

MARKET FUNDAMENTALS

€0.7 Bn

Turnover Recorded, Q3 2026

22

Assets Sold, Q3 2026

€30.8M

Average Deal Size, Q3 2026

YOY
Chg



ECONOMIC INDICATORS

	2026(f)	2027(f)
GDP	-0.7%	3.8%
Personal Consumption	2.9%	2.4%
Modified Domestic Demand	3.7%	3.3%
Unemployment Rate	5.0%	5.0%
HICP	3.3%	3.0%

Source:Ireland Dept. of Finance

LARGE-SCALE DEALS DRIVE A BROAD-BASED THIRD QUARTER

Investment turnover in the Irish market reached approximately €677 million in the third quarter of 2026, across 22 transactions of €1 million plus. This brought investment volumes for the first nine months of the year to approximately €2.1 billion, placing the market well on track to beat the total of approximately €2.4 Billion for 2025. While quarterly turnover moderated from the exceptionally strong level recorded in Q2, activity remained robust.

Larger transactions were again a defining feature of the market in Q3. Three deals valued above €50 million generated approximately €410 million, equivalent to around 61% of quarterly turnover. These included the €180 million acquisition of Quayside Quarter at Dublin Landings by Quantum Immobilien AG, the €160 million purchase of The Shipping Office by Bank of New York (BNY) and the €70 million sale of a national industrial warehouse portfolio with units in Kildare, Cork and the Shannon Free Zone.

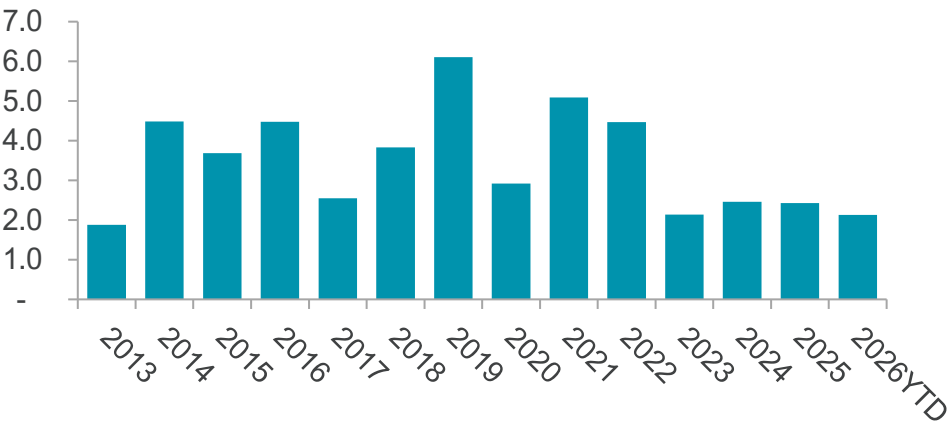
Living was the largest sector during Q3, with approximately €253 million invested, representing 37% of turnover. The sale of the 268-unit Quayside Quarter accounted for the majority of this activity, while the student accommodation segment contributed a further €68 million through the sales of Stoneybatter Place in Dublin and Copley Court in Cork. These transactions again demonstrate continued investor demand for operational residential assets across the Irish market.

Office investment totalled €185 million, led by The Shipping Office deal in Dublin, while industrial and logistics assets attracted approximately €164 million. Alongside the aforementioned national warehouse portfolio, other industrial transactions included those at Southwest Business Park for approximately €39 million and Cardinal House (both in Dublin) for €16.5 million. Retail investment reached approximately €70 million, supported by the sales of Nutgrove and Citywest shopping centres, providing further evidence of improving liquidity across all the sectors.

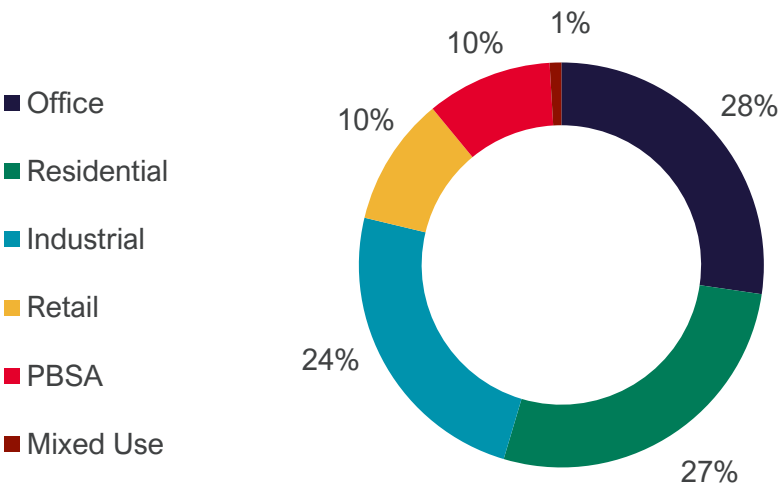
“Irish investment activity remained robust in the third quarter, with turnover approaching €700 million and several major transactions completing across the living, office and industrial sectors. Although the largest deals continued to have a significant influence on headline volumes, the number of transactions in the €20 million to €50 million range points to a progressively broader and more liquid market. The diverse pipeline of assets currently available should mean that 2025’s investment total of approximately €2.4 Billion is comfortably surpassed”.

KEVIN DONOHUE, HEAD OF INVESTMENT AT CUSHMAN AND WAKEFIELD IRELAND

IRISH ANNUAL INVESTMENT VOLUMES, € Bn



SECTOR BREAKDOWN OF IRISH INVESTMENT VOLUMES, Q3 2026



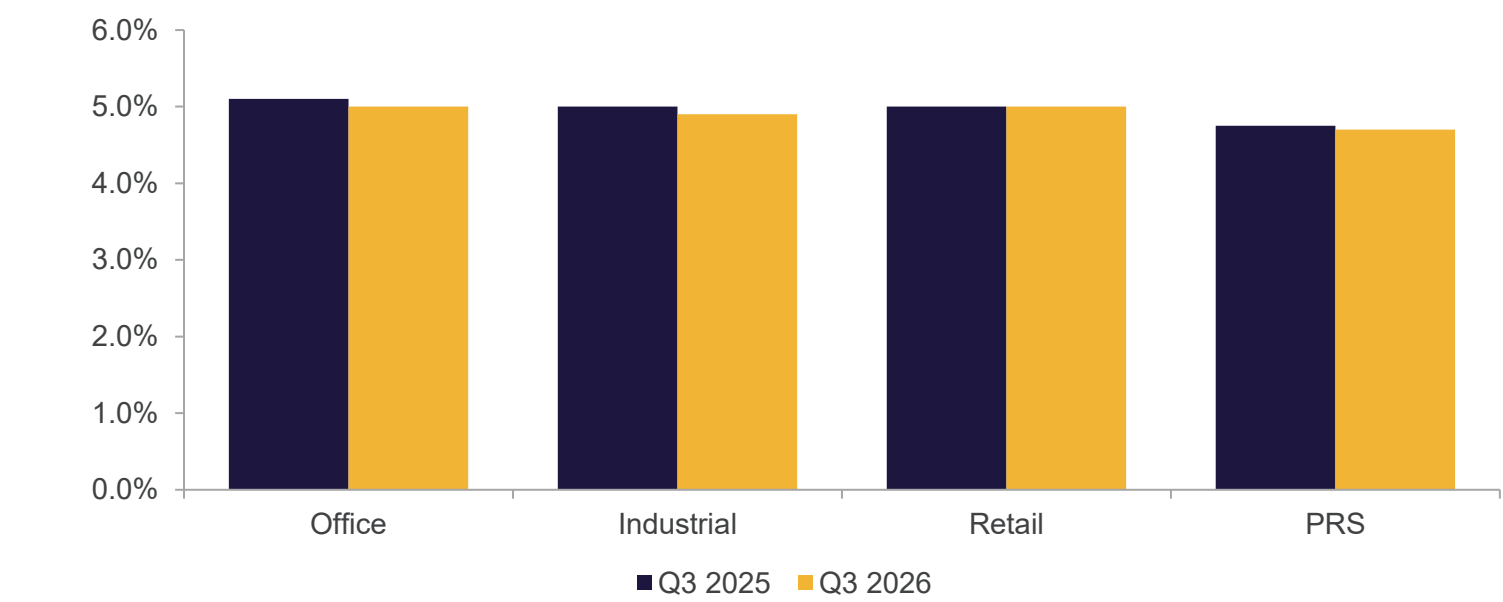
TOP TRANSACTIONS, Q3 2026

ASSET	SECTOR	PURCHASER	APPROXIMATE PRICE (€)
Quayside Quarter, Dublin	Residential	Quantum Immobilien AG	€180m
The Shipping Office, Dublin	Office	Bank of New York (BNY)	€160m
DSV Portfolio	Industrial	Realty Income	€70m
Southwest Business Park, Dublin	Industrial	State Street	€39m

TURNOVER BY LOT SIZE, VALUE V VOLUME, Q3 2026



PRIME YIELDS DUBLIN, Q3 2025 V Q3 2026



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