Market Monitor
AUTUMN 2025

Murphy Mulhall

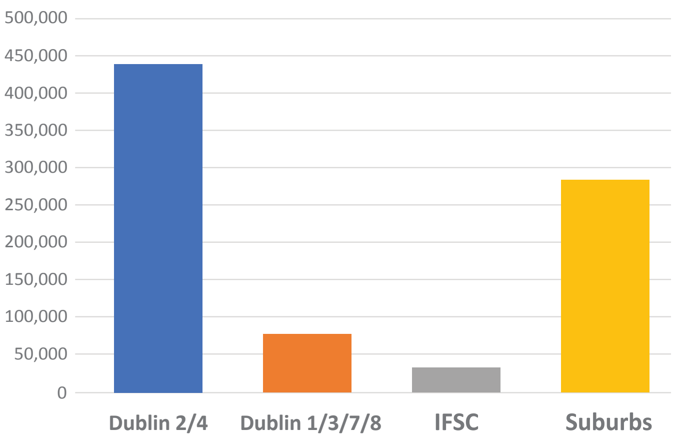
OFFICES (Q3 2025)

- Q3 2025 Take-Up = 832,000 sq.ft. (62 x deals)
- Approx. 1.91 million sq.ft. take-up in YTD across 145 deals. Up 13% year on year
- SME sector (0-10,000 sq.ft.) continues to dominate = 69% of all Q3 transactions (43 x deals)
- Noticeable increase in Landlords offering 'fully fitted' space - particularly in CBD
- Approx. 960,000 sq.ft. in legals at the end of Q3 = strong momentum heading into Q4

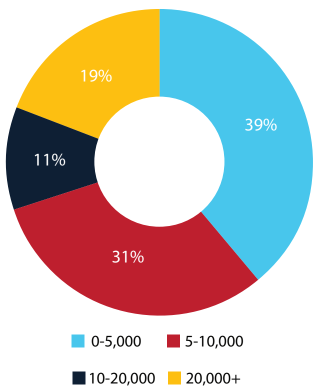
TOP 5 DEALS (Q3 - 2025)

Deloitte.	2 Burlington Road, Dublin 4	87,301 sq.ft.
Aer Lingus	1 Dublin Airport Central, Dublin Airport, Swords, Co. Dublin	81,173 sq.ft.
AIB	Block B, Central Park, Leopardstown, Co. Dublin	77,313 sq.ft.
MarshMcLennan	The Frame, Baggot Street Lower, Dublin 2	48,339 sq.ft.
mediolanum INTERNATIONAL FUNDS	Second - Fourth, Floors, 3 Dublin Landings, North Wall Quay, Dublin 1.	47,075 sq.ft.

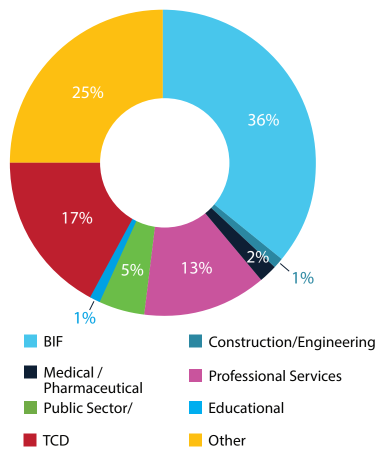
TAKE UP BY LOCATION (Q3 2025)



NO. OF DEALS BY SIZEBAND (Q3 2025)



TAKE UP (SQ.FT.) BY SECTOR (Q3 2025)



James Mulhall Commentary

A very busy quarter, any trends behind the data?

Last quarter has been the busiest in the Dublin Office Market since Q3 2018. In total, there was 62 x deals completed which is approx. 20% higher than the 10 year term quarterly average. There is a definite Return to Office (RTO) vibe taking hold and more companies are being vocal about their preference to have employees sit at desks in the office than in recent times. RTO has many commentators and I have spoken several times about the pros and cons. The profile of occupier take-up YTD would suggest an RTO pendulum swing back towards the employer.

Dublin 2/4 still the location of choice?

Yes and not because it has the best office space in town, there are other key drivers here. The geographical or potential geographical spread of a companies' employees home locations (who across various pay grades may not be in a position to live close to the CBD) and ease of access to the office via public transport is now a top consideration. Dublin 2/4/CBD has bus/train access and in an evolving workplace environment, makes it easy to get into the office. Sure, building quality, 'hotelification' of on-site amenities and a varied and pleasant café/restaurant/pub/shops mix are still very important. However, these only feature if one can get the employee readily and regularly to the office/place of work.

Take-up YTD for Dublin 2/4 is approx. 1.23 million sq.ft. The long term annual average is approx. 1.5 million sq.ft. Based on the deals currently in legals, it looks this figure will be surpassed in 2025.

Any other trends you are seeing from occupiers?

With most occupiers in the 0-10,000 sq.ft. size bracket (1-100 employees) typically signing leases for 5 years or 10 years with a tenant break option at the end of year 5, the cost implications of both an initial fit-out and yield up at lease exit ('putting it back to the way you got it') are financially significant. Most of my recent occupier clients preferred to take space that was fully fitted out by the landlord (desks/chairs/office furniture/meeting rooms/kitchens etc). While rents in 'fully fitted' options can be 10 – 20% higher than 'regular' office rents, they do have the advantage of not burdening an occupier with a significant initial fit-out cashflow 'hit'. There is also minimal 'exit/yield up' costs as the space is handed back at lease expiry with its initial landlord provided office fit-out in-situ.

INVESTMENT (Q3 2025)

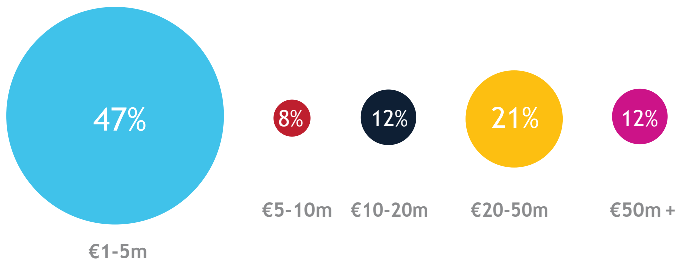
- Total Q3 Spend = €699m (34 x transactions)
- €0-€10m lot size is most active accounting for 56% of all transactional activity
- Approximately €244.5m worth of capital was deployed into the office sector reflecting approx. 35% of total investment spend for Q3
- Core-plus and opportunistic investors, along with family offices, are particularly active in the market, though some segments of core capital have also begun to reappear

TOP 5 DEALS (Q3 2025)

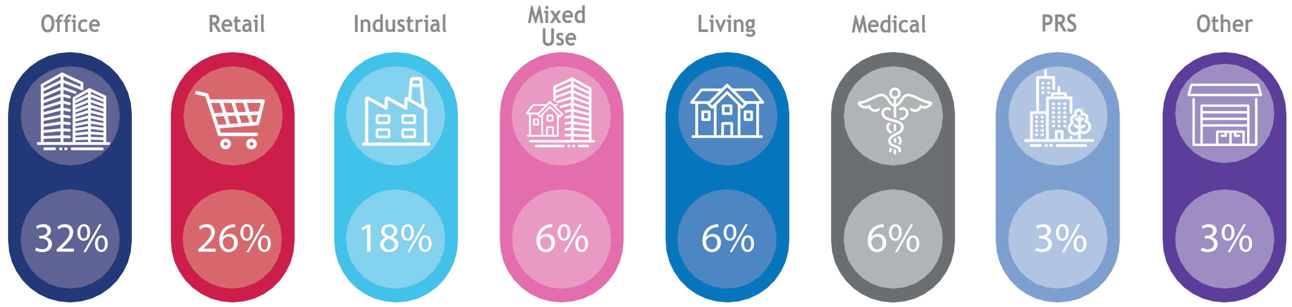
Asset	Price	Vendor	Purchaser
Spencer Place Dublin 1	€177m	Ronan Group / Fortress Investment Group	Ardstone
Birchwood Court Dublin 9	€79m	Interpath	Ardstone
Park West Dublin 12	€65m	Harcourt Developments	ICG
24-26 City Quay Dublin 2	€53.5m	Irish Life	Corum Asset Management
La Touche House Dublin 1	€36.5m	Axa IM / BCP	SIG

PRIME YIELDS (Q3 2025)

TRANSACTIONS BY LOT SIZE (Q3 2025)



TRANSACTIONS BY ASSET CLASS (Q3 2025)



Brian Gaffney Commentary

What were the key trends driving Investment in Irish Real Estate for Q3?

Irish Investment activity in Q3 2025 was strong with a total of €699m of capital deployed across 34 deals. However, the market continues to rely on a small number of big-ticket transactions to support overall turnover with approx. 56% of activity in the €1-€10m lot size category. This activity has been categorised by core plus and opportunistic investors along with family offices. Spencer Place, Dublin 1 represented the largest transaction of the quarter and was the largest PRS transaction in the Irish market since 2021. This transaction underpins that core capital also remains for best-in-class real estate.

In Q3 2025, investors have continued to prioritise assets featuring strong tenant covenants, extended WAULTs and strong ESG credentials. This preference is especially significant due to the high refurbishment costs and challenges associated with improving BER's in buildings that are occupied by tenants. Demand for office space in Dublin 2 remains strong, driven by a widespread belief that the area is at the forefront of the office sector recovery – largely due to the constrained supply of new developments in the pipeline. Irish real estate yields have remained largely unchanged throughout the year with pricing also remaining stable.

What is driving investor demand?

Offices attracted the most amount of capital for the second consecutive quarter accounting for approx. 35% of total spend in Q3. This is a positive sentiment for the sector with total capital deployed from Q1-Q3 2025 nearly 3 times the total spend versus the same period last year.

Investor confidence in the retail sector remains buoyant with many investors seeking to deploy capital in this area especially in High Street Retail/Retail Parks. There is a notable shift in investor focus toward alternative asset classes, including healthcare, PBSA and hotels. Additionally, some funds not traditionally active in the BTR sector are now exploring opportunities in this space. Core plus assets continue to attract interest, though pricing remains a key consideration. Meanwhile, opportunities for acquiring core assets remain scarce in the current market.

What is the source of the capital being deployed?

As has been the case throughout the year, the buyer profile in Q3 has remained diverse with active participation from French SCPI's, the U.S and the U.K. Institutional investors are increasingly drawn to the current market's debt offerings, driven by an attractive risk-return profile. Private Irish investors, particularly those focused on lot sizes below €5m are expected to remain active for the remainder of 2025. Many of these investors are operating without the reliance on external financing and are well positioned to outbid SCPI funds competing in the same segment.

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