Companies Act 2014 which is regulated by the Central Bank of Ireland. Its principal office is at Ground Floor, 118 Rock Road, Booterstown, A94 VOY, Co. Dublin and its registered office is at 1 WML, Windmill Lane, Dublin 2, D02 F206. GemCap acts as both management company and global distributor to GemCap Investment Funds (Ireland) plc.

GemCap UK Limited provides distribution oversight services to GemCap acting as global distributor and is responsible for the oversight of all distribution arrangements for the sub-fund.

Disclaimer for US Investors

GemCap Investment Funds (Ireland) Plc, has not been registered under the United States Investment Company Act of 1940 as amended, nor the United States Securities Act of 1933, as amended. None of the shares may be offered or sold, directly or indirectly in the United States or to any US person, unless the securities are registered under the Act, or an exemption from the registration requirements of the Act is available. A US person is defined as (a) any individual who is a citizen or resident of the United States for federal income tax purposes; (b) a corporation, partnership or other entity created or organised under the laws of or existing in the United States; (c) an estate or trust the income of which is subject to United States federal income tax regardless of whether such income is effectively connected with a United States trade or business. In the United States, this material may be distributed only to a person who is a "distributor," or who is not a "U.S. person," as defined by Regulation S under the U.S. Securities Act of 1933 (as amended).

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