



# Third Avenue International Real Estate Value Fund

Semi-Annual Shareholder Report

**THIRD AVENUE**  
MANAGEMENT

Institutional Class (REIFX) | April 30, 2026

This semi-annual shareholder report contains important information about the Third Avenue International Real Estate Value Fund (the “Fund”) for the period of November 1, 2025 to April 30, 2026. You can find additional information about the Fund at <https://www.thirdave.com/fund-literature>. You can also request this information by contacting us at 1-800-443-1021.

## What were the Fund costs for the last six months?

(Based on a hypothetical \$10,000 investment)

Class	Costs of a \$10,000 investment	Costs paid as a percentage of a \$10,000 investment
Institutional Class (REIFX)	\$50	1.00%

## Key Fund Statistics

Fund net assets	\$111,782,824
Total number of portfolio holdings	26
Total advisory fee paid, net	\$235,211
Portfolio turnover rate, as of the end of the reporting period	13%

## Graphical Representation of Holdings

The tables below show the investment makeup of the Fund as of the report date.

### SUMMARY OF INVESTMENTS BY SECTOR\*

Non-U.S. Real Estate Operating Companies	62.9%
Non-U.S. Real Estate Investment Trusts	21.8%
Non-U.S. Homebuilder	7.3%
Non-U.S. Real Estate Consulting/Management	3.0%
Short-Term Investments	4.7%
Other Assets less Liabilities	0.3%
Total	100.0%

\* (% of Net Assets)

+ Includes Netherlands, Luxembourg, Singapore, Belgium, Thailand, Spain and Philippines.

### COUNTRY CONCENTRATION\*

Hong Kong	18.2%
United Kingdom	10.2%
Australia	9.2%
Japan	8.7%
Ireland	5.3%
Brazil	5.2%
Mexico	5.1%
Canada	5.0%
Germany	5.0%
United States	4.7%
Others+	23.3%

## Availability of Additional Information

You can find additional information about the Fund, including the prospectus, financial information, holdings and proxy voting information, at <https://www.thirdave.com/fund-literature>.

## Householding

To reduce Fund expenses, only one copy of most shareholder documents may be mailed to shareholders with multiple accounts at the same residential address. Unless we are notified otherwise, we may continue to send only one copy of these materials for as long as they remain a shareholder of the Fund. If you would like to receive individual mailings, please contact the Fund at 1-800-443-1021, or contact your financial intermediary. Your instructions will typically be effective within 30 days of receipt by the Fund or your financial intermediary.