

Q2

2022

## INVESTOR UPDATE

**One Wilton Park** practical completion achieved

Dividend of **€26.4 million** paid in Q2

**118 acres** of logistics development land acquired

**Pictured:**  
One Wilton Park, Dublin 2



# Highlights

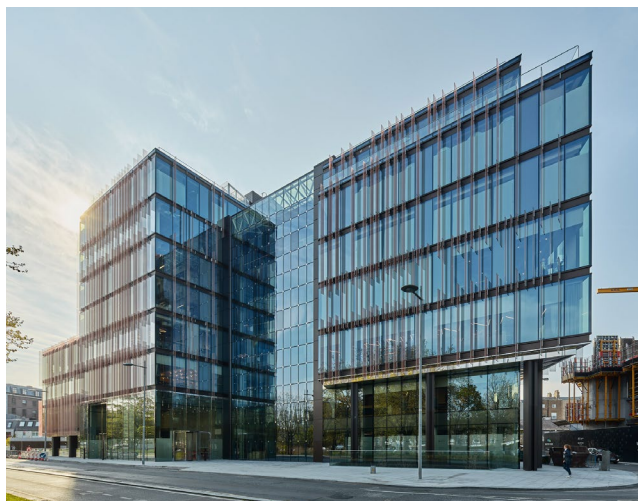
## Responsibility Report 2021

Our 2021 Responsibility Report sets out our continued commitment to taking a leading role in innovative real estate to reduce emissions aligned with our pathway to achieving net zero carbon by 2030.

### Highlights for 2021 include:

- Validation of our net zero carbon pathway by the Science Based Targets Initiative
- GRESB 5-star award for our development projects
- Preparing to commence on site with our first net zero carbon building at 25 North Wall Quay, Dublin 1

Click to download report: [iput.com/responsibility](https://iput.com/responsibility)



## One Wilton Park completion

We achieved practical completion of One Wilton Park in April. LinkedIn is progressing with its fitout and intend to occupy the building at the end of the summer. This marks a key milestone in our development of a new neighbourhood at Wilton Park and in the completion of LinkedIn's EMEA headquarters.

Click to learn more: [wiltonparkdublin.com](https://wiltonparkdublin.com)

## 118 acres of logistics land acquired

During the quarter, we acquired a further 118 acres of land zoned for logistics development adjacent to our existing land holding at Nexus Distribution Park. We now have the ability to develop in the order of 2.5 million sq ft of logistics (subject to planning permission), which will enable us double our exposure to this sector. We are currently master planning the scheme to include amenity parkland that will benefit the local community, and we expect to lodge a planning application later this year.



Portfolio value

€3.26bn

Contracted rental income

€126m

Occupancy

96%

WAULT

6.4 Years

# Performance

Q2 2022

Net asset value (NAV) remained stable in the period at €2.8 billion. Total shareholder return was 1.53%, driven by an income return of 0.95% and capital return of 0.58%. This enabled us to pay a cash dividend of €10.50 per share or €26.4 million for the quarter.

Net asset value	Quarterly dividend	Annualised dividend yield	Quarterly shareholder return
€2.8bn	€26.4m	3.8%	1.5%

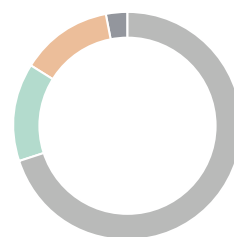
The value of the IPUT portfolio as of 30 June 2022 was €3.26 billion representing a 0.58% net capital value increase over Q1 2022.

There was positive movement in our prime CBD office portfolio driven by our modern high quality assets and on-going development projects.

- One Wilton Park reached practical completion and will be income producing by year end. This letting to LinkedIn adds over €8 million to contracted rent and increases our exposure to the technology sector from 12% to 17%. It also extends the portfolio WAULT from 6.2 to 6.4 years.
- The logistics sector continues to outperform with a valuation increase of 2.6% across the standing portfolio (3.6% including development assets). The logistics weighting of the Fund has now surpassed retail and stands as 15%.
- Retail values remained stable overall, with positive movement in Carrickmines Retail Park as works began on the amenity block.

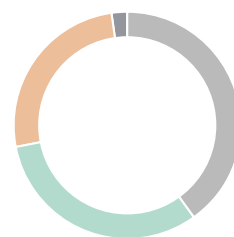
## Portfolio by asset mix

68%	Office: €2,215 million
15%	Logistics: €474 million
13%	Retail: €421 million
4%	Other: €145 million



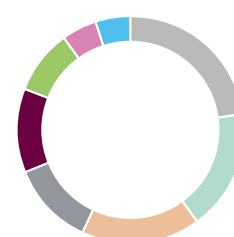
## Portfolio by location

40%	Dublin CBD
30%	Dublin Docklands
28%	Greater Dublin
2%	Rest of Ireland



## Occupiers by sector

21%	Financial services
17%	Technology & Media
16%	International retailers
15%	Legal firms
14%	National retailers
8%	Other
5%	Public / EU / Embassy
4%	Logistics



Share price information	30 June 2022	31 Mar 2022
Offer price per share	€1,142.14	€1,135.58
NAV per share	€1,119.75	€1,113.32
Repurchase price per share	€1,102.95	€1,096.62
Dividend per share	€10.50	€10.50

Key dates	
NAV announcement - Q2 2022	1 July 2022
Dividend payment - Q2 2022	7 July 2022
NAV announcement - Q3 2022	3 Oct 2022
Dividend payment - Q3 2022	7 Oct 2022

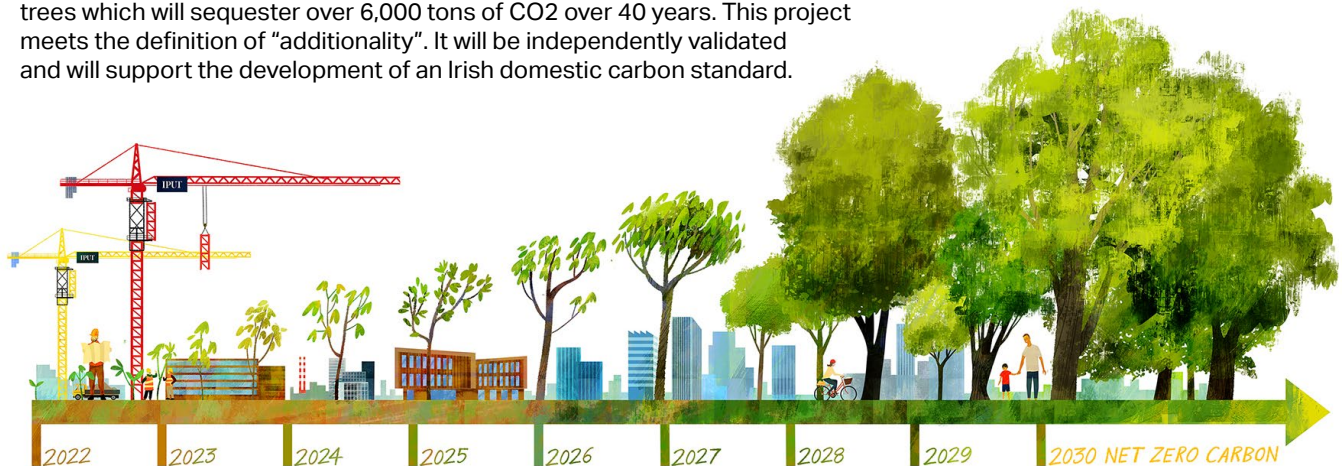


# Responsibility

**NETZERO2030**  
GREENING OUR PORTFOLIO

## Native woodland investment

As part of our pathway to net zero, we are proud to launch our first Irish woodland project. We are funding the planting of 106,000 native species of trees which will sequester over 6,000 tons of CO<sub>2</sub> over 40 years. This project meets the definition of "additionality". It will be independently validated and will support the development of an Irish domestic carbon standard.



## Community events

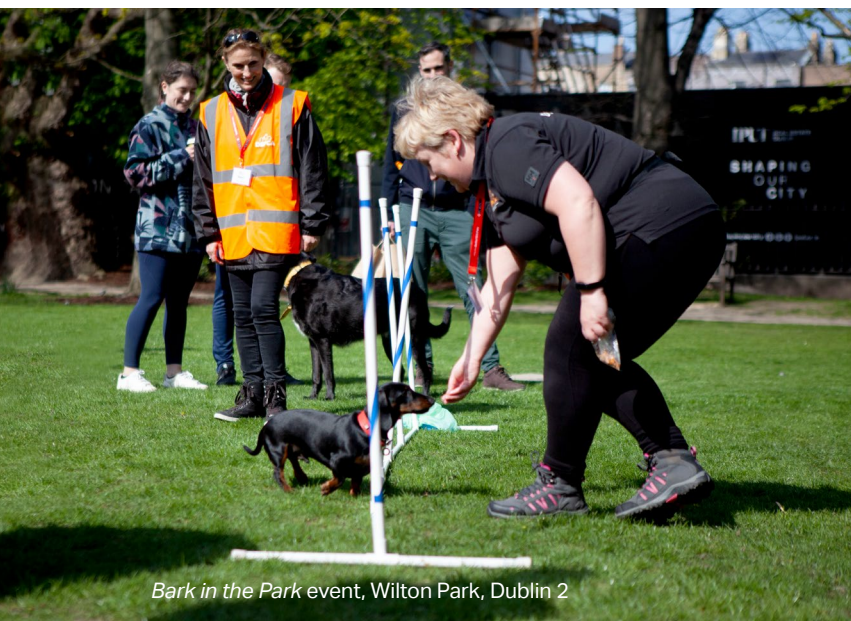
We successfully hosted *Bark in the Park* in partnership with the DSPCA and Wilton Park residents. We also teamed up with a local yoga studio, *Reformation* for an outdoor class in early June.

## Wellness programme 2022

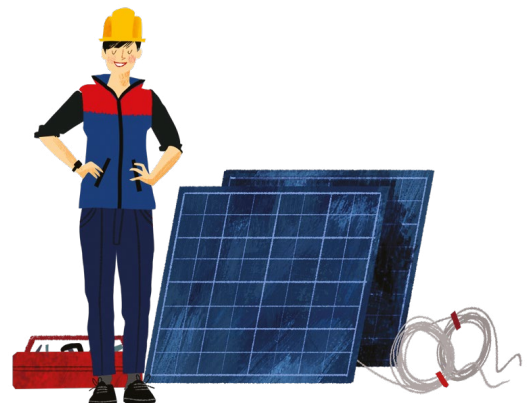
We launched our occupier wellness programme in May and plan to host two events each month. The events will include cooking and yoga classes, wildlife and biodiversity awareness.

## Renewable energy generation

We have commenced a project to roll out PV panels in several of our city centre locations including the St. Stephen's Green Estate, No. 3 Dublin Landings, and The Exchange. This will help to meet our landlord-controlled energy needs through on-site generation, rather than procuring from the grid.



*Bark in the Park* event, Wilton Park, Dublin 2



For more information on our commitment to sustainability visit:  
[iput.com/net-zero](https://iput.com/net-zero)

# Activity

## KEY TAKEAWAYS

Capital recycling transactions this quarter amounted to **€75 million**

Contracted rent has **increased by 7.5%** in the quarter

We are expanding **Making it Work**; adding two new city centre locations



CGI of Styne House, Dublin 2

## Asset management

Following the completion of One Wilton Park, the contracted rent has increased by 7.5% in the quarter.

We progressed our capital recycling strategy with €75 million of transactions, including the acquisition of the logistics lands at Killamonan and the disposal of 6-7 St. Stephen's Green, Dublin 2. This is aligned with our strategy to dispose of non-core assets and a focus on the growing our logistics portfolio.

During the quarter, new leases were granted to the Office of Public Works and the Health Products Regulatory Authority. These lettings secured a total combined income of €2.6m per annum, with a term certain of 6.4 years.

In the first 6 months, there were 20 rent reviews settled across the portfolio. These rent reviews achieved a total uplift of 9% on the passing rent and secured income of €6.2m per annum.

## Making it Work.

Following on from the launch and success of our flexible leasing platform in Pearse Street, we are now expanding Making it Work in two additional locations in our office portfolio at Riverside Two (10,000 sq ft) and Styne House (3,000 sq ft).

## Development

The development pipeline is forecast to add €36 million to contracted income, over the next few years. At as June 2022, 69% was pre-let and the remainder is currently under negotiation.



### WILTON PARK

Construction of the steel frame has now begun at Two Wilton Park and façade works are expected to start by the end of the year. At Four Wilton Park, the concrete core structure is expected to be topped out by winter 2022.

### CARRICKMINES PARK

Works have begun on the new amenity block in Carrickmines Park, adjacent to the Smyths Toys unit. The amenity block will provide a new café unit at ground level and a management and security suite at first floor. The works are scheduled to be completed by the end of 2022.



### QUANTUM

At Quantum Distribution Park, all infrastructure works have now been completed. Units 2 and 3 are progressing well and expected to complete in the autumn. Site preparation works for Units 1 and 4 are complete and we anticipate commencing these units later this year. Unit 2 is pre-let to Harvey Norman and active lease discussions are underway on all remaining units.



# Outlook

## Global economy

Throughout 2022 we have seen increasing market volatility in global stock markets, and this looks set to continue. Inflation post-pandemic remains elevated with continued supply chain issues and a shortage of workers resulting in pressure on wage rates. The war in Ukraine is now impacting global energy costs, and forecasts for economic growth across the globe have moderated.

In June, the US Federal Reserve increased interest rates by 75 basis points, the Bank of England by 25 basis points and the ECB has signalled that a 25 basis point increase is imminent.

On a positive note, both corporates and domestic households have de-leveraged in the period since the global financial crisis and job security remains high.

## Irish real estate market

The domestic real estate market remains active, with €2.75 billion invested in the first half of 2022. This included Brookfield's acquisition of Hibernia REIT. As market conditions continue to evolve, we expect demand to remain stable for high quality, prime assets, with strong sustainability credentials. However, there is now a risk of a deterioration in pricing for older assets in secondary locations.

Take-up in the first six months, in the Dublin office market, reached almost 1m sq ft with a further 1.3m sq ft reserved. Prime rents have recovered post-pandemic and have increased in the last quarter to €62.50 per sq ft for grade A city centre offices. In some newly completed prime locations there is now evidence of rents achieving €65-€70 per sq ft. During the pandemic, several proposed new office developments were put on hold and with the expectation of rising interest rates and construction costs, they may be deferred further.

Logistics continues to be the stellar performer; vacancy rates are at a record low of 1% and strong demand from occupiers has resulted in rental growth of 7.6% year-on-year. Prime headline rents are now €11.25 per sq ft. Further rental growth is forecast as a result of the imbalance between demand and supply.

## Head of Research appointment



We recently announced that Marie Hunt will join IPUT in the Autumn to head up our research division and will become part of our senior management team. Marie will be responsible for our thought leadership strategy and supporting the business' investment, placemaking and sustainability strategies.

## IPUT Property Fund

During the quarter we have made some minor updates to the Prospectus and Supplement, copies of which are available upon request from: [finance@iput.com](mailto:finance@iput.com)

---

**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 an over 50-year track record in real estate. We own and manage a portfolio comprising over 5.2 million sq ft, with a net asset value of €2.8 billion.**

**IPUT** REAL ESTATE  
DUBLIN

[iput.com](http://iput.com)   

**SHAPING  
OUR  
CITY**