

Third Avenue Real Estate Value Fund

THIRD AVENUE
MANAGEMENT

A Differentiated Approach to Global Real Estate Investing.

Institutional: TAREX | Investor: TVRVX | Z: TARZX | June 30, 2019

Portfolio Team

Jason Wolf, CFA

Co-Lead Portfolio Manager

24 years of investment experience

Ryan Dobratz, CFA

Co-Lead Portfolio Manager

15 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 Facts

Inception Date	9/17/98
Minimum Investment (Inst.)	\$100,000
Minimum investment (Investor)	\$2,500
Minimum investment (Z)	\$1,000,000
Gross Expense Ratio (Inst.) [†]	1.12%
Gross Expense Ratio (Investor) [†]	1.41%
Gross Expense Ratio (Z) [†]	1.03%

[†] As of March 1, 2019. The Adviser has contractually agreed, for a period of one year from the date of the Prospectus, dated March 1, 2019, 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.

2Q19 Highlights

- The Fund initiated a position in the common stock of Patrizia Immobilien, a German-based real estate operating company that controls one of leading real estate investment management platforms in Europe with more than €40 billion of assets under management, as well as in City Developments, a Singapore-based real estate operating company that owns a diversified portfolio of highly-leased commercial properties and residential development projects, as well as select hotel investments through its Millennium & Copthorne and CDL Hospitality subsidiaries. The Fund also reduced its positions in the common stock of Segro plc and First Industrial Realty Trust, both industrial REITs, as valuations improved during the period.
- Key contributors included the Fund's investments in companies with strong ties to industrial real estate including St Modwen Properties, Segro plc, and First Industrial Realty Trust, as well as real-estate related businesses, including title-insurer FNF Financial Group. Notable detractors during the period included property companies with ties to retail real estate, including US mall-REIT Macerich Co. and UK-based Capital & Counties, both of which control highly sought-after and well-located destinations in dense urban markets.
- The Portfolio Management team strives to compound capital at low double-digit rates over time while also mitigating against the impact of rising interest rates within the Fund's holdings. As a result, approximately 65% of the invested capital is in well-capitalized REOCs and real estate-related businesses (not REITs) with another 10% in REITs that own timberlands that have historically been less interest rate sensitive. The Fund also has approximately 4.3% of the Fund in Cash & Equivalents and selective hedges.

Growth of \$10,000

Hypothetical investment made since Fund inception (September 17, 1998)



Top Ten Holdings

Allocations are subject to change without notice

	TAREX	INDEX ¹
Lennar Corp.	6.3%	-
Weyerhaeuser Co.	6.1%	-
CK Asset Holdings Ltd.	6.0%	1.3%
Brookfield Asset Management, Inc.	4.9%	-
Wheelock & Co. Ltd.	4.8%	-
Rayonier, Inc.	4.7%	-
Five Point Holdings, LLC, Class A	4.7%	-
JBG Smith Properties	3.9%	0.3%
Henderson Land Development Co. Ltd.	3.8%	-
Segro PLC	3.7%	0.6%
Total	48.9%	2.2%

Active Management, High Active Share*

93.04%

Active Share* vs. FTSE

EPRA/NAREIT Developed Index^{1,3}

32

Total Equity Holdings

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

\$1.17 bn

Assets Under Management

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

Past performance is no guarantee of future results. Mutual Fund returns include reinvestment of all distributions. Returns are annualized for periods longer than one year. The returns represent 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.

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Fund Highlights

Focus on Total Return Over Income

Our focus is on maximizing after-tax returns through capital appreciation not generating current income like certain REIT funds

Long-Term Deep Value Investing

Our patience is the result of an over 20-year investment history in public and private markets

Global Real Estate Universe

Flexible mandate among domestic and foreign REOCs, REITs & real estate-related companies; our investment universe is nearly 3x larger than that of our peers

Actively Managed

Concentrated, high active share, use of options and hedging strategies

Past performance is no guarantee of future results. Mutual Fund returns include reinvestment of all distributions. Returns are annualized for periods longer than one year. The returns represent 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.

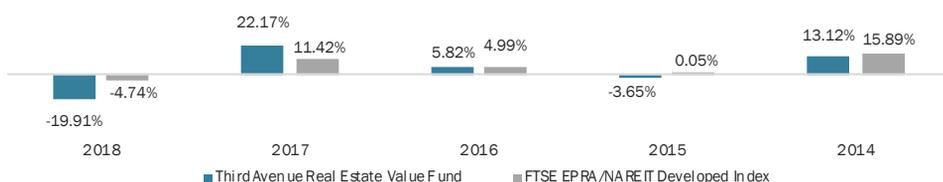
Third Avenue Funds are offered only by prospectus. The prospectus contains important information, including investment objectives, risks, advisory fees and expenses. Please read the Prospectus carefully before investing or sending money. For a current Prospectus please visit our website at www.thirdave.com, or call 800-443-1021. Distributor of Third Avenue Funds: Foreside Fund Services, LLC.

Investment Performance

	3 mo.	1 yr	Annualized			
			3 yr	5 yr	10 yr	Inception ¹
Third Avenue Real Estate Value Fund (Institutional Class) ¹	-2.85%	-6.60%	4.75%	2.83%	9.96%	9.80%
Third Avenue Real Estate Value Fund (Investor Class) ²	-2.94%	-6.84%	4.48%	2.56%	N/A	7.75%
Third Avenue Real Estate Value Fund (Z Class) ³	-2.85%	-6.52%	N/A	N/A	N/A	-4.91%
FTSE EPRA/NAREIT Developed Index ⁴	0.20%	8.64%	5.45%	5.79%	11.45%	N/A

The gross expense ratios for the fund's institutional, investor and Z share classes are 1.12%, 1.41% and 1.03%, respectively, as of March 1, 2019.

Performance Snapshot



Portfolio Summary Characteristics

Weighted Market Cap ⁵	\$15.64 Billion	Price-to-Book ⁵	1.08x
Median Market Cap ⁵	\$7.64 Billion	Portfolio Turnover ⁶	27%

Evolution of Top Segments

Allocations are subject to change without notice

Top 5 Industries

	6/30/19	6/30/18
Non-U.S. Real Estate Operating Companies	33.0%	25.1%
U.S. Real Estate Investment Trust	15.1%	19.7%
Forest Products & Paper	10.8%	10.2%
Non-U.S. Real Estate Investment Trust	9.5%	11.2%
U.S. Real Estate Operating Companies	7.7%	7.5%
Cash & Equivalents	4.3%	7.9%

Country Exposure⁵

	6/30/19	6/30/18
United States	48.6%	52.8%
Hong Kong	20.7%	16.3%
United Kingdom	18.4%	15.8%
Canada	5.0%	4.5%
Singapore	3.0%	2.3%

1 Institutional Share Class Inception Date: September 17, 1998.

2 Investor Share Class Inception Date: December 31, 2009.

3 Z Share Class Inception Date: February 28, 2018.

4 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. Index performance reported since inception of Institutional Share Class.

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

6 For the year ended October 31, 2018.

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.

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622 Third Avenue
New York, New York 10017

✉ clientservice@thirdave.com
☎ 212.906.1160

www.thirdave.com