



IRISH RESIDENTIAL PROPERTIES REIT PLC COMPANY UPDATE

January 2015





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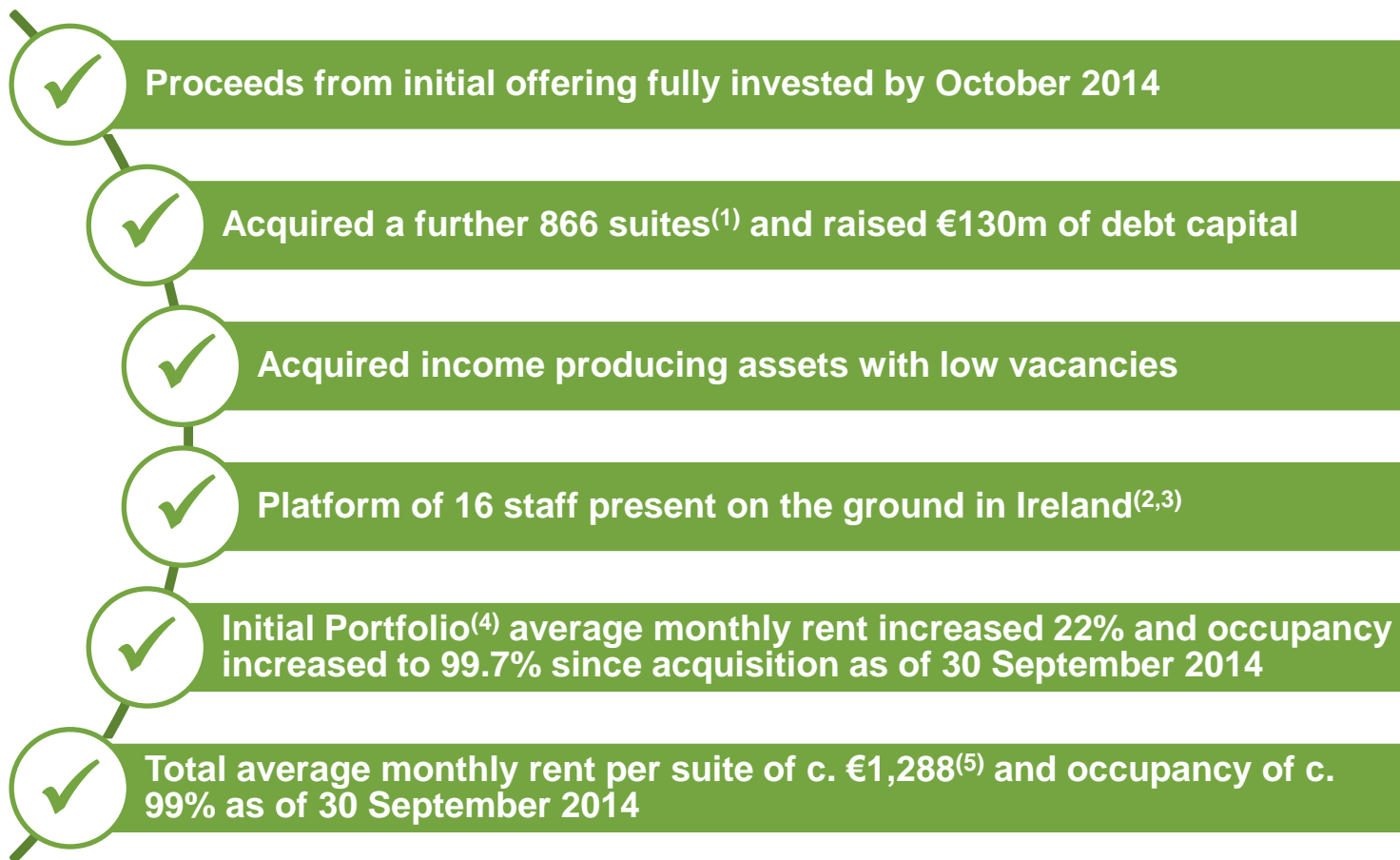
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ACHIEVEMENTS SINCE THE APRIL INITIAL OFFERING



- Note:
- (1) Includes two additional suites purchased in Grande Central in August and October 2014.
 - (2) Employed by IRES Fund Management Ltd.
 - (3) As at 05 January 2015.
 - (4) Refers to the portfolio of 338 suites acquired by IRES prior to the initial offering.
 - (5) Excluding Orange portfolio.



THE I-RES BUSINESS MODEL: MULTI-RESIDENTIAL PROPERTIES IN IRELAND

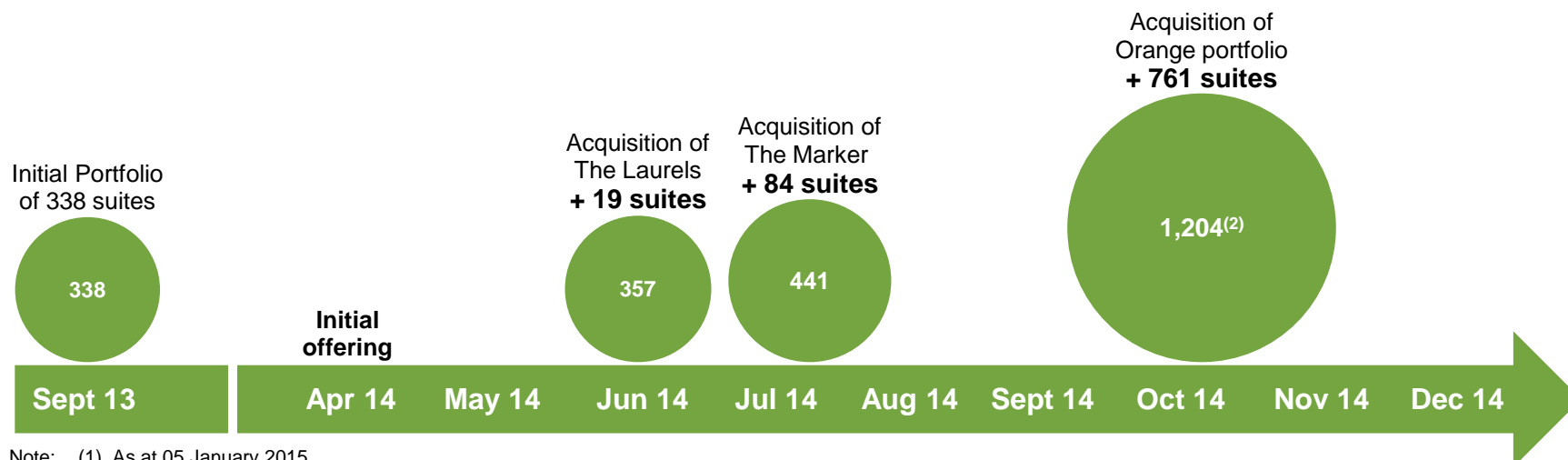


Camac Crescent | Inchicore, Dublin 8



I•RES BENEFITS FROM SCALE EFFECTS AND FROM THE LOCAL CAPREIT PLATFORM

- Team of **16 individuals**⁽¹⁾ dedicated to the I•RES portfolio employed by IRES Fund Management Ltd (“IRES Fund”), a subsidiary of CAPREIT
- **Charles Coyle and Dan Mack** leading the Dublin platform with support from the **CAPREIT team** based in Toronto
- Increasing **procurement opportunities** and resulting **economies of scale**
- **Market branding** developing as a key differentiator to attract tenants, particularly online



Note: (1) As at 05 January 2015.

(2) Includes two additional suites purchased in Grande Central in August and October 2014.

EXPERIENCED AND KNOWLEDGEABLE LEADERSHIP TEAM



David Ehrlich – I•RES CEO

- Senior partner of Stikeman Elliott LLP for over ten years until 31 December 2013
- Focused his practice since 1986 on the public real estate markets and was involved in creating the REIT industry in Canada, including the formation of CAPREIT
- Advised numerous leading insurance companies, developers, pension funds and government agencies



Thomas Schwartz – Director of IRES and IRES Fund, President and CEO of CAPREIT

- Founder of CAPREIT in 1997
- Over 35 years of real estate experience
- Supervised CAPREIT's growth from 2,900 suites at IPO to 41,555 suites as at 30 September 2014
- Developed fully-functional operating platform across Canada



Charles Coyle – IRES Fund Vice President Acquisitions

- Nearly 20 years of real estate experience
- Prior Development Director for leading Dublin agent
- Previously with NAMA and Goodbody Stockbrokers
- Experience in dealing with asset realization and maximization of value



Dan Mack – IRES Fund Associate Vice President Operations

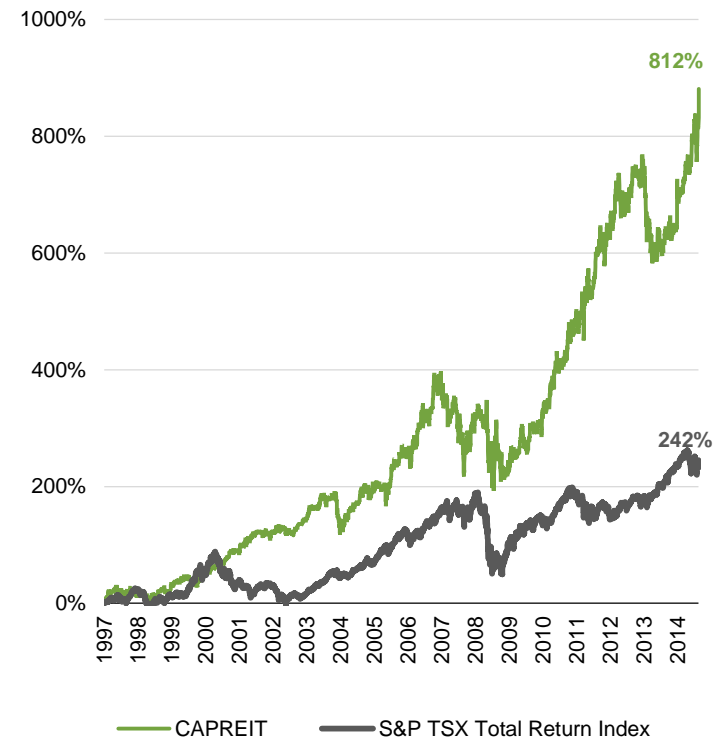
- Over 11 years industry experience of increasing responsibility in diverse range of multi-residential properties
- Improved performance of I•RES' Initial Portfolio by managing income and expenses while controlling vacancy
- With CAPREIT managed staff of 50 people responsible for a portfolio of 2,000 suites

CAPREIT IS AN EXPERIENCED RESIDENTIAL PROPERTY INVESTOR



- CAPREIT **founded in 1997**, one of the first Canadian REITs
- Approx. **C\$5.8 billion in total assets**⁽¹⁾
- **41,555 residential suites**⁽¹⁾ coast-to-coast in Canada
- **812% total return**⁽²⁾ to shareholders to 31 December 2014
- Over 850 employees as at 30 September 2014
 - Available and experienced support for I•RES
- Nine regional offices in Canada
 - Dublin office now established with 16 employees⁽³⁾
- Provider of **all segments of the multi-unit housing market**
- One of Canada's largest private-sector providers of social housing
- Over C\$570 million in capital expenditure in last five years
- Recognized as one of **Canada's Top Fifty Best Employers** by Aon Hewitt for two consecutive years

S&P/TSX Index & CAPREIT total return⁽¹⁾



Source: Bloomberg as of 31 December 2014.
 Note: (1) Total return includes income return and capital growth.



Note: (1) As at 30 September 2014.
 (2) As at 31 December 2014.
 (3) As at 05 January 2015.

SIGNIFICANT GROWTH OPPORTUNITIES IN THE IRISH RESIDENTIAL PROPERTY SEGMENT





NAMA	<ul style="list-style-type: none">▪ €19.6 billion of property assets as of 31 December 2013, with €7.5 billion located in Dublin and €3.5 billion outside Dublin▪ 20% of the Dublin property assets were residential properties compared to 15% for the rest of Ireland▪ An additional 15% of NAMA's Dublin loan portfolio, and 10% of NAMA's rest of Ireland portfolio comprises development land some of which relates to residential development sites
Irish banking institutions	<ul style="list-style-type: none">▪ As at 30 June 2014, Bank of Ireland and Allied Irish Banks plc held property and construction loan books of €17 billion and €18 billion respectively
Non-Irish institutions and others	<ul style="list-style-type: none">▪ Potentially additional disposals by Lloyds Banking Group, Danske Bank and others that are winding down in Ireland
Private equity investors	<ul style="list-style-type: none">▪ Private equity investors have acquired large distressed asset and debt portfolios▪ Single asset monetizations will offer acquisition / consolidation opportunities
Affordable housing	<ul style="list-style-type: none">▪ New government initiatives for investment in social housing projects

Source: NAMA 2013 annual report, Bank of Ireland June 2014 Interim Report; AIB June 2014 Interim Report.

TWO RESIDENTIAL PORTFOLIOS CURRENTLY MARKETED BY NAMA



Portfolio	 Rockbrook	 Plum
Status	✓ CAPREIT LP purchaser under contract	▪ Currently being marketed
Location	▪ Sandyford	<ul style="list-style-type: none"> ▪ Stillorgan ▪ Sandyford ▪ Malahide ▪ Santry ▪ Clongriffin ▪ Dublin City
# of suites	<ul style="list-style-type: none"> ▪ 270 suites, of which <ul style="list-style-type: none"> ▪ 81 in Grande Central ▪ 189 in South Central 	▪ 588 suites
Suite breakdown	<ul style="list-style-type: none"> ▪ 46 one-bedroom suites ▪ 203 two-bedroom suites ▪ 21 three-bedroom suites 	<ul style="list-style-type: none"> ▪ 108 one-bedroom suites ▪ 412 two-bedroom suites ▪ 68 three-bedroom suites
Commercial area	▪ 4,459 sqm (47,966 sq. ft.)	▪ 2,987 sqm (32,156 sq. ft.)
Current rents	▪ €4.3m (annualized)	▪ €7.1m (annualized)
ERV ⁽¹⁾	▪ €4.9m ⁽²⁾ , +12.6%	▪ €9.4m, +31.4%
Average passing rent per suite per month	<ul style="list-style-type: none"> ▪ One-bedroom suites: €1,136 ▪ Two-bedroom suites: €1,308 ▪ Three-bedroom suites: €1,654 	<ul style="list-style-type: none"> ▪ One-bedroom suites⁽⁴⁾: €921 ▪ Two-bedroom suites⁽⁴⁾: €1,111 ▪ Three-bedroom suites⁽⁴⁾: €1,313
Comments	▪ IRES already owns 65 units in Grande Central ⁽³⁾	▪ Portfolio spread across seven developments in Dublin

Source: Seller marketing brochures.

Note: (1) Estimated rental values as disclosed in the marketing brochures.

(2) Based on recently agreed rents, weighted average for the residential suites only, no estimated rental value given for the commercial areas.

(3) Includes two additional suites purchased in Grande Central in August and October 2014.

(4) Weighted average based on total numbers of units, including vacant units and average passing rents per month provided in the seller marketing brochure.



CAPREIT LP AGREED TO ACQUIRE AND HOLD PROPERTIES ON BEHALF OF I•RES

- On 21 November 2014 I•RES entered into a pipeline agreement (“the Pipeline Agreement”) with CAPREIT Limited Partnership (“CAPREIT LP”) in order to permit it to participate in forthcoming sales processes where I•RES has insufficient funds or debt financing to do so
- CAPREIT LP has agreed to acquire and hold properties
 - CAPREIT LP will make funds available to acquire properties intended to be transferred to I•RES under the Pipeline Agreement in the amount of up to €150m (plus any third party indebtedness that may be raised by CAPREIT LP and approved by I•RES) for a period of one year (or such later date as may be agreed in writing by the parties) to permit I•RES to acquire such properties once I•RES has sourced additional funding
- At the request of I•RES, and subject to the approval of the trustees of CAPREIT and the independent directors of I•RES, subsidiaries of CAPREIT LP (“Property Holdco”) will bid for and, if successful, acquire property investments within I•RES’s investment policy
 - I•RES will subsequently acquire the relevant Property HoldCo
- Prior to the acquisition by I•RES of any Property Holdco from CAPREIT LP in accordance with the Pipeline Agreement, the Pipeline Agreement must be approved by the shareholders of I•RES
- The price payable by I•RES for any Property Holdco would be:
 - If such acquisition occurs within six months: the price paid for the relevant property investments together with all third party costs incurred by CAPREIT LP
 - If such acquisition occurs after six months: the greater of the (i) the price paid for the relevant property together with all third party costs incurred by CAPREIT and (ii) the fair market value determined by a qualified independent appraiser

The Rockbrook portfolio will be the first property portfolio to be acquired under the Pipeline Agreement

PROVEN UNDERWRITING ACQUISITION CAPABILITIES



- Based on reports prepared by quantity surveyors, architects and engineers in respect of **Beacon South Quarter**, IRES acquired Beacon South Quarter for a **purchase price per unit** equal to **approximately 70% of the estimated replacement cost**



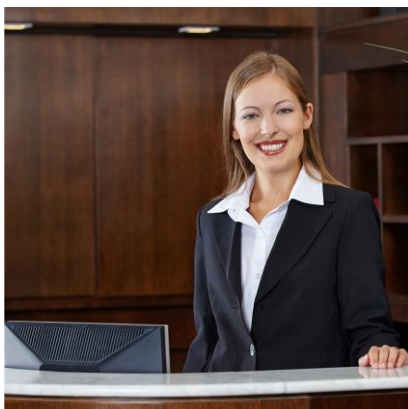
Beacon South Quarter | Sandyford, Dublin 18



I-RES STRIVES TO BE THE RESIDENTIAL LANDLORD OF CHOICE IN IRELAND

I-RES strives for excellence based on four pillars

Professional property management



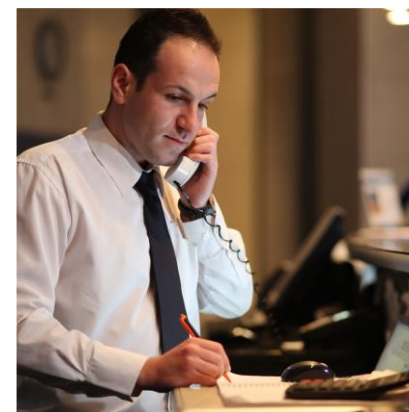
Attention to maintenance



Good relationships with tenants



Responsive to tenants

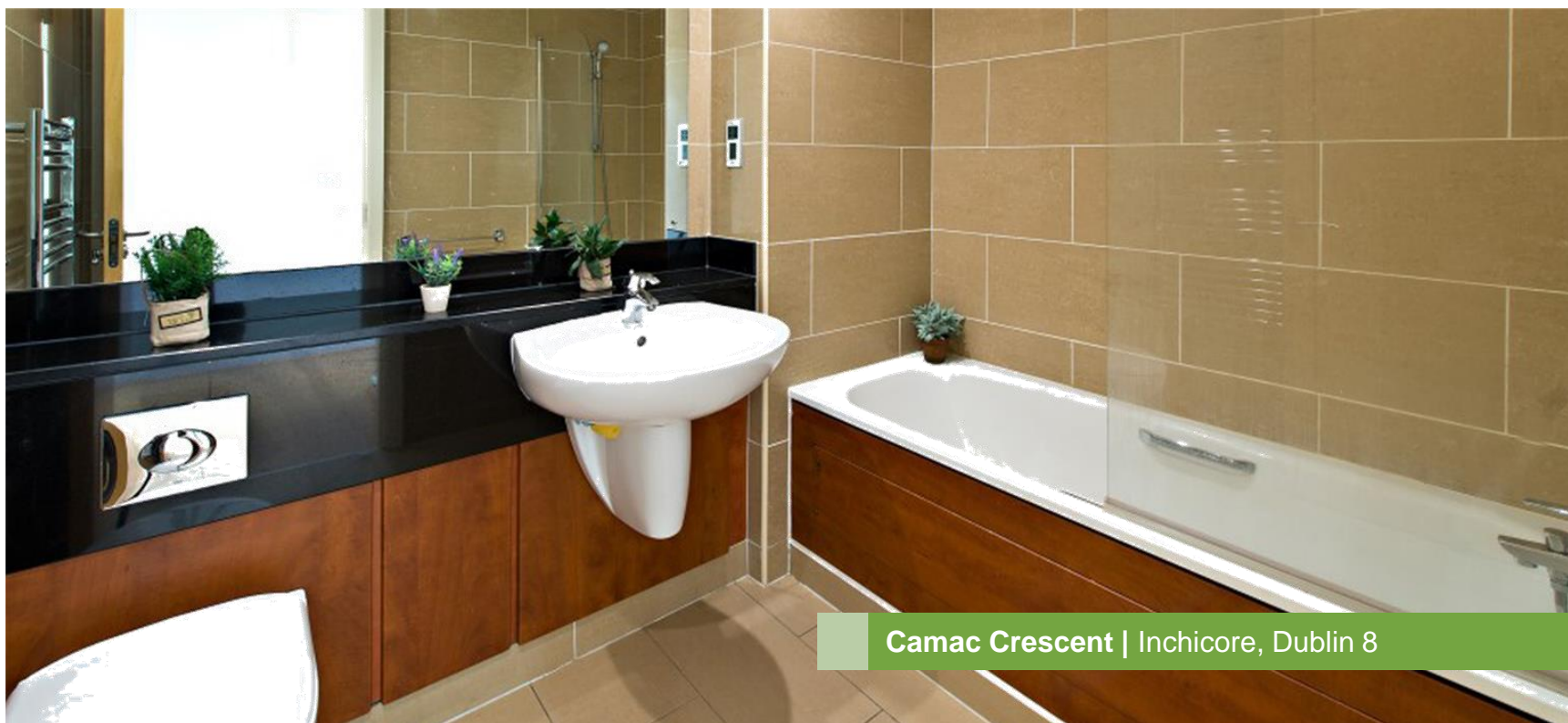


**Solid organic growth
with increases in rental income from renewals and turnovers of residential suites
of on average 10% to 15%⁽¹⁾**

Note: (1) As disclosed in the Interim Management Statement dated 18 November 2014.



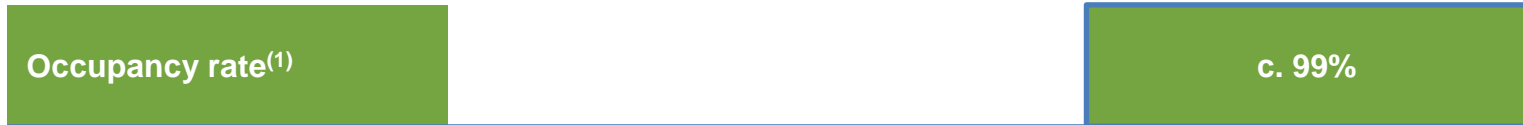
SOLID PROGRESS SINCE SINCE THE APRIL INITIAL OFFERING



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STRONG OPERATING PERFORMANCE

Snapshot 30 September 2014 for the total portfolio



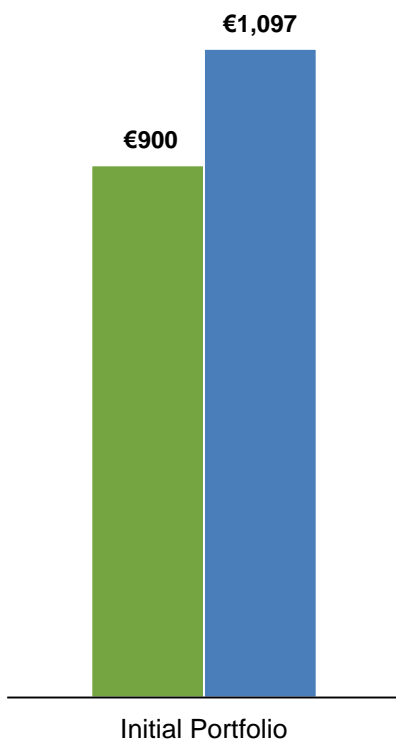
Note: (1) Based on number of units occupied.
(2) Net operating income margin for the month of September 2014.



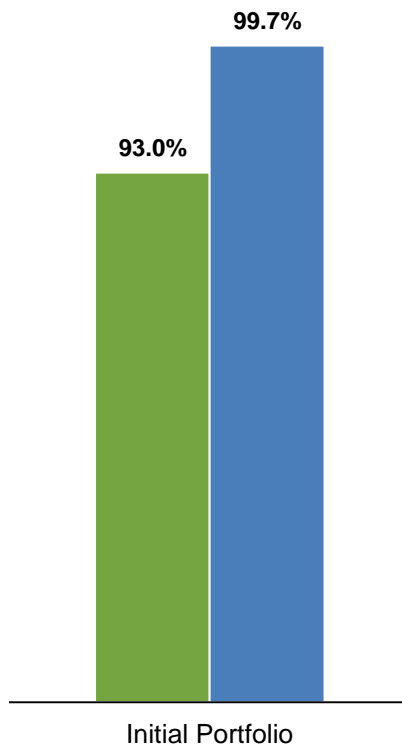
STRONG ASSET MANAGEMENT TRACK RECORD

Operating performance since acquisition

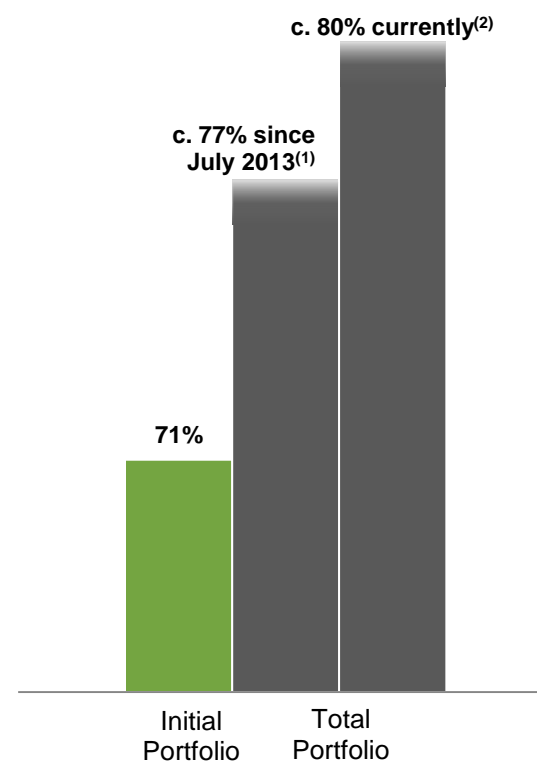
Average monthly rent
Initial Portfolio



Occupancy
Initial Portfolio



NOI margin



 Initial Portfolio at acquisition in September 2013
 Initial Portfolio as at 30 September 2014
 Total Portfolio

Note: (1) For the period 02 July 2013 to 30 September 2014.
(2) For the month of September 2014.

FINANCING STRATEGY



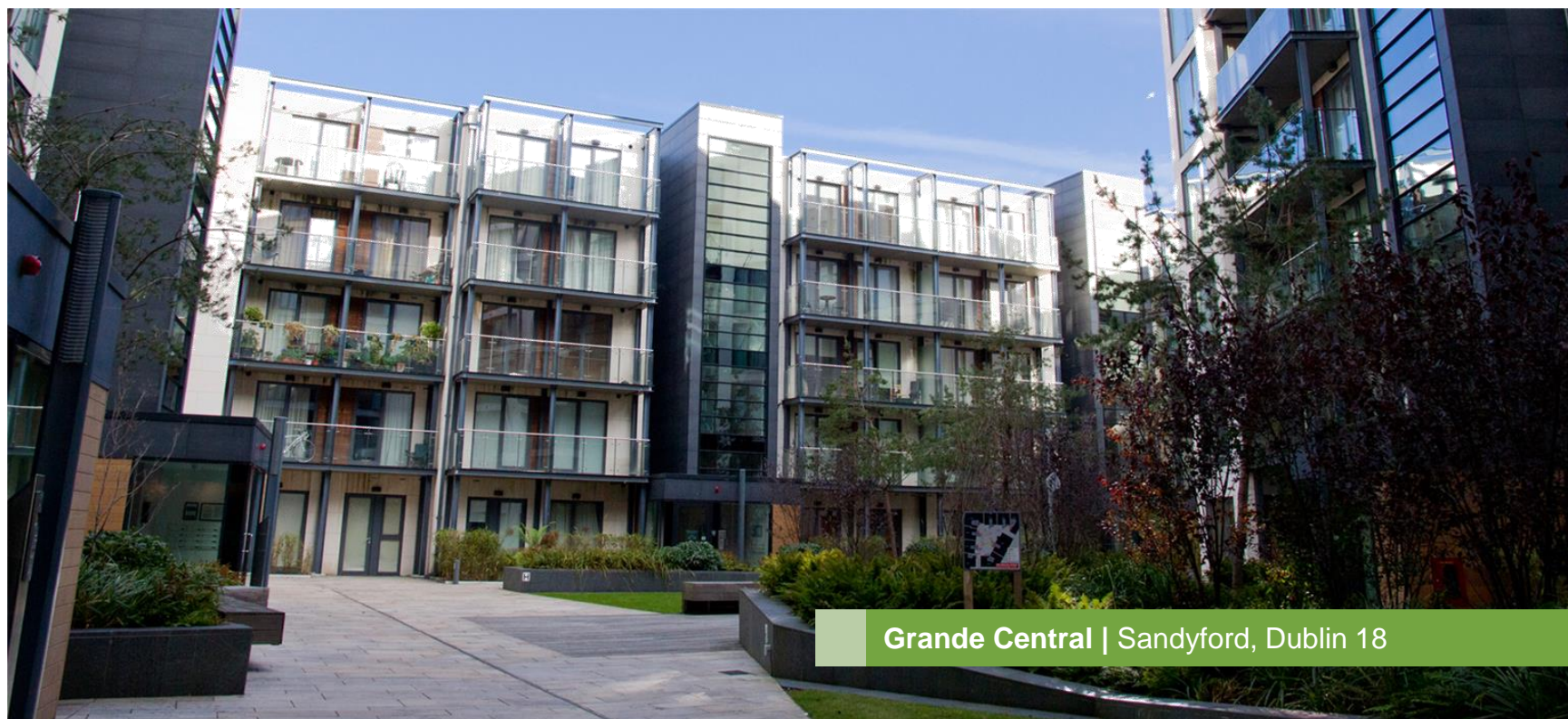
Currently

- €130 million bridge & revolver loan signed with Barclays Bank Ireland Plc and Toronto Dominion Bank
 - €125 million drawn down to finance the acquisition of the Orange portfolio

Long term financing strategy

- I•RES intends to mortgage individual properties not to exceed the 50% Irish REIT limit
- Given the stability of multi-residential properties rental income an ongoing loan to value level of c. 45% is considered prudent

THE IRISH ECONOMIC AND REAL ESTATE RECOVERY



Grande Central | Sandyford, Dublin 18

FDI INFLOWS REMAINS STRONG



Ireland's performance as a hub for FDIs is unrivalled...

1st in the Eurozone
for ease of doing business



1st in the world
for investment incentives

1st in the world
for availability of skilled labour



In the top 20
most innovative countries in the world

1st in the world
for inward investment by quality and value



... with many of the world's leading high-performance companies...



9/10
top global
software companies



15/20
top medical
tech companies



14/21
top financial
services companies



10/10
Top internet
companies

... attracted by a competitive corporation tax of 12.5%...

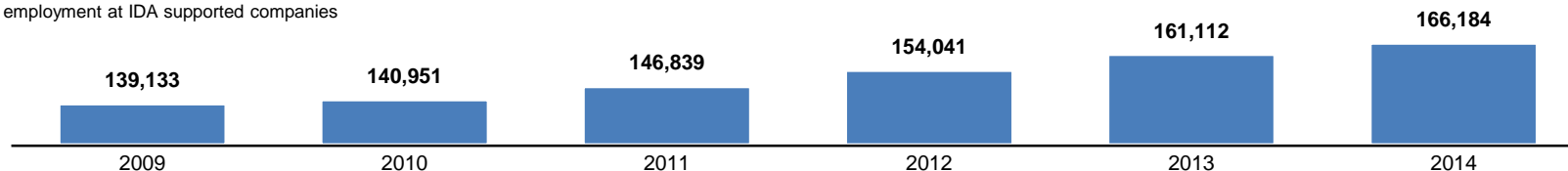
“We find a consistent negative effect of the corporate tax rate on the probability of a country being chosen as a location by multinationals”

Department of Finance, October 2014



... bringing employment to Ireland

Total employment at IDA supported companies

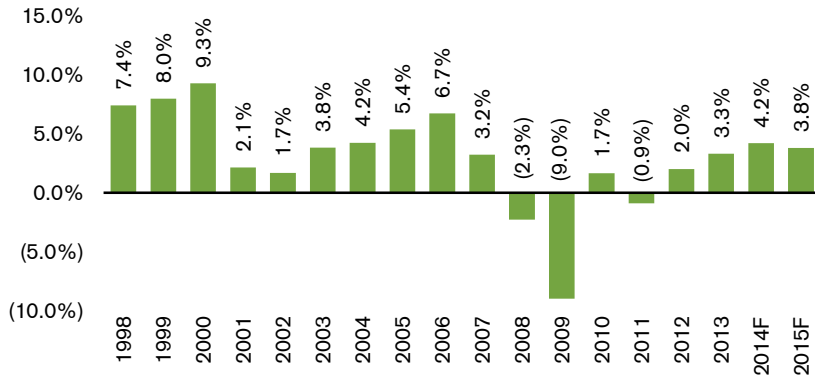


Source: IDA Ireland.

TAILWIND SUPPORTS IRELAND'S RECOVERY

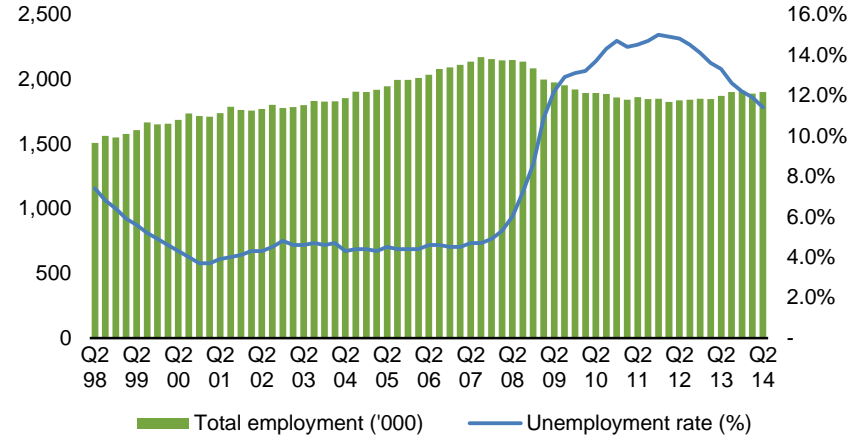


GNP growth has returned in positive territory



Source: Central Statistics Office, Bank of Ireland

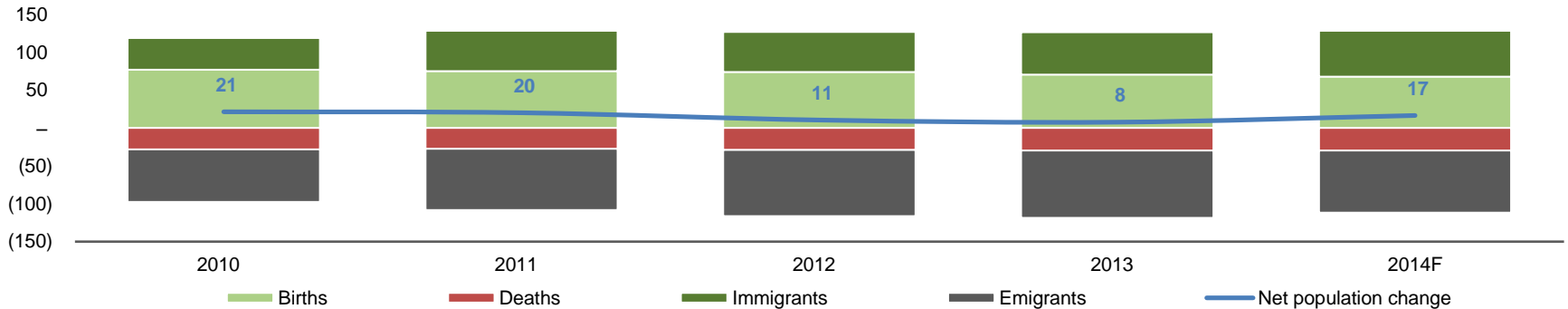
Unemployment is dropping



Source: Central Statistics Office

Population growth is supported by the highest birth rate in Europe

Ireland net population change ('000)

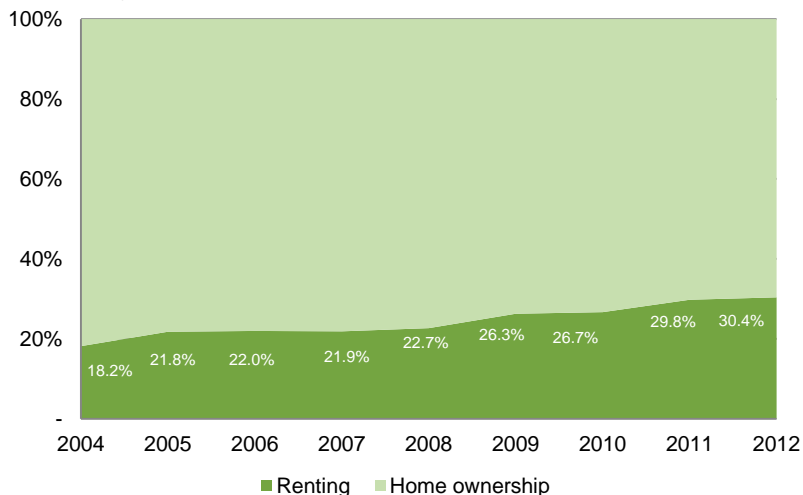


Source: Central Statistics Office.

POSITIVE TRENDS SUPPORT RESIDENTIAL CAPITAL VALUES

The renting model is gaining momentum

(Share of renting vs. home ownership)

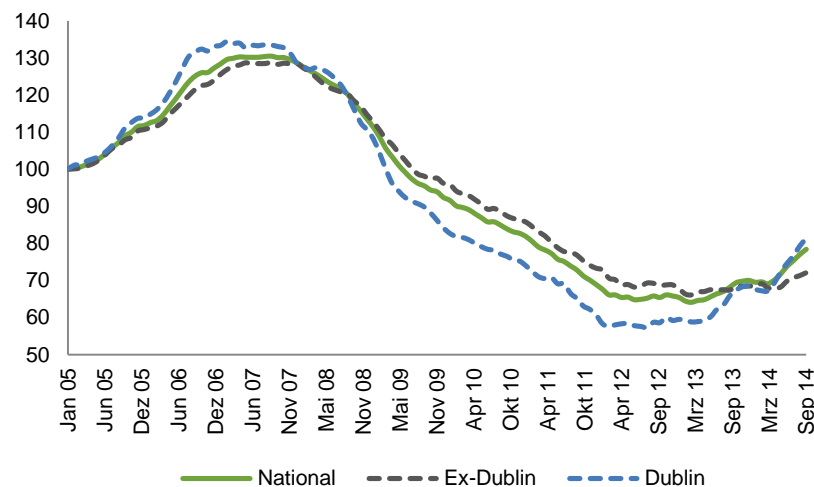


Source: Eurostats

Stable trend observable over the past ten years with no noticeable impact from the financial and property crisis
Renting market supported by incoming expatriates

Housing prices are recovering

(€000s)



Source: Central Statistics Office

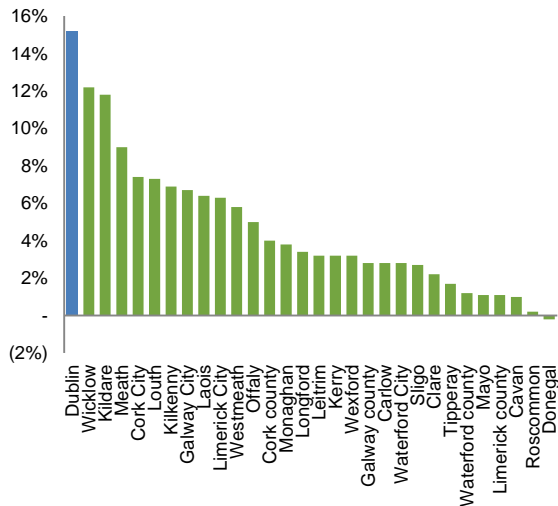
National housing prices hit a bottom around March 2013
Strong recovery momentum since then
Current housing prices levels c. 20% below 2005 levels



STRONG RENTAL RATE MOMENTUM SUPPORTS CASH FLOW GENERATION

Strong YoY rental rates increases in Q2 2014

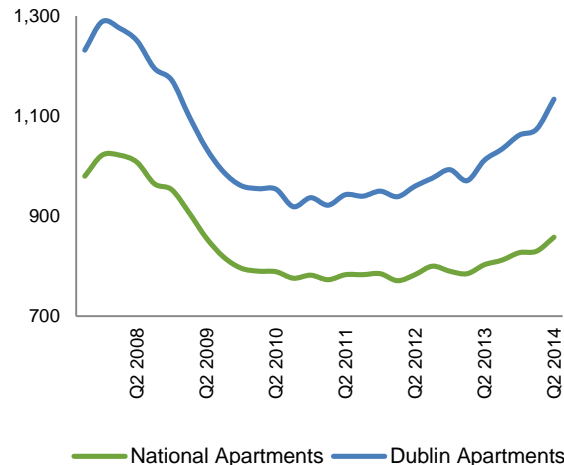
(YoY % rental growth)



Source: Daft.ie Q2 2014 Rental Report

Rental rates are recovering...

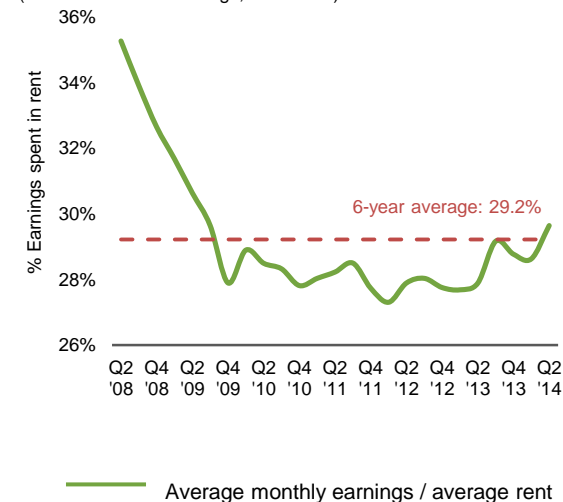
(€ per unit per month)



Source: Private Residential Tenancies Board Rent Index

...and are still affordable

(% of households earnings, for Ireland)



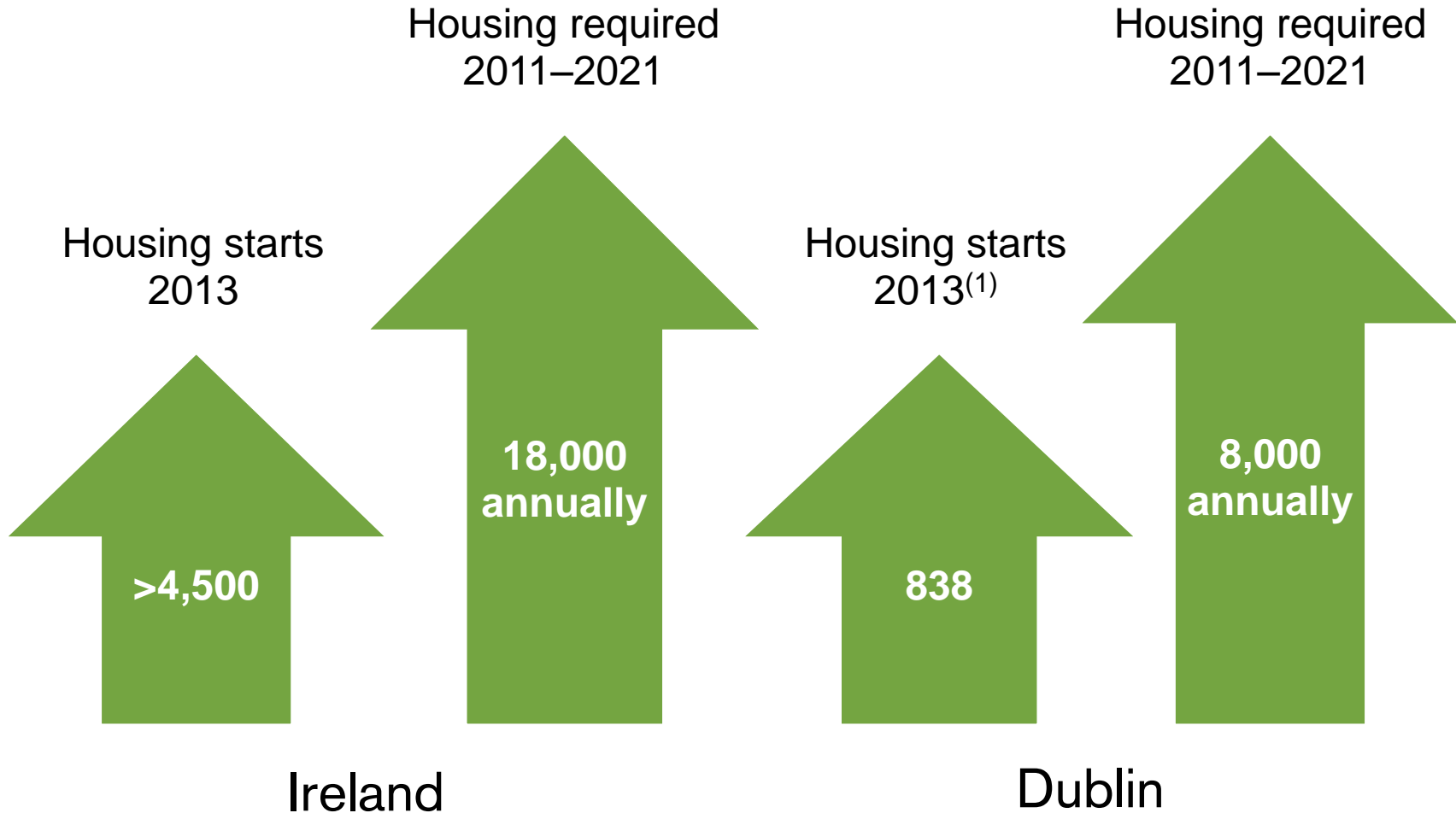
Source: Private Residential Tenancies Board Rent Index, Central Statistics Office

Strong rental rate increase underpin growing capital values
Dublin achieves highest rates based on dynamic population trends

Current rental rates remain below Q2 2008 levels showing further growth potential

Rent affordability in Ireland remains in line with the post-crisis historical average at c. 30% of households earnings

CONTINUED SHORTAGE OF HOUSING SUPPLY HELPS SUPPORT THE RENTAL MARKET



Source: Economic and Social Research Institute, Construction Industry Federation.
Note: (1) For the 12 months to 31 May 2013.

OVERVIEW OF THE EXISTING PORTFOLIO



I·RES HAS BUILT UP A PORTFOLIO OF HIGH QUALITY DUBLIN RESIDENTIAL PROPERTIES



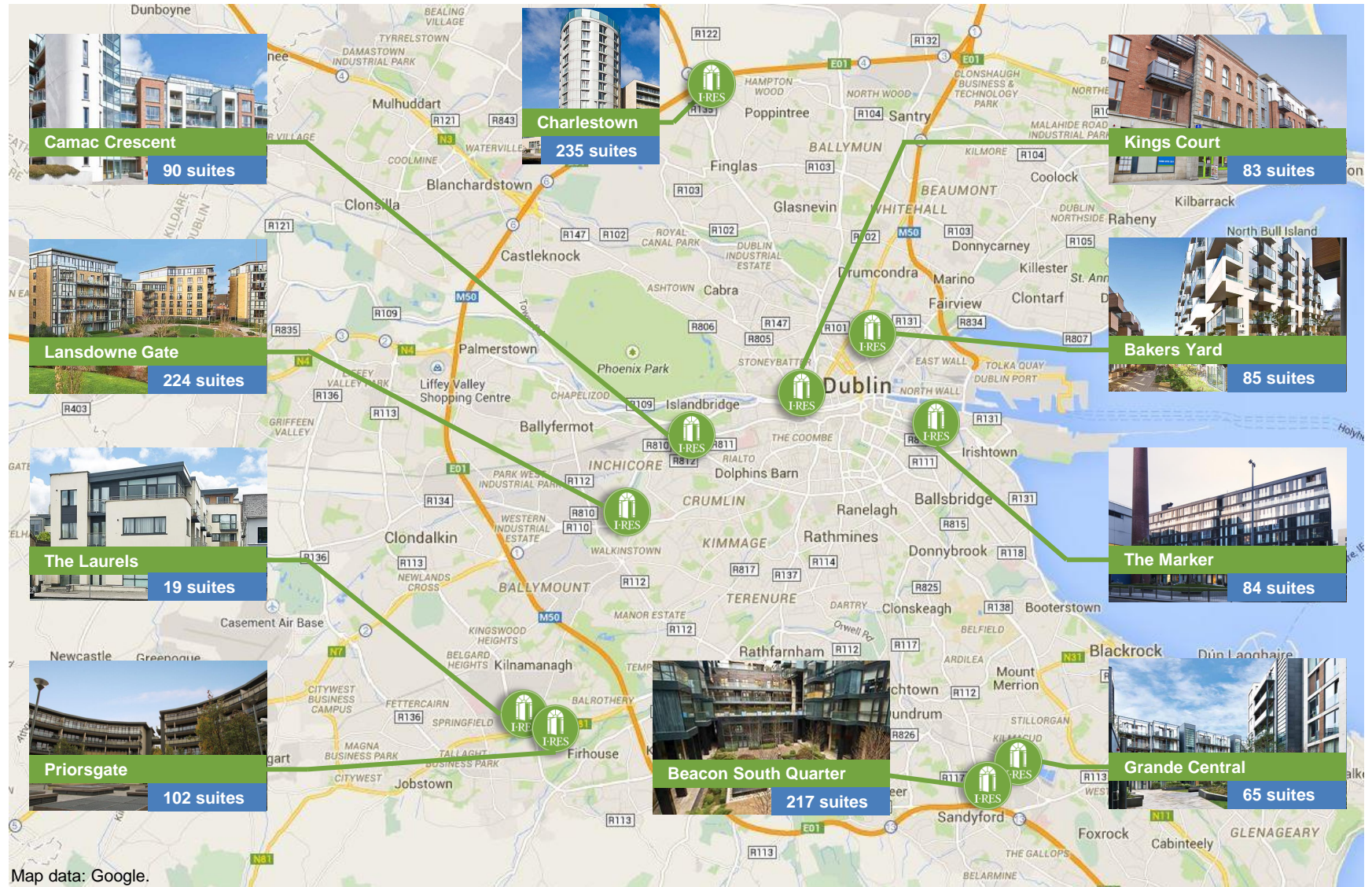
	Property Location	Location	Year Built	Date Acquired	# suites owned ⁽¹⁾	Total # of suites ⁽¹⁾	Commercial space owned (sqm) ⁽¹⁾	Average monthly rent per suite ⁽¹⁾	Occupancy ⁽¹⁾
1	Kings Court	Smithfield	2006	10 Sep 2013	83	83	566	€1,152	100.0%
2	Grande Central ⁽²⁾	Sandyford	2007	10 Sep 2013	65 ⁽²⁾	195	-	€1,339	100.0%
3	Priorsgate	Tallaght	2007	10 Sep 2013	102	198	2,568	€902	99.0%
4	Camac Crescent	Inchicore	2008	10 Sep 2013	90	110	-	€1,093	100.0%
5	The Laurels	Tallaght	2007	27 Jun 2014	19	19	190	€992	100.0%
6	The Marker	Docklands	2012	18 Jul 2014	84	102	1,218	€2,129	96.4%
7	BSQ	Sandyford	2007/2008	07 Oct 2014	217	850	2,395	€1,329 ⁽³⁾	99.1% ⁽³⁾
8	Charlestown	Finglas	2007	07 Oct 2014	235	285	-	€1,083 ⁽³⁾	99.1% ⁽³⁾
9	Bakers Yard	Dublin	2007/2008	07 Oct 2014	85	132	792	€1,128 ⁽³⁾	97.6% ⁽³⁾
10	Lansdowne Gate	Drimnagh	2005	07 Oct 2014	224	280	-	€1,120 ⁽³⁾	96.9% ⁽³⁾

Note: (1) As at 30 September 2014.

(2) Includes two additional suites purchased in Grande Central in August and October 2014 respectively for a total acquisition cost of €0.4m.

(3) As at acquisition date on 07 October 2014.

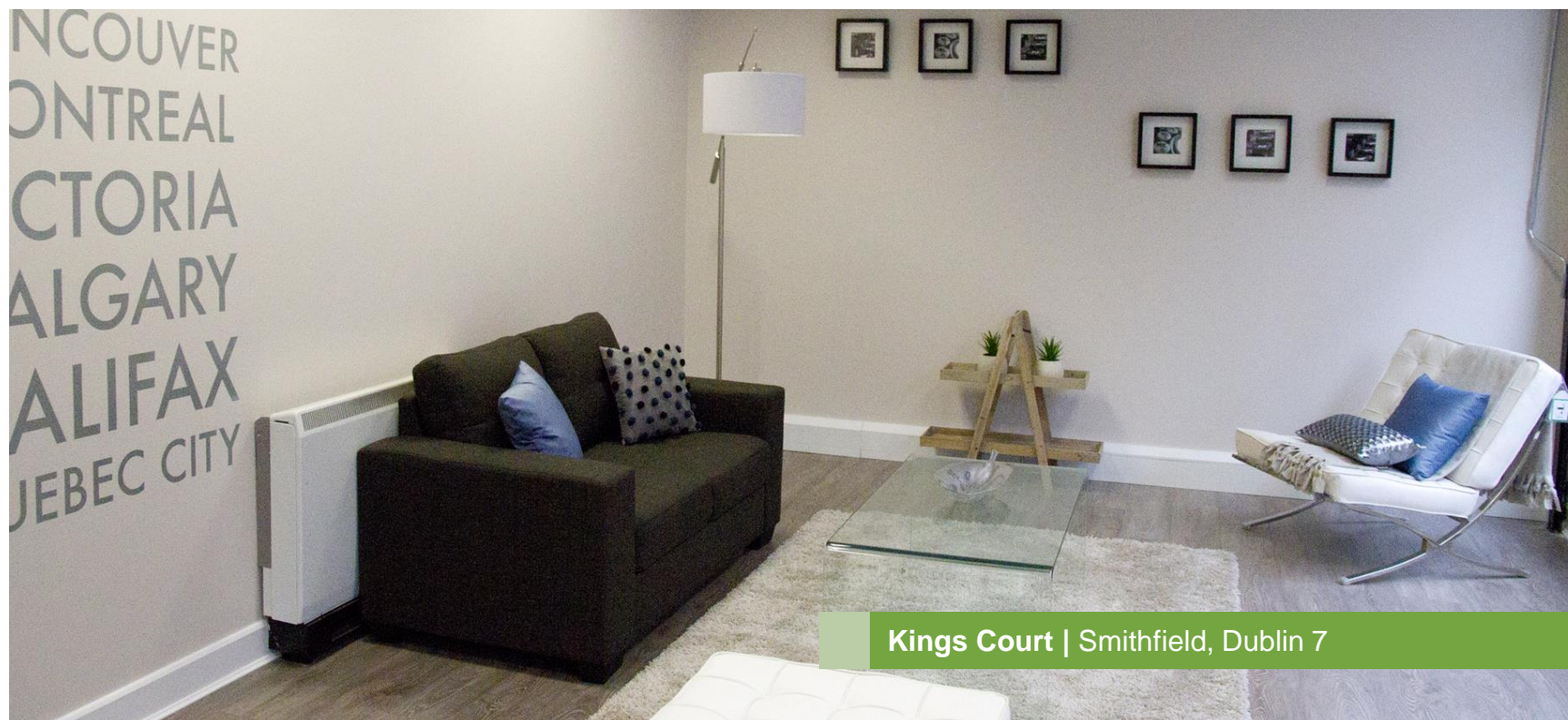
EXISTING PORTFOLIO LOCATIONS ARE CLUSTERED AROUND DUBLIN



Map data: Google.



CORPORATE GOVERNANCE



Kings Court | Smithfield, Dublin 7

MANAGEMENT ARRANGEMENTS SUMMARY



Investment Management Agreement (“IMA”)⁽¹⁾	<ul style="list-style-type: none"> ▪ IRES Fund is a wholly owned indirect subsidiary of CAPREIT appointed under the IMA to govern the provision of investment management and related services to I•RES ▪ Supported by CAPREIT’s staff, platform and infrastructure through the Services Agreement ▪ The IMA takes effect on IRES Fund being authorised as an AIFM, has an initial term of 5 years and will continue for consecutive 5 year periods unless terminated. The initial term may be extended to 7.5 years from 11 April 2014 as consideration for CAPREIT LP entering into the Pipeline Agreement, subject to shareholder approval
Services Agreement	<ul style="list-style-type: none"> ▪ Covers the provision of property management, administrative, financial, due diligence, marketing, IT and other services to IRES Fund by CAPREIT LP ▪ CAPREIT LP has agreed not to enter into any competitive or conflicting activities with respect to the Company’s business other than pursuant to the Pipeline Agreement and certain other limited exceptions where IRES has an interest
Fee & Expense Arrangements⁽²⁾	<ul style="list-style-type: none"> ▪ Under the IMA, IRES Fund is entitled to receive annual fees, paid monthly in arrears, equal to 0.5% of the value of the Company’s net asset value and 3% of gross rental income
Termination of the IMA	<ul style="list-style-type: none"> ▪ IRES Fund may terminate the agreement after the initial term on 12 months’ notice ▪ I•RES may internalize at no cost after the initial term ▪ I•RES may terminate the agreement if CAPREIT LP ceases to own at least 5% of I•RES or ceases to control IRES Fund ▪ The agreement may also be terminated due to (i) insolvency or (ii) a breach of a material term of the agreement (if it has not been remedied within 30 days or cannot be remedied) by either party
Long-Term Incentive Plan (“LTIP”)	<ul style="list-style-type: none"> ▪ Options up to a maximum of 10% of shares outstanding may be issued under the LTIP ▪ Options will have a maximum life of 7 years and vest at a rate of 1/3rd each year

Notes: (1) IRES Fund is not yet authorized as an alternative investment fund manager (“AIFM”). Gandon Alternative Fund Management Limited (“Gandon”) has been retained as the Company’s AIFM to currently fulfil this role. Gandon is a party to an AIFM agreement that has a maximum term of one year and will terminate following the authorization of IRES Fund as an AIFM.

(2) During the term of its appointment, Gandon is entitled to receive these annual fees which are then apportioned between Gandon, IRES Fund, CAPREIT LP and any additional service providers as the Company, Gandon, IRES Fund and CAPREIT LP may from time to time agree. In addition to the annual fees payable under the IMA or the AIFM agreement (as applicable), the Company’s operating expenses will include (i) acquisition costs and expenses (such as due diligence costs, legal costs and taxes); (ii) costs in connection with any financings; (iii) Non-Executive Director’s fees and audit fees; (iv) the salary, bonus, benefits and expenses of the Chief Executive Officer or other executives hired by the Company in the future; and (v) other operating costs and expenses of the Company and direct operating costs related to the Company’s assets, including but not limited to, the costs related to site employees and general and administrative expenses.

STRONG MAJORITY INDEPENDENT BOARD



Colm O'Nuallain – Independent Non-Executive Chairman

- Over 20 years of experience as Finance Director of Grafton Group Plc, a leading builders merchant group quoted on the London Stock Exchange
- Qualified Chartered Accountant with international experience previously holding senior financial positions in a number of public and semi-state companies



Declan Moylan – Independent Non-Executive Chairman

- Former Managing Partner and Former Chairman of Mason Hayes & Curran and Chairman of the firm's International Practice Group
- Represented and advised a large number of high profile public and private sector clients including assisting multinationals in establishing headquarters in or entering the market in Ireland



Aidan O'Hogan – Independent Non-Executive Director

- Fellow of the Society of Chartered Surveyors Ireland and past president of Irish Association of Valuers Institute
- Retired as Chairman of Savills Ireland in 2009 after 40 years as a real estate professional
- Currently Chairman of Property Industry Ireland



Thomas Schwartz – Non-Executive Director, IRES Fund Nominee

- Over 35 years of real estate experience and currently President and CEO of CAPREIT
- Founder of CAPREIT in 1997 and supervised the company's growth from 2,900 suites at IPO to 41,555 as at 30 September 2014
- Member of the Board of Trustees of CAPREIT and of the Board of Directors of Chartwell Seniors Housing REIT, REALpac and Mount Sinai Hospital Foundation



David Ehrlich – IRES CEO & Executive Director

- Senior partner at Stikeman Elliott LLP for over ten years until 31 December 2013
- Focused his practice since 1986 on the public real estate markets and was involved in creating the REIT industry in Canada, including the formation of CAPREIT
- Advised numerous leading insurance companies, developers, pension funds and government agencies



I-RES PROPERTY PORTFOLIO



Kings Court | Smithfield, Dublin 7

PROPERTY SUMMARY: KINGS COURT



North King Street, Smithfield, Dublin 7

Property details⁽¹⁾

Year Built:	2006
# of suites owned:	83
Total # of suites:	83
Passing rent as at 30 September:	€1.2m (annualized)
AMR per suite as at 30 September:	€1,152
Occupancy as at 30 September:	100.0%
Commercial Area:	566 sqm (6,092 sq. ft.)
Suite Breakdown:	
One Bedroom:	25
Two Bedroom:	54
Three Bedroom:	4



Property features

Building Features:

- Basement car park
- Fully furnished with modern finishes
- Balconies and communal garden with secure access through electronic gates
- Intercom access

Neighbourhood Features:

- Walk to LUAS red line with Smithfield and Four Courts stops within 500m
- Near Dublin Institute of Technology The Law Society of Ireland, The Four Courts, Smithfield Market, Phoenix Park and Rotunda Hospital
- Phoenix Park close by with over 1700 acres of activities

Area Map



Note: (1) As at 30 September 2014.
AMR = Average monthly rent per suite.

PROPERTY SUMMARY: GRANDE CENTRAL

Rockbrook, Sandyford , Dublin 18

Property details⁽¹⁾

Year Built:	2007
# of suites owned:	65
Total # of suites:	195
Passing rent as at 30 September:	€1.0m (annualized)
AMR per suite as at 30 September:	€1,339
Occupancy as at 30 September:	100.0%
Commercial Area:	n/a
Suite Breakdown:	
One Bedroom:	13
Two Bedroom:	31
Three Bedroom:	21



Property features

Building Features:

- Central heating and internet
- Modern furniture and finishes with dishwashers, dryers and washers
- Large balconies and basement parking
- Ensuite bathrooms

Neighbourhood Features:

- Opposite the Stillorgan LUAS rail system stop
- Area is serviced by numerous bus routes
- Near UPMC Beacon Hospital and other area amenities
- Microsoft, Vodafone, Volkswagen, Bewleys and other large employers in the area

Area map



Note: (1) As at 30 September 2014.
AMR = Average monthly rent per suite.

PROPERTY SUMMARY: PRIORS GATE

Greenhills Road, Tallaght, Dublin 24

Property details⁽¹⁾

Year Built:	2007
# of suites owned:	102
Total # of suites:	198
Passing rent as at 30 September:	€1.3m (annualized)
AMR per suite as at 30 September:	€902
Occupancy as at 30 September:	99.0%
Commercial Area:	2,568sqm (27,676 sq. ft.)
Suite Breakdown:	
One Bedroom:	49
Two Bedroom:	47
Three Bedroom:	6



Property features

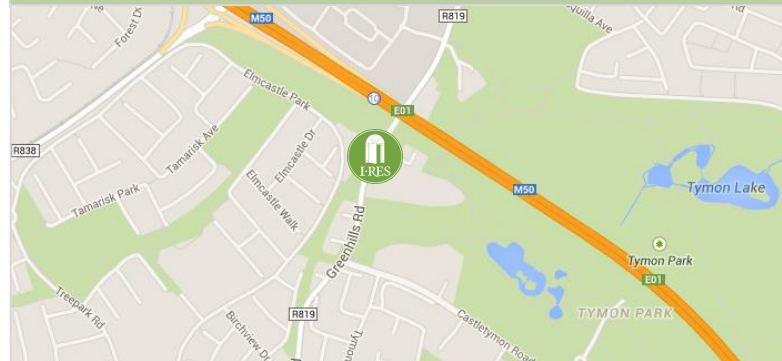
Building Features:

- Courtyard garden
- Spar and Unicare Pharmacy on site
- Fully furnished bright and spacious accommodation with balconies
- Underground parking intercom access

Neighbourhood Features:

- Connected to the city via the LUAS rail system, and bus links
- Tallaght Hospital and Tallaght Institute of Technology and IDA Technology Park in the area
- The Square Shopping Centre located nearby

Area map



Note: (1) As at 30 September 2014.
AMR = Average monthly rent per suite.

PROPERTY SUMMARY: CAMAC CRESCENT



Turvey Avenue, Inchicore, Dublin 8

Property details⁽¹⁾

Year Built:	2008
# of suites owned:	90
Total # of suites:	110
Passing rent as at 30 September:	€1.2m (annualized)
AMR per suite as at 30 September:	€1,093
Occupancy as at 30 September:	100.0%
Commercial Area:	n/a
Suite Breakdown:	
One Bedroom:	21
Two Bedroom:	49
Three Bedroom:	20



Property features

Building Features:

- Laminate wood flooring
- High gloss kitchens with washer/dryers and microwaves
- Large balconies and courtyard garden
- Intercom access
- Secure underground parking

Neighbourhood Features:

- Close to LUAS rail system
- St James's Hospital, Irish Museum of Modern Art and Inchicore College are nearby
- Major employers such as Amazon and Guinness in the area

Area map



Note: (1) As at 30 September 2014.
AMR = Average monthly rent per suite.

PROPERTY SUMMARY: THE LAURELS

Main Street, Tallaght, Dublin 24

Property details⁽¹⁾

Year Built:	2007
# of suites owned:	19
Total # of suites:	19
Passing rent as at 30 September:	€0.2m (annualized)
AMR per suite as at 30 September:	€992
Occupancy as at 30 September:	100.0%
Commercial Area:	190 sqm (2,045 sq. ft.)
Suite Breakdown:	
One Bedroom:	4
Two Bedroom:	13
Three Bedroom:	2



Property features

Building Features:

- Underground parking
- Central heating
- Fully furnished
- Terraces or balconies in all apartments

Neighbourhood Features:

- Close proximity to The Square Shopping Centre and Tallaght Institute of Technology
- Well serviced by the LUAS RED Line and other bus routes
- Close to N81 Tallaght bypass 12 km south west of Dublin City Centre
- Close to Tallaght Stadium & Tallaght Hospital

Area map



Note: (1) As at 30 September 2014.
AMR = Average monthly rent per suite.

PROPERTY SUMMARY: THE MARKER



Grand Canal Square, Docklands, Dublin, Dublin 2

Property details⁽¹⁾

Year Built:	2012
# of suites owned:	84
Total # of suites:	102
Passing rent as at 30 September:	€2.4m (annualized)
AMR per suite as at 30 September:	€2,129
Occupancy as at 30 September:	96.4%
Commercial Area:	1,218 sqm (13,111 sq. ft.)
Suite Breakdown:	
One Bedroom:	0
Two Bedroom:	84
Three Bedroom:	0



Property features

Building Features:

- State-of-the-art kitchens with integrated appliances and worktops
- Stylish en-suite bathrooms with floor to ceiling marble walls and underfloor heating
- Internal courtyard with stylish rock pond
- Exclusive membership access to the hotel leisure facilities
- Neighbourhood Features:**
- Walking distance to the Dublin Convention Centre, The O2 Arena, Aviva Stadium and Croke Park and Grafton Street
- Access to the DART at Barrow Street and the LUAS tram line in the North Docklands

Area map



Note: (1) As at 30 September 2014.
AMR = Average monthly rent per suite.

PROPERTY SUMMARY: BEACON SOUTH QUARTER

Beacon South Quarter, Sandyford, Dublin 18

Property details⁽¹⁾

Year Built:	2007/2008
# of suites owned:	217
Total # of suites:	850
Passing rent as at 07 October:	€3.5m (annualized)
AMR per suite as at 07 October:	€1,329
Occupancy as at 07 October:	99.1%
Commercial Area:	2,395 sqm (25,776 sq. ft.)
Suite Breakdown:	
One Bedroom:	26
Two Bedroom:	165
Three Bedroom:	26



Property features

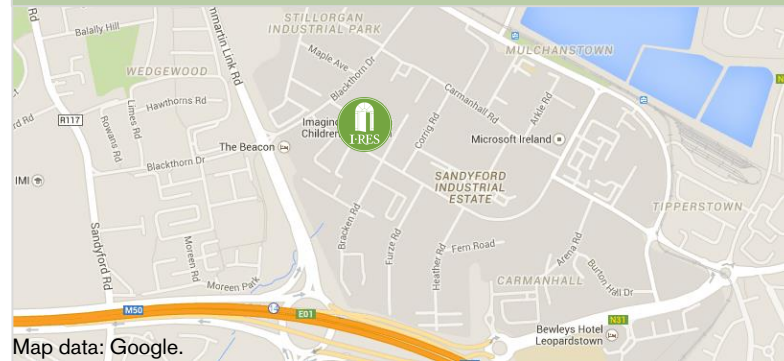
Building Features:

- Dedicated residential concierge reception and underground car parking spaces
- High specification kitchens with fully fitted integrated appliances
- Gas fired central heating
- CCTV Security systems with security intercom
- Extensive landscaped grounds

Neighbourhood Features:

- 10km to Dublin city centre
- Transport links include: The Stillorgan LUAS stop, Close to the M50 interchange
- Close to UPMC Beacon Hospital
- Close to BSQ Shopping Centre

Area map



Note: (1) As at 07 October 2014.
AMR = Average monthly rent per suite.

PROPERTY SUMMARY: CHARLESTOWN



Charlestown Place, Finglas, Dublin 11

Property details⁽¹⁾

Year Built:	2007
# of suites owned:	235
Total # of suites:	285
Passing rent as at 07 October:	€3.0m (annualized)
AMR per suite as at 07 October:	€1,083
Occupancy as at 07 October:	99.1%
Commercial Area:	n/a
Suite Breakdown:	
One Bedroom:	36
Two Bedroom:	164
Three Bedroom:	35



Property features

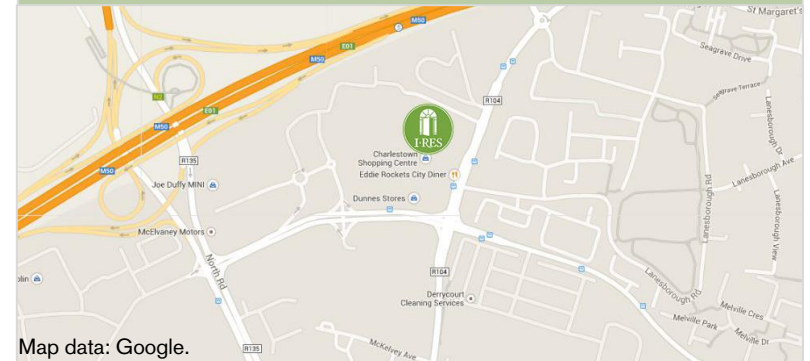
Building Features:

- CCTV security system with intercom system
- Fully Tiled bathrooms with contemporary sanitary ware
- Cherry wood finished floors in kitchen, living, bedroom areas
- Central heating
- Central landscaped garden & children playground

Neighbourhood Features:

- 7km to Dublin city centre and 5km to Dublin Airport
- Close to Dublin City University
- Bus routes
- Located above a shopping centre and in close proximity to IKEA

Area map



Note: (1) As at 07 October 2014.
AMR = Average monthly rent per suite.

PROPERTY SUMMARY: BAKERS YARD



North Portland Street, Dublin, Dublin 1

Property details⁽¹⁾

Year Built:	2007/2008
# of suites owned:	85
Total # of suites:	132
Passing rent as at 07 October:	€1.2m (annualized)
AMR per suite as at 07 October:	€1,128
Occupancy as at 07 October:	97.6%
Commercial Area:	792 sqm (8,525 sq. ft.)
Suite Breakdown:	
One Bedroom:	13
Two Bedroom:	60
Three Bedroom:	12



Property features

Building Features:

- Private landscaped courtyards
- Fully fitted kitchen, living room and bedrooms in all apartments
- High quality ceramic wall & floor tiles to bathrooms and en-suites throughout

Neighbourhood Features:

- Walking distance to city centre
- Overlooking Croke Park Stadium
- Close to Dorset Street / Drumcondra Road quality Bus Corridor and Drumcondra suburban rail station with access to the LUAS, DART, suburban rail services
- Close to Mater Hospital, IFSC, DIT

Area map



Map data: Google.

Note: (1) As at 07 October 2014.
AMR = Average monthly rent per suite.

PROPERTY SUMMARY: LANSDOWNE GATE



Lansdowne Gate, Drimnagh, Dublin 12

Property details⁽¹⁾

Year Built:	2005
# of suites owned:	224
Total # of suites:	280
Passing rent as at 07 October:	€3.0m (annualized)
AMR per suite as at 07 October:	€1,120
Occupancy as at 07 October:	96.9%
Commercial Area:	n/a
Suite Breakdown:	
One Bedroom:	23
Two Bedroom:	146
Three Bedroom:	55



Property features

Building Features:

- Spacious landscaped courtyard including: playground, a number of cascading water features, seating areas, landscaped river garden and feature suspension cable pedestrian bridge
- Playground features high-end play equipment and incorporates outdoor gym equipment for adults

Neighbourhood Features:

- 5km to Dublin city centre
- Nestled between Lansdowne Valley Park and Pitch Putt Course
- Close to Our Lady's Children Hospital, Excellent transportation links including: Bluebell Redline LUAS stop

Area map



Note: (1) As at 07 October 2014.
AMR = Average monthly rent per suite.



I·RES