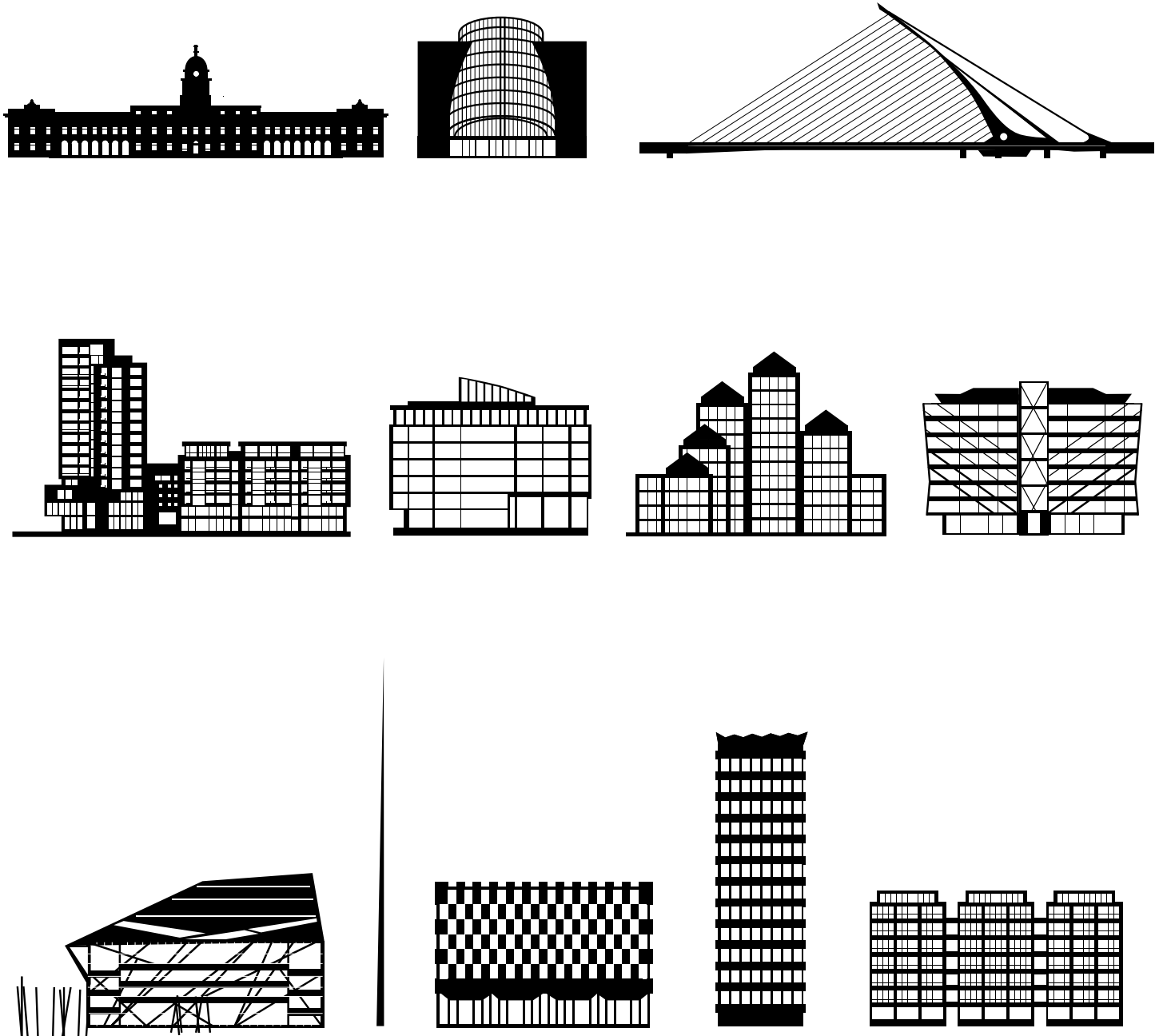


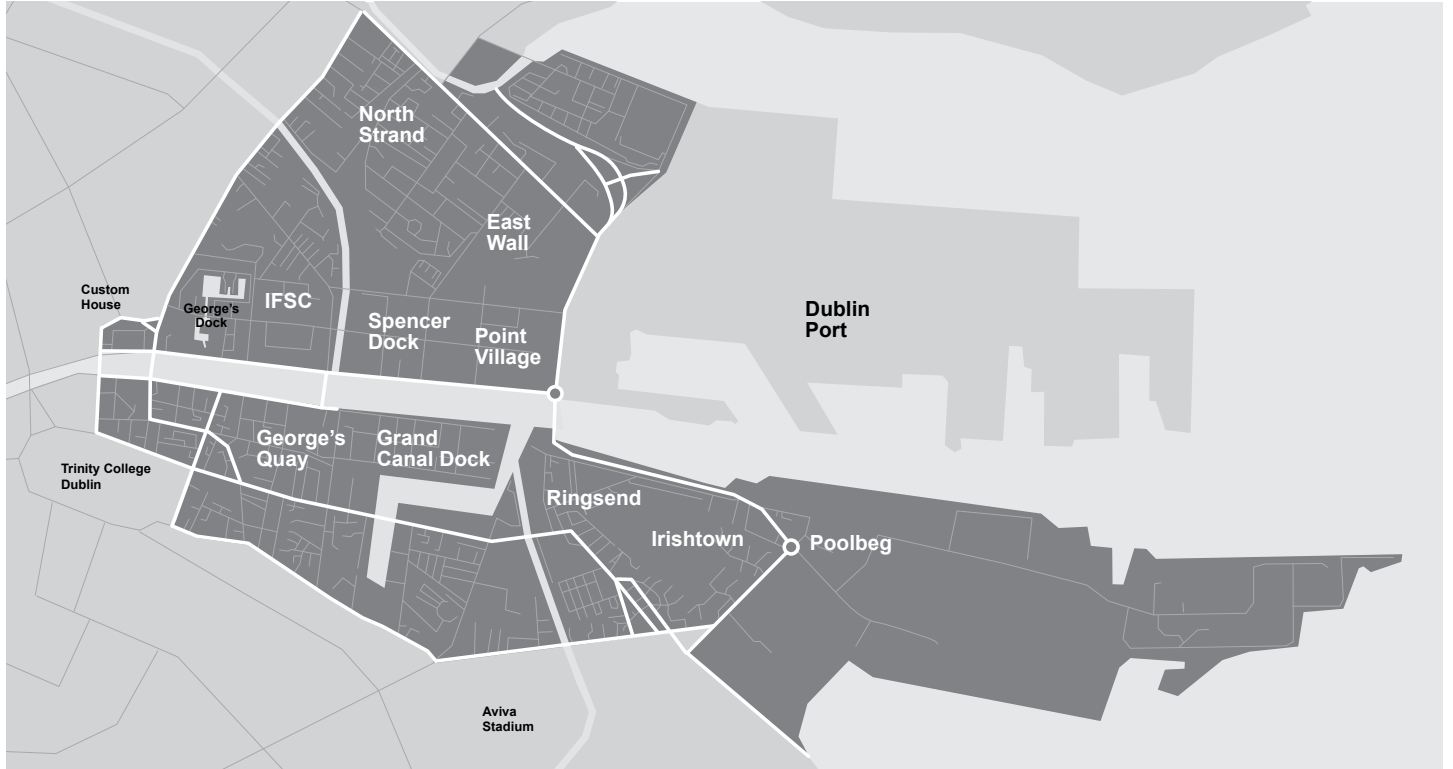
The Docklands Residential Report January 2017

owenreilly



Dublin Docklands

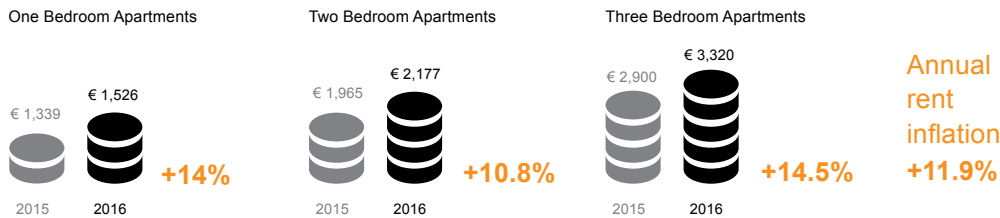
520 hectares (1,285 acres) of unique and diverse neighbourhoods



Apartment Lettings

This information is based on letting agreements concluded by Owen Reilly.

Average monthly rents



Tenant nationality

Irish
 2015: 36.5%
 2016: 15%



How Docklands rents compared in 2016



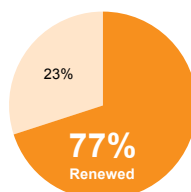
European
 2015: 36.5%
 2016: 63%



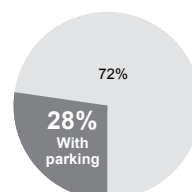
Average annual rents per square metre (square foot)



Rental renewals in 2016



Rentals with parking in 2016



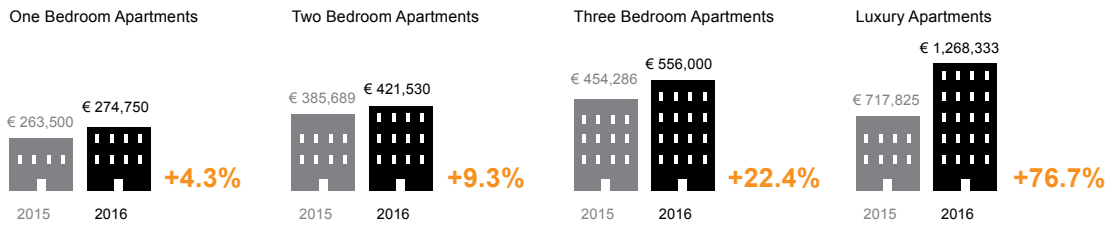
Overseas
 2015: 27%
 2016: 22%



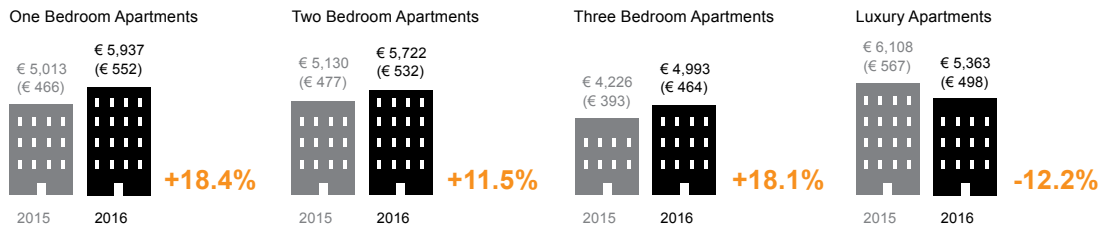
Apartment Sales

This information is based on sales agreed by Owen Reilly.

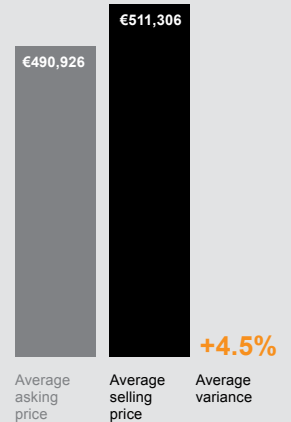
Average apartment prices



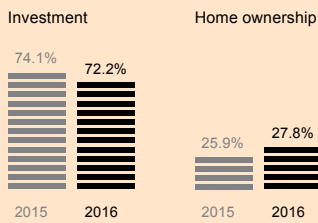
Average prices per square metre (square foot)



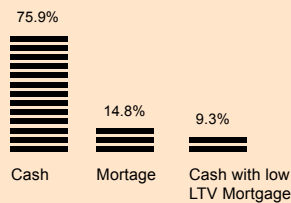
Selling prices versus asking prices in 2016



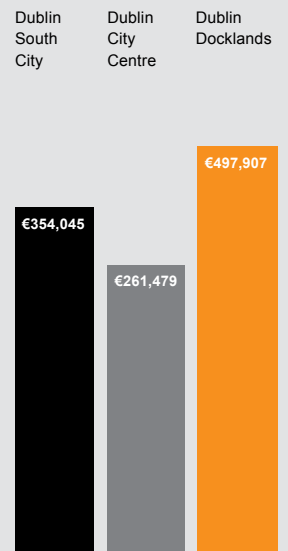
Buyer profile – purpose of purchase



Buyer profile in 2016 – finance



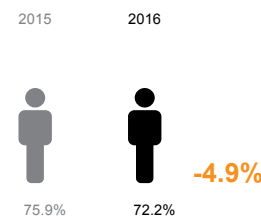
How Docklands asking prices compared in 2016



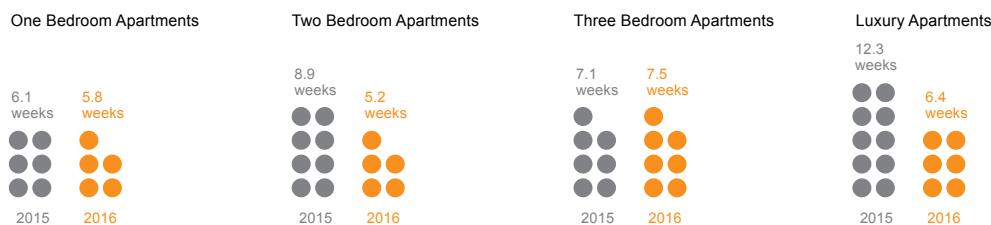
Buyer nationality



Irish buyers in 2015 and 2016



Weeks on market



The Dublin South City and Dublin City Centre prices are based on information from Daft.ie from The House Price Report. The Dublin Docklands price is based on Owen Reilly's listings.

Dublin Docklands is a thriving micro-economy. It supports multiples of high-level jobs and is home to residents from all over the world; strikingly in 2016, more than 85% of apartments were rented by our firm to international tenants. 2016 confirmed Dublin Docklands as the prime residential market in Dublin's city centre; against a backdrop of low stock, our transactions highlighted fast sales, annual price per square metre inflation of 11.7%, an average price per square metre of €5,619 (€522 per sqft) and annual rent inflation of 11.9%. Attesting to the potential for capital appreciation and the strong rental sector, 72% of our buyers were investors and it is interesting to note that our buyers were predominantly (72%) Irish.

While there have been no residential completions in Docklands in 2016, and will be none in 2017, construction has gathered pace and we look forward to the next generation office and residential developments and to the advancement of the Poolbeg SDZ.

The information in this document is based on our transactions only and our observations of the market. However, Docklands comprises unique and diverse neighbourhoods and features many very different apartment developments; we will be pleased to provide more detailed breakdowns or background information in relation to particular areas or developments.

Owen Reilly provides a professional estate agency service throughout South Dublin and Dublin's city centre and Docklands.

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AVERAGE PRICE
PER SQUARE
METRE

€5,619
(€522 PER SQFT)

AVERAGE
RENTAL
YIELD

6.2%

IRISH
BUYERS

72%

CASH
BUYERS

76%

ANNUAL
RENT
INFLATION

+12%

INTERNATIONAL
TENANTS

85%

HEADLINE
DOCKLANDS
PRICE PER
SQUARE METRE

€10,000
(€929 PER SQFT)

ANNUAL PRICE
INFLATION
(PER SQUARE
METRE)

+12%