

Q3

2022

INVESTOR UPDATE

Tropical Fruit Warehouse
let to **TikTok**

Quantum Logistics Park
entirely pre-let

Annette Kröger of Allianz
Real Estate to join IPUT Board

5% increase in dividend

Highlights

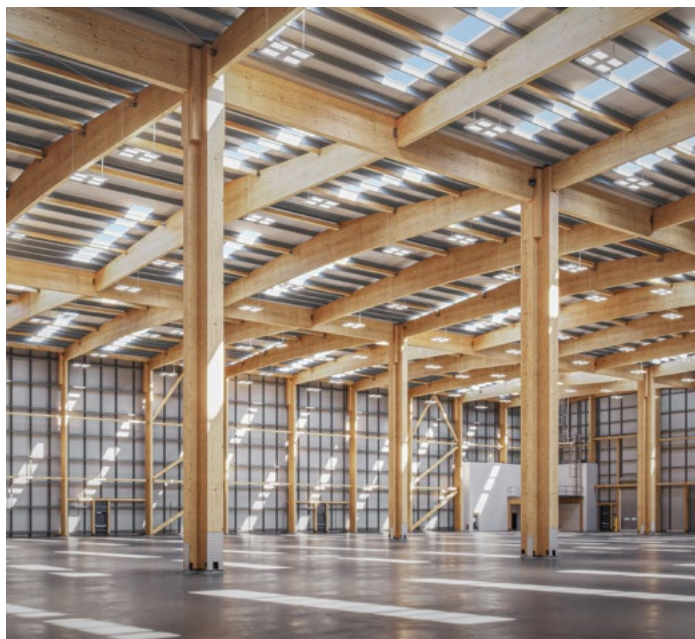
Driving strong income growth and returns

Q3 was an active quarter for the IPUT team with 12 new lettings/pre-lettings and four rent reviews completed. We added the following new names to our list of occupiers: DHL, Holland & Barrett, HSE, Iron Mountain, Maersk and TikTok. As we enter Q4, 93% of the development pipeline is pre-let and vacancy in the portfolio stands at 2.7%.



Tropical Fruit Warehouse

We achieved practical completion of the Tropical Fruit Warehouse and let the entire building to social media company TikTok on a 15-year lease. The historic warehouse, which fronts the River Liffey, has been carefully restored and offers a unique blend of former warehouse buildings and state-of-the-art new-build offices.



Quantum Logistics Park

We have pre-let all four units (550,000 sq ft) in Quantum Logistics Park. Maersk, the global logistics integrator, has pre-let two units while logistics company DHL and retailer Harvey Norman have each pre-let one unit. The average lease tenure is 16 years and the park is scheduled to complete in 2023. Unit 4, which is pre-let to Maersk, will be the first net zero carbon logistics facility in Ireland and will be the first net zero logistics unit in Maersk's global portfolio.

Industry leader to join IPUT Board

Annette Kröger, CEO Europe of Allianz Real Estate, one of the world's largest real estate investment managers joined the IPUT Board as a non-executive Director on 1 October. With a 20 year career in real estate, Annette adds significant international industry expertise to the IPUT Board.



Portfolio value

€3.28bn

Contracted rental income

€133m

Occupancy

97.3%

WAULT

6.4 Years

Performance

Q3 2022

Despite capital returns contracting, the Net Asset Value (NAV) remained stable in the period at €2.8 billion. Total shareholder return for the quarter was 0.35%, driven by an income return of 1%. This enabled us to pay a cash dividend of €11.00 per share or €27.6 million, which is a 5% increase in the quarterly dividend.

Net asset
value

€2.8bn

Quarterly
dividend

€27.6m

Annualised
dividend yield

3.8%

Quarterly
shareholder return

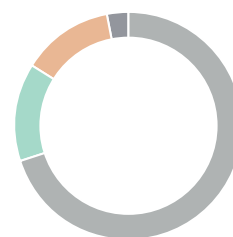
0.35%

The value of the IPUT portfolio as of 30 September 2022 was €3.28 billion representing a 0.48% net capital value decrease over Q2 2022. The decline in value is the direct result of yields weakening due to rising interest rates.

- Encouragingly, the developments on site continued to deliver positive returns this quarter with a net movement of +4.4%.
- The office sector contracted by 1.3% mainly as a result of declines in suburban and non-core locations.
- Logistics continued to outperform (+3.8%) as a result of the active pre-leasing of the on site developments, with a minimal movement recorded in the standing portfolio.
- The retail portfolio declined in value by 0.9% this quarter.

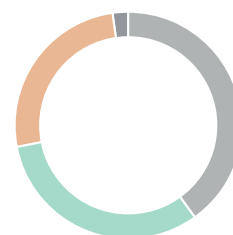
Portfolio by asset mix

- 67% Office: €2,208 million
- 16% Logistics: €510 million
- 13% Retail: €418 million
- 4% Other: €145 million



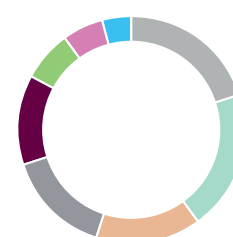
Portfolio by location

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



Occupiers by sector

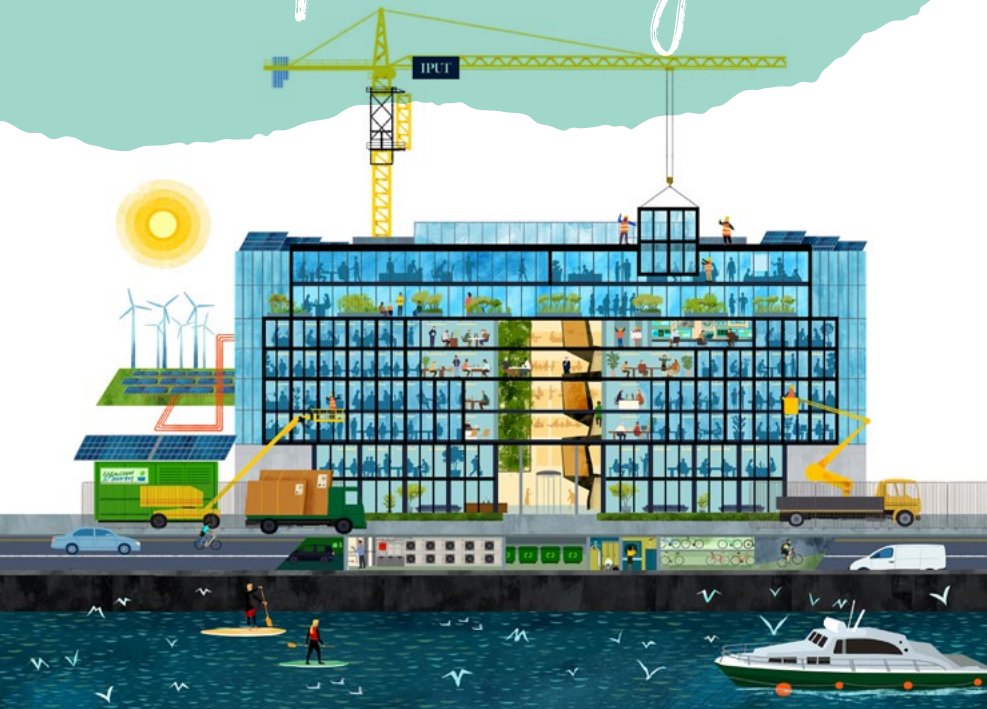
- 20% Technology & Media
- 20% Financial services
- 15% International retailers
- 15% Legal firms
- 13% National retailers
- 7% Other
- 6% Public / EU / Embassy
- 4% Logistics



Share price information	30 Sept 2022	30 June 2022
Offer price per share	€1,134.70	€1,142.14
NAV per share	€1,112.45	€1,119.75
Repurchase price per share	€1,095.76	€1,102.95
Dividend per share	€11.00	€10.50

Key dates	
NAV announcement - Q3 2022	3 Oct 2022
Dividend payment - Q3 2022	7 Oct 2022
NAV announcement - Q4 2022	3 Jan 2023
Dividend payment - Q4 2022	9 Jan 2023

Responsibility



NETZERO2030 GREENING OUR PORTFOLIO



Retrofitting the built environment for a net zero world

Our Sustainability Lead, Shane Caldwell, participated in a webinar with IGBC as part of World Green Building Week. The event, *Retrofitting the Built Environment for a Net Zero Carbon Future* focused on the challenges and opportunities of transitioning existing real estate to net zero carbon. IPUT's Riverside Two project, which includes the phasing out of gas boilers, was used as a case study.

Net Zero Carbon 2030

IPUT has set a target to achieve operational net zero by 2030. We made continued progress on this journey during Q3. Following on from the announcement of the re-development of 25 North Wall Quay, Unit 4 at Quantum Logistics Park, which is pre-let to Maersk, will be Ireland's first net zero logistics building.

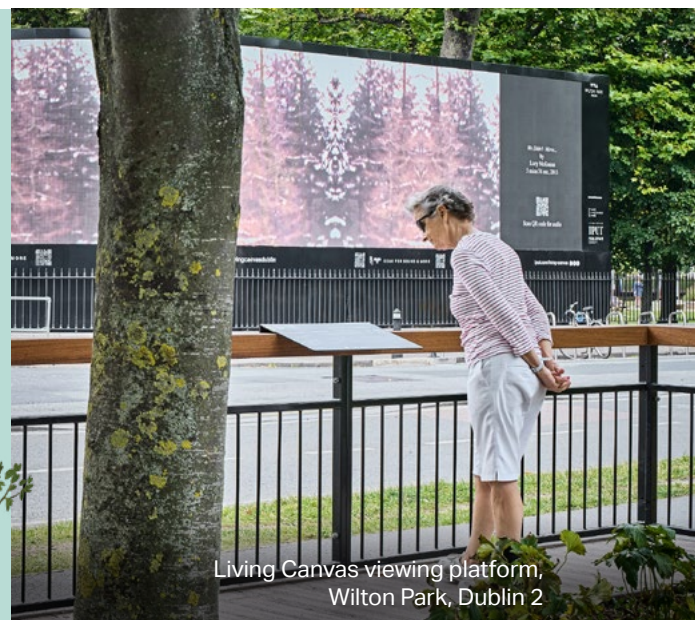
Using environmentally friendly technologies and materials, such as a glue-laminated timber structural frame and a cross-laminated timber roof structure, we will set the standard in Ireland for the future of sustainable logistics development.

For more on our commitment to sustainability visit: iput.com/net-zero

Placemaking

Our placemaking strategy continues to evolve and our biggest commitment now is at Wilton Park. Over the summer, we installed a viewing platform on the banks of the Grand Canal in collaboration with Waterways Ireland and Dublin City Council. The purpose of the platform is to provide visitors and passers-by with a place to dwell while enjoying the Living Canvas screen.

Our community events continue to go from strength to strength following the success of the summer yoga sessions and *Bark in the Park*. All events have been positively received by local residents and represent our commitment to ensuring a vibrant neighbourhood.



Living Canvas viewing platform,
Wilton Park, Dublin 2

Activity

KEY TAKEAWAYS

Contracted rent has **increased by 6% to €133 million**

€19m of new income secured in Q3

Planning application for 795,000 sq ft submitted for **Nexus Logistics Park**



CGI of Fifteen George's Quay, Dublin 2

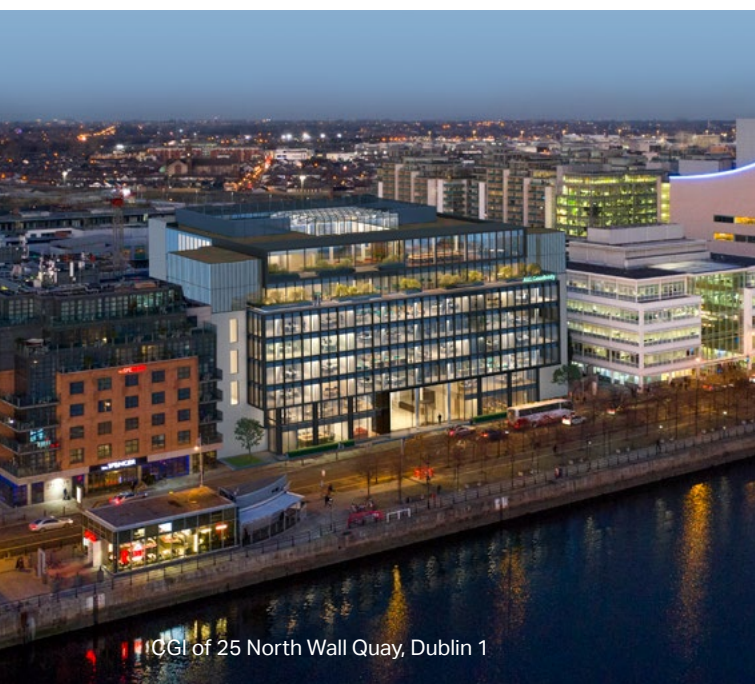
Asset Management

We signed six new leases in the standing portfolio in the quarter including TikTok, Holland & Barrett and the Irish Health Service (HSE) adding €7.1 million at a combined WAULT of 8.3 years. Additionally, there were also six pre-lettings in the office and logistics portfolio, which secured €11.9 million of future income for the Fund.

Development

The current development pipeline will add €38 million to contracted income once complete and 93% of this pipeline has been de-risked by pre-letting.

In Q3, we commenced on site at 25 North Wall Quay and Fifteen George's Quay, and continue to make progress at Two-Four Wilton Park. In addition, upgrade works began at 1 Grand Canal Square and we converted Riverside Two to become an all-electric building.



CGI of 25 North Wall Quay, Dublin 1

QUANTUM

Our on-site logistics development pipeline is now fully pre-let following the announcement of the letting of Unit Q Aerodrome Business Park to Iron Mountain the letting of the remaining units at Quantum Logistics Park to Maersk and DHL.

NEXUS

As part of the masterplanning for our 182 acres at Nexus Logistics Park in North County Dublin we lodged a planning application for 795,000 sq ft of logistics development. This will form the first phase of our development at Nexus, and support our drive to double our exposure to the logistics sector.

Outlook

Economy

Despite international headwinds over recent months, primarily influenced by inflationary pressures and interest rate increases, the Irish economy continues to demonstrate strong credentials. The fiscal backdrop is healthy with Ireland having achieved an Exchequer surplus of €6.3 billion in H1 2022. The economy is effectively at full employment with numbers having recently hit a new record level of 2.55 million people, up 10% year-on-year. While some sectors of the economy such as the ICT sector are slowing the pace of their

hiring activities, this is compensated for by other sectors such as financial services and professional and business services, which are continuing to expand. The Irish economy grew by 1.8% in the second quarter, supported by continued strong foreign direct investment (FDI) and job creation. The Irish economy would appear to be well positioned for what are expected to be more challenging conditions over the coming months.

Irish real estate market

Market uncertainty on the back of recent interest rate increases has resulted in some buyers and indeed sellers adopting a more cautious approach over the last few months, which is expected to influence transaction volumes and values over the coming quarters. Some sales processes have been paused until there is a more certain trajectory.

However, encouragingly, those transactions that have proceeded and concluded in the Dublin market in recent weeks continue to show strong pricing. Prime assets with superior ESG credentials are clearly demonstrating resilience. The recent sale of Salesforce Tower in Dublin's North Docklands demonstrates this trend.

Yields across Europe have started to move outwards in response to recent interest rate increases and there is evidence of yields weakening in the Irish market.

The fundamentals of the occupier markets meanwhile remain robust.

Our recent letting of the Tropical Fruit Warehouse to TikTok demonstrates continued occupier appetite for Grade A office space that offers market leading sustainability credentials. Prime headline office rents in Dublin remain broadly stable at approximately €62.50 per sq ft.

During Q3, we completed lettings to Maersk, DHL and Iron Mountain. Demand is robust in this sector with a myriad of domestic and international occupiers seeking logistics premises and focussing particular attention on sustainable buildings. Prime headline rents in the logistics sector are currently in the order of €11.50 per sq ft.

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

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**SHAPING
OUR
CITY**