

Q2 2020

Dividend of €23.5m payable for Q2

Q2 rental collection rate
of over 85%

€43m invested in prime
office and logistics

Office development sites
reopened on 18th May

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Outlook



While the remainder of 2020 will be challenging for our industry, we are a well capitalised business and through our pre-let development pipeline are positioned to deliver resilient income returns over the medium term.

The lockdown required as a result of the spread of COVID-19 began to ease on 18th May with limited reopening of retail (outdoor and hardware stores) and the reopening construction sites. By 8th June all retail units in our portfolio were permitted to reopen and a phased reopening of offices was introduced. We have worked with our contractors to provide robust health & safety protocols at our development sites in Wilton Park and the Tropical Fruit Warehouse. Within the portfolio we have communicated to all occupiers in relation to the appropriate protocols to make our buildings safe for re-occupation.

While there is uncertainty currently in the economy, it is important to be aware that the IPUT portfolio has contracted rental of €120 million per annum which is set to grow to €160 million on completion of the current development programme. This income is generated from our diversified tenant base and has a weighted average unexpired lease term (WAULT) of 6.7 years. Despite the challenges experienced in the retail sector, we have collected over 85% of total rent due in Q2. This will enable us to pay a quarterly dividend of over €23.5 million, equivalent to €9.50 per share.

Looking forward, a lot of uncertainty remains and while the lockdown is easing, many business decisions in relation to accommodation needs have been put on hold. We are in the fortunate position of having a

prime, high quality portfolio with 94.5% occupancy and low leverage (loan to value 7%) so we can weather a short-term impact on economic activity.

We do however believe that the pandemic will result in some difficult business decisions within the retail sector. Our high street retail holdings currently account for less than 6% of our portfolio. A further 11% of the portfolio is comprised of retail warehousing and we believe the defensive qualities of this sub-sector will ensure it performs well even in the current climate.

Offices and logistics are well placed to navigate the current headwinds and while there has been a lot of media debate about the merits of working from home, the office still offers a consistent work environment with the ability to collaborate, learn and build relationships.

IPUT has been consistent over the last 50 years in taking a long term view of markets and the economy and we continue to believe that Ireland and in particular Dublin will remain an attractive place for FDI to locate and as a place to live and work. Our ambition to build and create a high quality, sustainable portfolio that contributes to the fabric of the city means that as we progress through the current uncertainties, we have a well- positioned business which can take advantage of any opportunities that may arise.

Portfolio Overview

Portfolio Value

€2.9bn

Contracted Rental Income

€120m

Occupancy

94.5%

WAULT

6.7 Years

Portfolio by Asset Mix

98% of portfolio located in Dublin by value

Office	Retail	Logistics	Other
70%	17%	10%	3%
€2.04 billion	€496 million	€300 million	
1.86 million sq ft	920,000 sq ft	2.5m sq ft	
41 assets	17 assets	31 assets	

Q2 Highlights

Carrickmines Park Investment

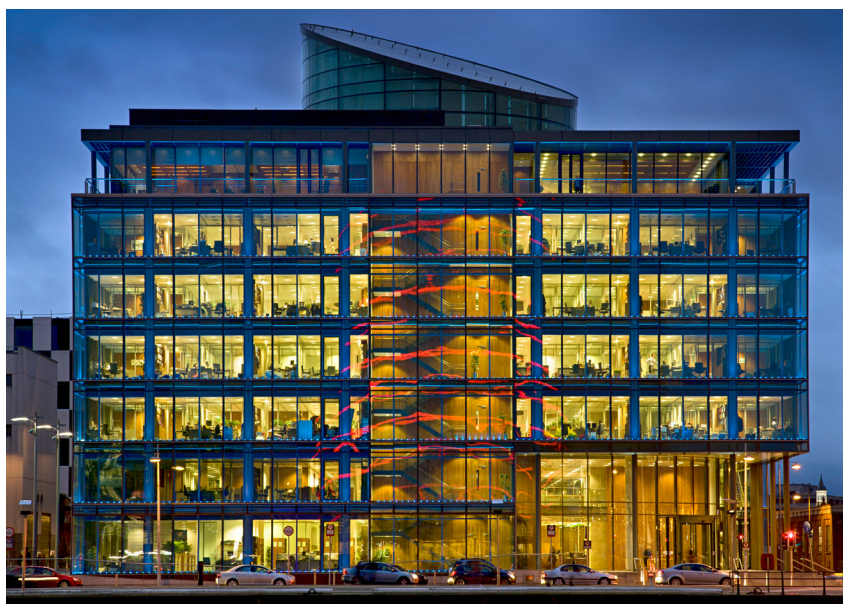
We have committed to invest approximately €3 million in a range of upgrade works to Carrickmines Park to improve the occupier experience. This will include a new amenity building which will house a cafe, additional public restrooms and an expanded management suite.

Largest Logistics Letting since 2010

We re-located Geodis from Damastown to Unit 1 Dublin Airport Logistics Park (185,000 sq ft) in December and have just completed the letting of Damastown (325,000 sq ft) to Dunnes Stores. The combined rent is €4.1 million per annum and both lettings are for 20 years.

Acquisitions

We completed the acquisition of the residual interests in two of our buildings to bring our ownership to 100%. They include a 29% interest in Riverside One, let to McCann Fitzgerald and a 50% interest in Unit D, Kilcarbery Distribution Park, let to BWG. The total transaction was €43 million and is in line with our strategy to reduce co-ownerships and recycle capital into prime Dublin offices and logistics.



Pictured left:
Riverside One, Dublin 2

Performance

Resilient performance in Q2 underpinned by upper quartile rental collection and our 80% weighting to offices and logistics.

Q2 2020

Net Asset Value	Quarterly Dividend	Annual Dividend Yield	Quarterly Shareholder Return
€2.7bn	€23.5m	3.9%	-0.1%

Share Price Information

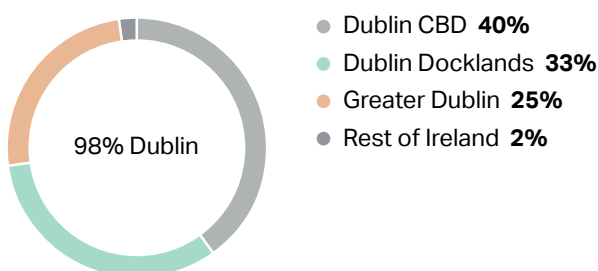
	31 Mar 2020	30 Jun 2020	Key Dates
Offer Price Per Share	€1,130.78	€1,119.97	NAV Announcement – Q2 2020 1 July 2020
NAV Per Share	€1,108.60	€1,098.01	Dividend Payment – Q2 2020 7 July 2020
Repurchase Price Per Share	€1,091.97	€1,081.54	NAV Announcement – Q3 2020 1 October 2020
Dividend Per Share	€11.00	€9.50	Dividend Payment – Q3 2020 6 October 2020
Distribution Date	07/04/2020	07/07/2020	

The value of the IPUT portfolio as at 30 June 2020 was €2.9 billion representing a -0.84% net capital value decrease over Q1 2020. The external valuers (CBRE and JLL) adopted the RICS valuation material uncertainty clause due to COVID-19 in Q1 2020 and confirmed it would remain in place for the Q2 valuations.

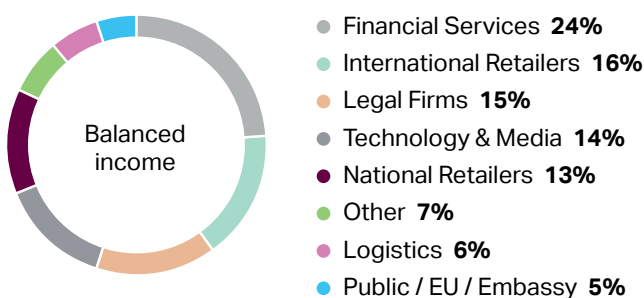
The impact of COVID-19 was again reflected in the retail portfolio which recorded a decrease of 5.7% on the Q1 2020 valuation. Year to date the retail portfolio has contracted by 7.9% with high street retail receiving the largest adjustment and although retail parks were not immune to adjustment, the defensive qualities of this sub-sector mitigated the overall impact.

The prime office and logistics sectors remained resilient, with any decreases resulting from specific lease events and not from a movement in yields or rental values. The office portfolio delivered a positive valuation movement which was largely attributable to the development programme progressing at Wilton Park.

Portfolio by Location



Tenants by Sector



Responsibility

Our philosophy of promoting sustainable spaces that enhance the occupier experience is embedded in our culture and values. As we gradually return to work, we believe that living out this philosophy will be more important now than ever before.

We published our 2019 Responsibility Report in June and it outlines our three year strategy. Our 2019 highlights include the following:



Roll out of real-time monitoring of energy performance on all directly managed properties



Green tariffs now cover 100% of operational portfolio. Emissions from electricity usage 85% lower than grid averages



Like-for-like electricity reduced by 5% year on year



16% reduction to greenhouse gas emissions compared to 2018



Providing ongoing project management advice for a new homeless medical treatment facility at Ushers Island



Supported nine local artists with studio space



Invested more than €3 million in public realm



GREENING OUR PORTFOLIO

RESPONSIBILITY REPORT 2019

[CLICK HERE](#) TO DOWNLOAD REPORT FROM OUR NEW WEBSITE

Industry Accreditations



Activity

On 18 May 2020 construction resumed across our 700,000 sq ft office development pipeline. We really appreciate the efforts of the main contractors, John Sisk & Son Ltd and PJ Hegarty & Sons and all of the sub-contractors, in training and mobilising their people to be back on site in line with the HSE safety protocols.

Wilton Park

Wilton Park is our landmark 600,000 sq ft office development which is centred around a 1 acre restored park in Dublin 2.

At One Wilton Park, the first core is complete and the second core "topped out" at the end of June marking a significant milestone for the project as the building reached its tallest point. The steel assembly continues to progress onsite with the structure of the building now visible. Practical completion is expected in Q1 of 2021.

At Two and Three, Wilton Park, the Lad Lane complex has been demolished and the contractor is progressing at pace, with full demolition expected to be completed in Q3 2020, allowing piling and excavation works to begin. Practical completion is expected in Q1 2023.

Tropical Fruit Warehouse

This river front office development comprising 83,500 sq ft situated in Dublin South Docks is our only on-site speculative development. The structural steel frame for the panoramic glass floors overlooking the historic warehouse and River Liffey is substantially complete with the glass façade installation commencing in July. Restoration works have commenced on the 1766 Marine school wall and the refurbishment of the original warehouse trusses is ongoing. The erection of the precast cores has commenced with the structural steel to follow in Q3. The project remains on track to complete in mid-2021.

Site G, Aerodrome Business Park

Development of this 120,000 sq ft high-bay logistics facility will commence in the second half of 2020. This market-leading warehouse development, with 14m eaves height and extensive yard depths ranging from 45m to 75m. The building will have the highest sustainability credentials of any new logistics building in Ireland with certifications for LEED Certified Gold, BREEAM Very Good and BER A3 targeted. Practical completion is expected in Q3 2021.



Pictured: IPUT team members at the One Wilton Park topping out ceremony with development partners John Sisk & Son and Henry J Lyons Architects.

We are Ireland's leading commercial property investment company and the largest owner of offices and logistics assets in Dublin. We are a long term investor with a 50-year track record in real estate. We own and manage a portfolio comprising over 5.3 million sq ft, with a net asset value of over €2.7 billion.

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