



Strategic Real Estate at Value Prices, Since 1998.

REAL ESTATE VALUE FUND



PORTFOLIO MANAGERS

Jason Wolf, CFA

Joined Third Avenue in 2004
29 yrs investment experience



Ryan Dobratz, CFA

Joined Third Avenue in 2006
19 yrs investment experience

OBJECTIVE

Third Avenue's Real Estate Value Fund seeks long-term capital appreciation by investing in the securities of a select-set of real estate and real estate-related businesses in developed markets.

FUND FACTS

As of December 31, 2023

Inception Date	9/17/98
Strategy Assets	\$343.2M
Min. Investment (Inst.)	\$10,000
Min. Investment (Inv.)	\$2,500
Min. Investment (Z)	\$25,000
Inst. Expense Ratio (Gross/Net) †	1.18%/1.15%
Inv. Expense Ratio (Gross/Net) †	1.44%/1.40%
Z Expense Ratio (Gross/Net) †	1.10%/1.05%

MORNINGSTAR MEDALIST RATING

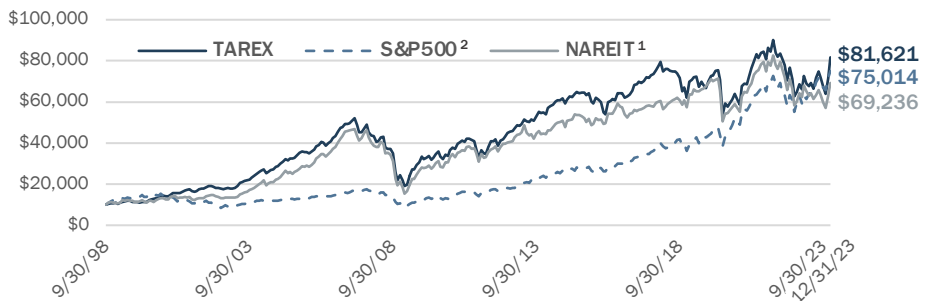


as of November 14, 2023

KEY DIFFERENTIATORS

- **Total Return Focus:** We focus on total return and favor capital appreciation over current income.
- **Expansive Real Estate Universe:** We invest in a wider-set of businesses with exposure to Commercial, Residential and Real Estate Services.
- **Long-Term Value-Oriented Holdings:** We target securities trading at discounts to Net-Asset Value issued by enterprises that are well-capitalized, well-managed, with prospects to compound over time.
- **High Active Share:** The portfolio is concentrated around a select-set of securities (30-40 positions), as well as tactically holds cash, treasuries, and implements other hedges.
- **Tenured Managers:** The Fund is managed by an experienced Portfolio Management team that implements a repeatable process with personal capital invested in the strategy.

GROWTH OF \$10,000



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

TOP TEN HOLDINGS

U-Haul Holding Co.	6.4%
Lennar Corp.	6.4%
Brookfield Corp.	6.1%
D.R. Horton Inc	5.7%
CBRE Group Inc	5.2%
Prologis Inc	4.8%
Weyerhaeuser Co.	3.9%
CK Asset Holdings Ltd.	3.9%
Wharf Holdings Ltd.	3.8%
American Homes 4 Rent	3.7%
TOTAL	49.9%

PORTFOLIO SUMMARY CHARACTERISTICS

Weighted Market Cap ⁴	\$26.2B
Median Market Cap ⁴	\$13.8B
Price to Book ⁴	1.3x

ACTIVE MANAGEMENT, HIGH ACTIVE SHARE*

Active Share* vs. FTSE EPRA/NAREIT Dev. Index ^{1,3}	91%
Total Equity Holdings	29
Portfolio Turnover ⁵	17%

Allocations are subject to change without notice



HIGHLIGHTS

Activity

During the quarter, the Fund increased its position in the common stock of (i) **Ingenia Communities Group**, an Australian-based REIT primarily involved with developing, leasing, and managing resort and retirement communities in Queensland and New South Wales and (ii) **Sun Communities Inc.**, a U.S.-based REIT that is a leading owner of manufactured housing communities, RV resorts, and marinas throughout North America. The Fund also reduced its holdings in US-based homebuilders (**Lennar Corp.** and **D.R. Horton**), Timber REITs (**Weyerhaeuser** and **Rayonier**), and U.S.-based Industrial and Logistic REITs (**Prologis** and **First Industrial**) for portfolio management purposes.

Attribution

The primary contributors to performance during the period included investments in some of the Fund's core holdings involved with Residential Real Estate (**Lennar Corp.**, **D.R. Horton**, and **Berkeley Group**), Commercial Real Estate (**U-Haul Holdings Co.**, **Prologis** and **Big Yellow Group**), and Real Estate Services (**CBRE Group** and **Brookfield Corp.**). Notwithstanding, these gains were slightly offset by detractors during the quarter, which included the Fund's investments in certain Real Estate Operating Companies (**CK Asset Holdings** and **Trinity Place Holdings**)—leading to a wider price-to-value gap for those holdings, in Fund Management's opinion.

Positioning

At quarter-end, the Fund's investments were focused in a diversified set of property companies that are remarkably well-financed (the average net debt to asset ratio is approximately 17%) and involved with **Residential Real Estate** (38.5% of invested capital), **Commercial Real Estate** (33.0% of invested capital), and **Real Estate Services** (25.1% of invested capital). The Fund also had 3.4% of its capital in **Cash & Equivalents**, as well as select debt investments and hedging instruments. Further, Fund Management estimates the portfolio holdings were trading at nearly a 15% discount to conservative estimates of Net-Asset Value ("NAV") at year-end, when viewed in the aggregate.

PERFORMANCE

	3 Mo	1 Yr	Annualized			
			3 Yr	5 Yr	10 Yr	Inception
Third Avenue Real Estate Value Fund	20.67%	23.27%	5.73%	5.62%	4.02%	8.65%
FTSE EPRA/NAREIT Developed Index ¹	15.59%	10.85%	2.15%	3.79%	4.52%	8.11%

Performance is shown for the Third Avenue Real Estate Value Fund (Institutional Class). Past performance is no guarantee of future results; returns include reinvestment of all distributions. The chart represents past performance and current performance may be lower or higher than performance quoted above. Investment return and principal value fluctuate so that an investor's shares, when redeemed, may be worth more or less than the original cost. For the most recent month-end performance, please visit the Fund's website at www.thirdave.com.

[‡] Please see page 3 for important information.

EVOLUTION OF TOP SEGMENTS

Allocations are subject to change without notice

TOP 5 INDUSTRIES	12/31/23	12/31/22
Non-U.S. Real Estate Operating Companies	16.9%	17.9%
U.S. Real Estate Investment Trust	14.9%	16.9%
U.S. Homebuilder	12.1%	13.0%
Non-U.S. Real Estate Investment Trust	10.7%	9.2%
Consulting/Management	10.1%	6.6%
Cash & Equivalents	3.4%	2.6%

COUNTRY EXPOSURE⁴

	12/31/23	12/31/22
United States	60.8%	63.5%
United Kingdom	16.5%	15.4%
Hong Kong	7.7%	9.8%
Canada	7.7%	6.5%
Australia	3.9%	2.5%

CLIENT SERVICES

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DISCLOSURES

The fund's investment objectives, risks, charges, and expenses must be considered carefully before investing. The prospectus contains this and other important information about the investment company, and it may be obtained by calling 800-443-1021 or visiting www.thirdave.com. Read it carefully before investing.

Distributor of Third Avenue Funds: Foreside Fund Services, LLC.

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.

* Active Share is the percentage of a fund's portfolio that differs from the benchmark index.

† As of March 1, 2023. The Adviser has contractually agreed, for a period of one year from the date of the Prospectus, dated March 1, 2023, to defer receipt of advisory fees and/or reimburse Fund expenses in order to limit Net Annual Fund Operating Expenses (exclusive of taxes, interest, brokerage commissions, acquired fund fees and expenses, and extraordinary items) to 1.15%, 1.40% and 1.05% of the average daily net assets of the Institutional Class, Investor Class and Z Class, respectively, subject to later reimbursement by the respective classes in certain circumstances (the "Expense Limitation Agreement"). In general, for a period of up to 36 months from the time of any deferral, reimbursement, or payment pursuant to the above-described contractual expense limitations, the Adviser may recover from each class of the Fund fees deferred and expenses paid to the extent that such repayment would not cause the Net Annual Fund Operating Expenses of each class to exceed the contractual expense limitation amounts set forth above, but any repayment will not include interest. The Expense Limitation Agreement can only be terminated prior to expiration by the independent Trustees of the Fund.

¹ The FTSE EPRA/NAREIT Developed Index was developed by the European Public Real Estate Association (EPRA), a common interest group aiming to promote, develop and represent the European public real estate sector, and the North American Association of Real Estate Investment Trusts (NAREIT), the representative voice of the US REIT industry. The index series is designed to reflect the stock performance of companies engaged in specific aspects of the North American, European and Asian Real Estate markets. The Index is capitalization-weighted. The index is not a security that can be purchased or sold, and its total returns are reflective of unmanaged portfolios. The returns include reinvestment of interest, capital gains and dividends.

² The S&P 500 Index is a widely recognized benchmark of U.S. stock market performance that is dominated by the stocks of large U.S. companies. The S&P 500 Index is a registered trademark of McGraw-Hill Co., Inc. The S&P 500 Index is not a security that can be purchased or sold.

³ Source: FactSet Portfolio Analytics.

⁴ Source: FactSet Portfolio Analytics; based on equity holdings only. **Weighted Market Cap** - Weighted average (as a percentage of portfolio) of the market capitalization of each security holding invested in the portfolio. **Median Market Cap** - Median market capitalization of each security holding invested in the portfolio. **Price to Book** - Weighted harmonic average of the ratio of current share price to its book value per share of each security holding invested in the portfolio.

⁵ 5-year average for the period ended October 31, 2023.

The Morningstar Medalist Rating is the summary expression of Morningstar's forward-looking analysis of investment strategies as offered via specific vehicles using a rating scale of Gold, Silver, Bronze, Neutral, and Negative. The Medalist Ratings indicate which investments Morningstar believes are likely to outperform a relevant index or peer group average on a risk-adjusted basis over time. Investment products are evaluated on three key pillars (People, Parent, and Process) which, when coupled with a fee assessment, forms the basis for Morningstar's conviction in those products' investment merits and determines the Medalist Rating they're assigned. Pillar ratings take the form of Low, Below Average, Average, Above Average, and High. Pillars may be evaluated via an analyst's qualitative assessment (either directly to a vehicle the analyst covers or indirectly when the pillar ratings of a covered vehicle are mapped to a related uncovered vehicle) or using algorithmic techniques. Vehicles are sorted by their expected performance into rating groups defined by their Morningstar Category and their active or passive status. When analysts directly cover a vehicle, they assign the three pillar ratings based on their qualitative assessment, subject to the oversight of the Analyst Rating Committee, and monitor and reevaluate them at least every 14 months. When the vehicles are covered either indirectly by analysts or by algorithm, the ratings are assigned monthly. For more detailed information about the Medalist Ratings, including their methodology, please go to <http://global.morningstar.com/managerdisclosures>. The Morningstar Medalist Ratings are not statements of fact, nor are they credit or risk ratings. The Morningstar Medalist Rating (i) should not be used as the sole basis in evaluating an investment product, (ii) involves unknown risks and uncertainties which may cause expectations not to occur or to differ significantly from what was expected, (iii) are not guaranteed to be based on complete or accurate assumptions or models when determined algorithmically, (iv) involve the risk that the return target will not be met due to such things as unforeseen changes in management, technology, economic development, interest rate development, operating and/or material costs, competitive pressure, supervisory law, exchange rate, tax rates, exchange rate changes, and/or changes in political and social conditions, and (v) should not be considered an offer or solicitation to buy or sell the investment product. A change in the fundamental factors underlying the Morningstar Medalist Rating can mean that the rating is subsequently no longer accurate. © 2023 Morningstar, Inc. All Rights Reserved. Some of the information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is not warranted to be accurate, complete or timely. Neither Morningstar, its content providers nor the AMG Funds are responsible for any damages or losses arising from any use of this information. Past performance is no guarantee of future results.

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