

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Gresham House Commercial Real Estate Fund

Gresham House Asset Management Ireland Limited

<https://www.greshamhouse.ie/priips/>

Call +35316623001 for more information

Competent Authority: Central Bank of Ireland

Date of Publication : 31-12-2021

You are about to purchase a product that is not simple and may be difficult to understand.

What is this product?

Type	This product is a non-UCITS investment fund. It is a Limited Liquidity Qualifying Investor Alternative Fund. The minimum initial subscription and subsequent subscription amounts are set at €10,000
Objectives	The Fund aims to achieve long term growth on your investment by investing a portfolio of commercial properties primarily in Ireland. The fund may utilize borrowings to fund property acquisitions.
Intended retail investor	This product is intended for investors who understand the higher risk level involved in a leveraged investment and whom are prepared to take on a high level of risk of loss of capital invested. They should have sufficient resources to be able to bear any losses and should prepare to be invested for at least 5 years.
Maturity date	This product is open ended. However, the Manufacturer reserves the right to close the Fund should assets fall below €4,000,000.

What are the risks and what could I get in return?



Lower risk

Higher risk



The risk indicator assumes you keep the product for 5 Years.

The actual risk can vary significantly if you cash in at an early stage and you may get back less. You may not be able to sell your product easily or you may have to sell at a price that significantly impacts on how much you get back.

While not pursuing a sustainable mandate or focus, the AIFM have integrated sustainability risks as part of its investment decision - making process. A sustainability risk is an ESG event or condition that, if it occurs, could cause an actual or a potential material negative impact on the value of an investment. The likely impacts of sustainability risks on the returns of the Fund will depend on the Fund's exposure to investments that are vulnerable to sustainability risks and the materiality of the sustainability risks.

This product does not include any protection from future market performance so you could lose some or all of your investment.

If we are not able to pay you what is owed, you could lose your entire investment.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

We have classified this product as 6 out of 7, which is the second-highest risk class. This rates the potential losses from future performance at a high level, and poor market conditions are very likely to impact the capacity to pay you.

Investment EUR 10 000		5 Years
Scenarios		
Stress scenario	What you might get back after costs	6.927,6
	Average return each year	-7,1%
Unfavourable scenario	What you might get back after costs	8.706,9
	Average return each year	-2,7%
Moderate scenario	What you might get back after costs	11.811,2
	Average return each year	3,4%
Favourable scenario	What you might get back after costs	15.269,3
	Average return each year	8,8%

This table shows the money you could get back over the next 5 Years, under different scenarios, assuming that you invest 10 000 EUR. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment/product.

The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you.

Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

This product cannot be easily cashed in. This means it is difficult to estimate how much you would get back if you cash in before the end of the recommended holding period. You will either be unable to cash in early or you will have to pay high costs or make a large loss if you do so.

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

What happens if Gresham House Asset Management Ireland Limited is unable to pay out?

You may face a financial loss should the manufacturer or depository, default on their obligations. There is no compensation or guarantee scheme in place which may offset, all or any of, this loss.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs.

The amounts shown here are the cumulative costs of the product itself, for the recommended holding period.

They include potential early exit penalties. The figures assume you invest 10 000 EUR. The figures are estimates and may change in the future.

Costs over time

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

Investment EUR 10 000	
Scenarios	If you cash in after 5 Years
Total costs	2 325
Impact on return (RIY) per year	4.65%

Composition of costs

The table below shows the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period and the meaning of the different cost categories.

This table shows the impact on return per year

One-off costs	Entry costs	1.74%	The impact of the costs you pay when entering your investment. This is the most you will pay, and you could pay less.
	Exit costs	0.00%	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.00%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	2.85%	The impact of the costs that we take each year for managing your investments.
Incidental costs	Performance fees	0.00%	The impact of the performance fee.
	Carried interests	0.00%	The impact of carried interests.

How long should I hold it and can I take my money out early?

This product has a 2-year lock-up period and is designed for long term investment; you should be prepared to stay invested for at least 5 years. You may redeem your units/shares in the product, without penalty, in line with the fund dealing frequency.

How can I complain?

If you have any complaints about the product or conduct of the manufacturer or the person advising on, or selling the product, you may lodge your complaint as per below: You may send your complaint in writing to the Head of Compliance, Gresham House Asset Management Ireland, 42 Fitzwilliam Place, Dublin2, Republic of Ireland.

Other relevant information

We are required to provide you with further documentation, such as the product's latest prospectus, annual and semi-annual reports. These documents and other product information are available on request from Gresham House Asset Management Ireland, 42 Fitzwilliam Place, Dublin2, Republic of Ireland.