

IRISH INVESTMENT MARKET

Q1 2017



OVERVIEW

- Investment in Irish commercial property totalled approximately €478 million across 56 deals in the opening three months of 2017. Although in terms of volume, activity was on par with quarter one 2016, the value of transactions declined 35% year on year.
- A key feature of the opening quarter was the increase in small to medium sized transactions. The €10 - €20 million price category accounted for 29% of total turnover, while no deals above €50 million occurred.
- The office sector re-emerged as the most sought after class, recording transactions worth €197 million, or 41% of transactions. Dublin remained the primary location of investor activity in the sector, accounting for €186 million of capital inflow.
- Following an exceptional year for retail investment in 2016 with a number of big transactions, the opening quarter of 2017 saw just over €116 million invested in the sector. Retail parks absorbed the majority of capital inflow, accounting for €55.9 million, or 48% of retail investment in the opening quarter.
- Irish commercial property recorded a return of 2.0% in the first quarter of 2017, according to the latest release of the IPD/SCSI Ireland Quarterly Property Index, continuing to be driven by rental value growth.

€478 million

THE OPENING QUARTER OF 2017 SAW €478 MILLION INVESTED IN IRELAND'S COMMERCIAL PROPERTY MARKET.

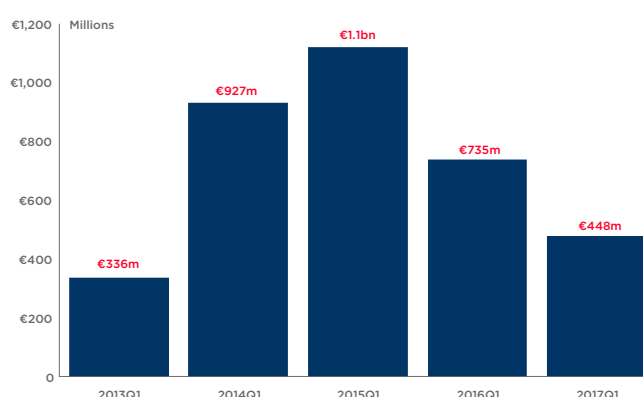


41%

THE OFFICE SECTOR ACCOUNTED FOR THE LARGEST PROPORTION OF TURNOVER, 41%.



Irish Investment Market Quarter One Turnover, 2013 - 2017



Source: Cushman & Wakefield Research



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