

IRISH RESIDENTIAL PROPERTIES REIT plc



2017 Interim Results **CONFERENCE CALL**

9 August 2017



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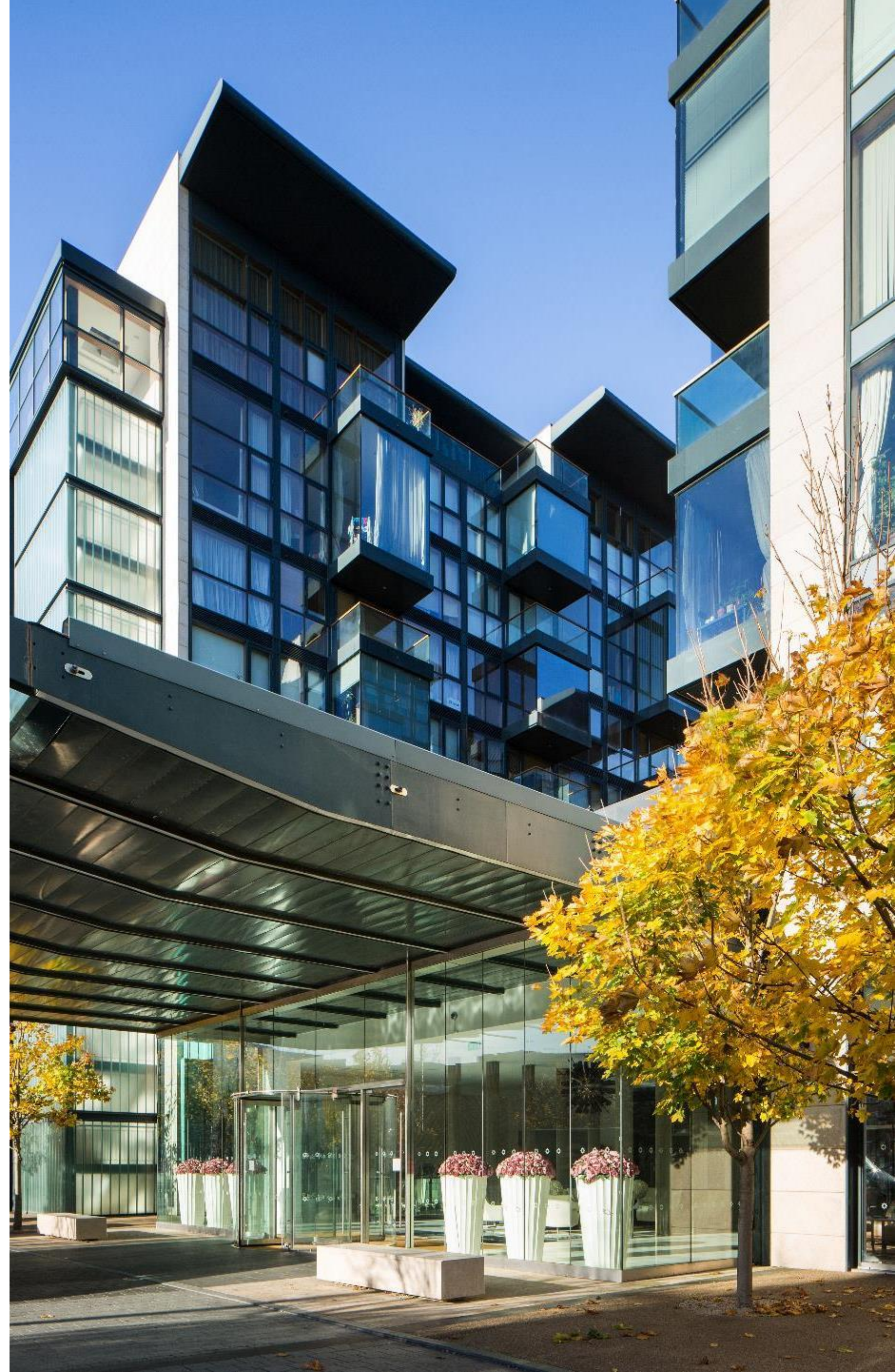
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Agenda

- ✓ Profile
- ✓ Highlights
- ✓ Performance Review
- ✓ Positive Outlook
- ✓ Appendix 1





I•RES became a REIT and completed an initial offering of €200 million in April 2014, followed by an offering of €215 million completed in March 2015



Mission

Provide shareholders with sustainable, long-term and growing dividends.
Grow income and net asset value



Management

Professionally managed by CAPREIT's Irish subsidiary, IRES Fund Management Limited, I•RES has brought professional apartment management to Ireland



Focus

The focus of I•RES is the Irish residential rental sector



Portfolio

Portfolio of **2,381 apartments**⁽¹⁾
High quality, well-maintained, wtd. avg. age 9.3 years⁽¹⁾

Note: (1) As at 30 June 2017



Highlights

Completion of accretive development

- Completed construction of 68 apartments at Beacon South Quarter in July 2017

Strong operating results supported by strong market fundamentals

- Strong occupancies
- Strong same property rental growth
- Strong organic growth

Delivering shareholder value through stable growing dividends



GRAND CENTRAL - SANDYFORD, DUBLIN 18

Performance Review



Strong Operating Performance



Period Ended	30 June 2017	30 June 2016
Revenue from Investment Properties(€,000)	21,666	17,890
Net Rental Income (€,000)	17,134	14,030
Profit (€,000)	31,024	24,700
Basic Earnings Per Share (cents)	7.4	5.9
EPRA Earnings Per Share (cents)	2.8	2.2

Portfolio Performance



As at	30 June 2017	30 June 2016
Occupancy	98.8%	98.3%
Average Monthly Rent ⁽¹⁾	€1,459	€1,399
Gross Yield	6.6%	6.5%
Number of Apartments Acquired in the Period	-	674
Total Number of Apartments	2,381	2,288

(1) Average monthly rent for stabilised residential properties owned by the Company as of 30 June 2016 up 4.6% as at 30 June 2017 compared to 30 June 2016

Strong Financial Position



As At	30 June 2017	31 Dec 2016
Net Assets	€480.3M	€469.6M
EPRA Net Assets	€480.4M	€469.6M
Basic & EPRA NAV per share (cents per share) ⁽¹⁾	115.1	112.5
Group Total Gearing	32.1%	31.3%

As At	30 June 2017
Acquisition / Development Capacity ⁽²⁾	c. €140.0M

(1) Dividends paid in March 2017 relating to the 2016 accounting period reduced NAV per share by 4.9 cents

(2) Based on a target gearing of 45%

Positive Outlook

- ✓ Intensification and Accretive Developments
- ✓ Strong Real Estate Fundamentals
 - Growing Irish Economy
 - Significant Supply and Demand Imbalance
- ✓ Sustainable Growing Dividends



Intensification and Development Opportunities

Opportunity to add approximately 530⁽¹⁾ apartments at currently-owned I-RES properties

- ✓ New apartments can be built at lower cost than market
 - Significant infrastructure already built (parking, etc.)
- ✓ Submitted an appeal in respect of the planning permission for approximately 456 apartments at Rockbrook, Dublin 18, on 25 April 2017. A response from the planning authority is expected on 28 August 2017.

Note: (1) Subject to planning and any other approvals



First Intensification Development



68 apartments at block B2B (Beacon South Quarter), Sandyford Dublin 18 completed on 12 July 2017

- Direct access via tram to Dublin City Centre in 20 minutes
- Home to high profile employers

- Cost of completed of c. €19.6 million
- Fair value as of 30 June 2017 of €27.5 million

Annualised passing rent of c. €1.64 million, generating a gross yield of c. 8.4%

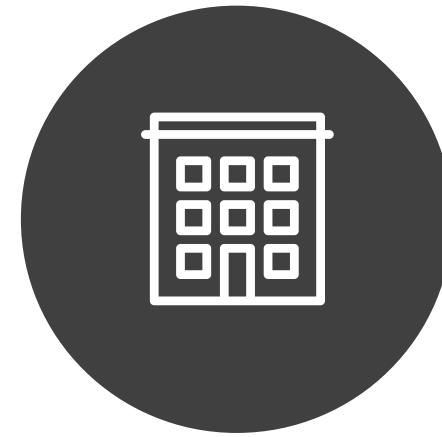
Fully leased with commencement dates at the end of July and August

Strong Real Estate Fundamentals



Growing Irish Economy

Upward pressure is being applied on employee compensation



Significant Supply/Demand Imbalance

Brexit uncertainty will affect Irish economic growth to some extent, which should be positive for the rental sector



Favourable Interest Rate Environment

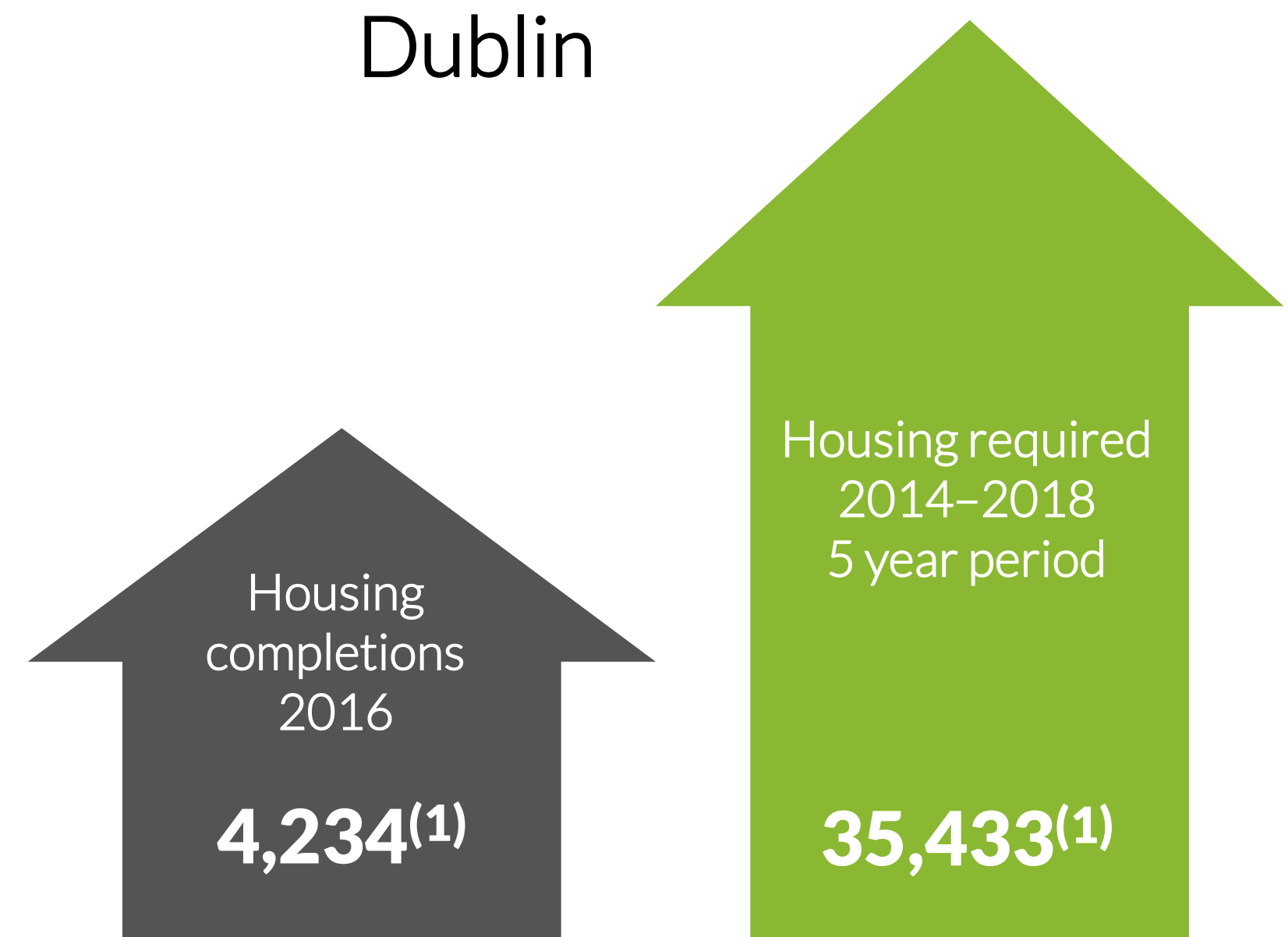


Strong Rental Growth Opportunities

- New legislation with 4% rental increases annually. Not intended to apply on new construction
- Substantial refurbishment exempt
- The two year rental increase legislation will cease to apply in a rent pressure zone when the next two year review takes place, thereafter annual rent review will apply

Supply and Demand Imbalance

- ✓ Significant supply / demand imbalance
- ✓ Increasing apartment sector
 - Encouraged by government policy
 - Central bank mortgage limits
 - Immigrants natural apartment dwellers
 - Strong foreign direct investment base for employers
 - Growing young population as renters (highest birth rate in Europe)
 - Housing completions for the first five months of 2017 is 2,132



Note: (1) Source: Economic and Social Research Institute, Construction Industry Federation



Sustainable Growing Dividends

Residential sector with high quality assets give long-term, sustainable and steady returns

Sustained rental growth being achieved in the Dublin residential lettings market

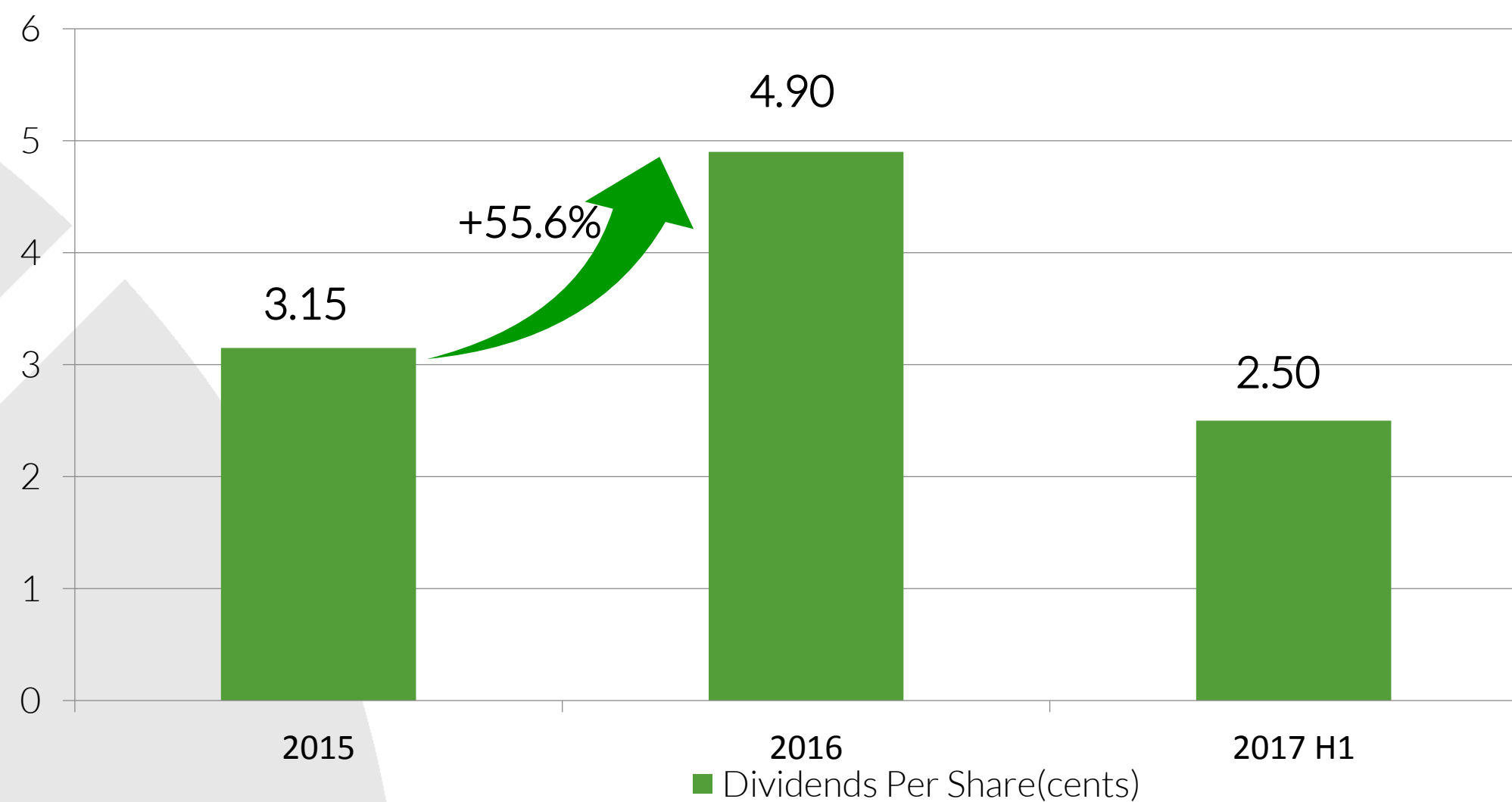
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Strong development pipeline for I·RES

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Growing dividends for I·RES

Dividends Per Share (cents)





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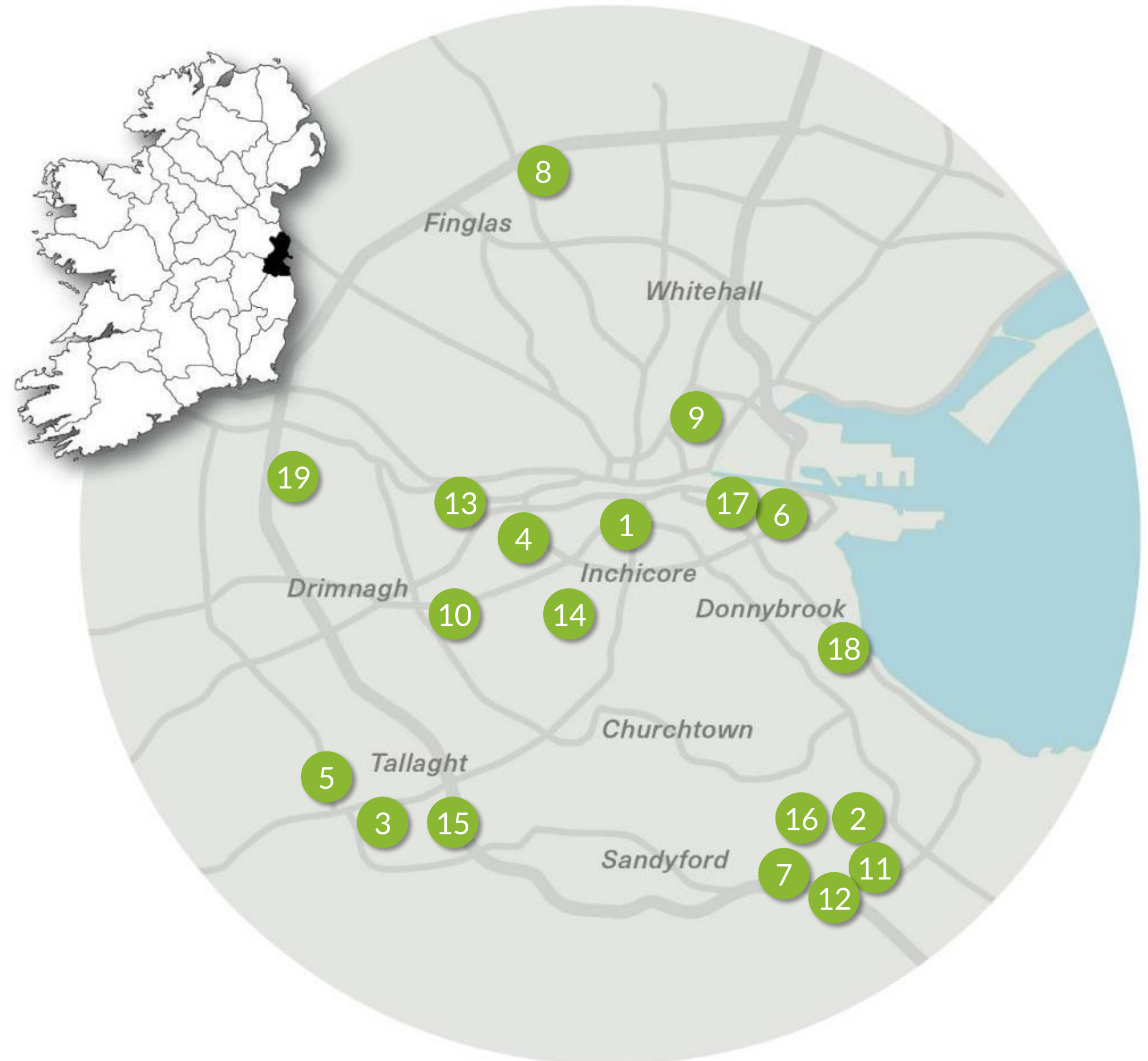
Appendix 1





Property Locations

	Property	# of Apartments ⁽¹⁾
1	Kings Court	83
2	Grande Central	65
3	Priorsgate	103
4	Camac Crescent	90
5	The Laurels	19
6	The Marker	84
7	Beacon South Quarter	225
8	Charlestown	235
9	Bakers Yard	85
10	Lansdowne Gate	224
11	Rockbrook Grande Central	81
12	Rockbrook South Central	189
13	Tyrone Court	95
14	Bessboro	40
15	Tallaght Cross West	442
16	Forum	8
17	City Square	23
18	Elmpark Green	201
19	Coldcut	89



Note: (1) As at 30 June 2017

High Quality Portfolio



	Property Location	Location	Year Built	Date Acquired	# apartments owned ⁽¹⁾	Total # of apartments ⁽¹⁾⁽⁷⁾	Value as at 30 June 2017 ⁽¹⁾	Commercial space owned (sqm) ⁽¹⁾	Average mthly rent per apt. ⁽¹⁾⁽²⁾⁽³⁾	Occupancy ⁽¹⁾⁽²⁾
1	Kings Court	Smithfield	2006	10 Sep 2013	83	83	€20.2m	566	€ 1,359	98.8%
2	Grande Central ⁽⁴⁾	Sandyford	2007	10 Sep 2013	65 ⁽²⁾	195	€ 21.9m	-	€ 1,608	98.5%
3	Priorsgate	Tallaght	2007	10 Sep 2013	103	199	€ 20.2m	2,538	€ 1,111	98.1%
4	Camac Crescent	Inchicore	2008	10 Sep 2013	90	110	€ 19.9m	-	€ 1,293	98.9%
5	The Laurels	Tallaght	2007	27 Jun 2014	19	19	€ 3.4m	190	€ 1,208	100.0%
6	The Marker	Docklands	2012	18 Jul 2014	84	105	€ 59.2m	1,218	€ 2,600	95.2%
7	BSQ ⁽⁵⁾	Sandyford	2007/2008	07 Oct 2014	225 ⁽⁵⁾	850	€ 84.0m	2,395	€ 1,708	96.9%
8	Charlestown	Finglas	2007	07 Oct 2014	235	285	€ 58.8m	-	€ 1,311	100.0%
9	Bakers Yard	Dublin	2007/2008	07 Oct 2014	85	132	€ 21.6m	792	€ 1,393	100.0%
10	Lansdowne Gate	Drimnagh	2005	07 Oct 2014	224	280	€ 64.9m	-	€ 1,528	99.6%
11	Rockbrook Grande Central ⁽⁴⁾	Sandyford	2007	31 Mar 2015	81	195	€ 29.0m	3,529	€ 1,570	100.0%
12	Rockbrook South Central	Sandyford	2007	31 Mar 2015	189	224	€ 73.1m	1,136	€ 1,582	99.5%
13	Tyrone Court	Inchicore	2014	05 Jun 2015	95	131	€ 24.0m	-	€ 1,405	94.7%
14	Bessboro	Terenure	2008	11 Dec 2015	40	40	€ 12.6m	-	€ 1,522	95.0%
15	Tallaght Cross West	Tallaght	2008	15 Jan 2016	442	507	€ 86.4m	18,344	€ 1,217	99.5%
16	Forum	Sandyford	2007	17 Feb 2016	8	127	€ 2.4m	-	€ 1,709	100.0%
17	City Square	Gloucester St	2006	7 Apr 2016	23	27	€ 6.0m	57	€ 1,573	100.0%
18	Elmpark Green	Merrion	2006	25 May 2016	201	332	€ 61.3m	-	€ 1,500	99.5%
19	Coldcut Park	Clondalkin	2012	31 Aug 2016	89	93	€ 19.8m	-	€ 1,378	100.0%
Total properties owned as at 30 June 2017					2,381		€688.7m	30,765	€1,459⁽⁶⁾	98.8%⁽⁶⁾
20	The Maple ⁽⁸⁾	Sandyford	2017	N/A	68	N/A	€ 27.5m	-	N/A	N/A
Total investment properties owned as at 17 July 2017					2,449		€716.2m	30,765	€1,459⁽⁶⁾	98.8%⁽⁶⁾

Note: (1) As at 30 June 2017

(2) Based on residential apartments.

(3) Average monthly rent (AMR) is defined as actual monthly residential rents, net of vacancies, as at the stated date, divided by the total number of apartments owned in the property.

(4) Total number of owned apartments at Grande Central as of 30 June 2017 is 146.

(5) Includes eight additional apartments purchased on 6 November 2015.

(6) Weighted average, by number of apartments owned.

(7) Total number of apartments in the development.

(8) Commenced first phase development of in February 2016 and completed 12 July 2017.