

IRISH PROPERTY SPOTLIGHT

Creativeworld

**THE IRISH PROPERTY
MARKETING SPECIALISTS**



REFLECTING ON OUR ONGOING SUCCESS

PROJECT WATERFRONT

**THE LAST REMAINING
SITE IN NORTH
DOCKLANDS**

THE SQUARE

**ONE OF DUBLIN'S
LARGEST REGIONAL
SHOPPING CENTRES**

DUBLIN LIVING

**A PRIME PORTFOLIO
IN A THRIVING
RESIDENTIAL MARKET**

OUR NEW DUBLIN OFFICE

**OUR DEDICATED IRISH
OFFICE IS SET TO OPEN
IN THE NEW YEAR**



ILLUMINATING IRELAND

Having worked in the property investment industry for 30 years as a dedicated creative agency, it's fair to say that Creativeworld has covered the length and breadth of the United Kingdom, creating bespoke marketing material for major schemes. This time however, we focus on Ireland.

With an outstanding reputation as a team that offers a professional service, word has gotten around about Team Creative. Within the last 12 months, Creativeworld has seen the Irish property investment market soar, and on the back of this has been appointed on some of Ireland's most high-profile investment opportunities. So, in this edition of the Creativeworld Property Spotlight we're going to take you through the highlights to what has been a simply incredible year for the company.

ON THE BACK OF A SOARING MARKET WE HAVE BEEN APPOINTED ON SOME OF IRELAND'S MOST HIGH-PROFILE INVESTMENTS



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OUR NEW OFFICE

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We are delighted to announce that as of the 7th of January 2019, we will be opening our very own Dublin office. After being a part of some of the most high-profile investment opportunities in the region, we are thrilled to finally be able to reveal our latest expansion.

“These are really exciting times for us as a business. Our new office gives us a stronger presence within Ireland as well as a new creative space to collaborate and work closer with our clients.”

James Wood

Creativeworld

THE FOUNDATIONS OF OUR SUCCESS

With every success story there's always a starting point. We're going to take you back to where it all began, 5 years ago when Creativeworld was instructed on their first project. At that time we were well established within the UK property market and decided it was the right time to expand, turning our attention to the Irish Property market. Having already worked with clients such as Savills, Knight Frank, JLL and many more, we already had a fantastic reputation overseas. However, it all started with our first instruction from JLL on Ulysses Portfolio.

WITH EVERY SUCCESS STORY THERE'S ALWAYS A STARTING POINT - 'ULYSSES' IS WHERE IT ALL BEGAN



PROJECT WATERFRONT DUBLIN DOCKLANDS

Brochure, HTML Emailer, Secure Data Room, Newspaper Ads

SAVILLS / CUSHMAN & WAKEFIELD

Creativeworld was approached by joint agents Savills and Cushman & Wakefield to bring to the market the last remaining waterfront development site in the North Docklands, Project Waterfront.

Project Waterfront's pivotal position within the Docklands provides a sought-after business address while the water side setting will provide future residents and occupiers with spectacular views overlooking the Liffey and the Dublin skyline. Dublin Docklands has undergone a dramatic transformation in recent years and is now one of Dublin's premium addresses for business.

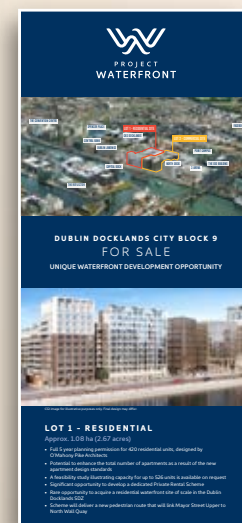
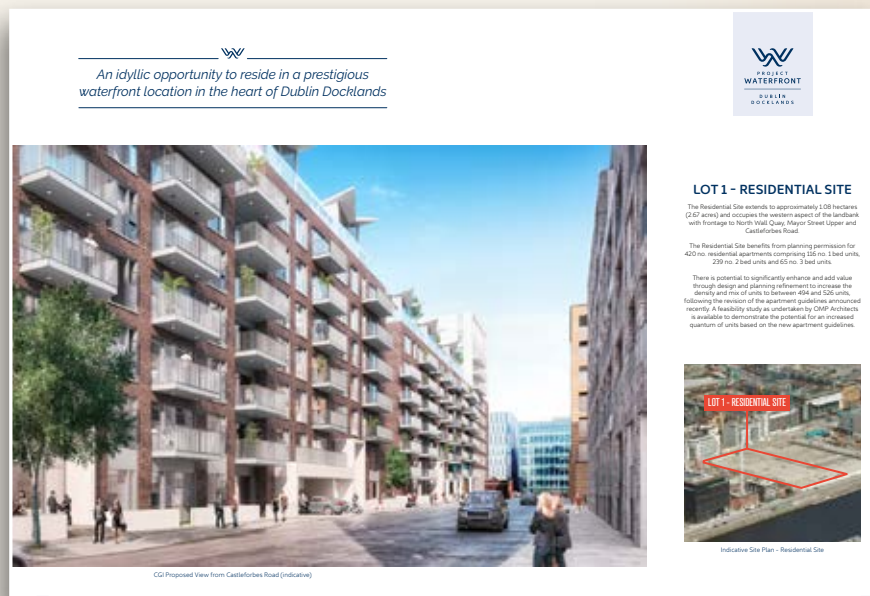


BROCHURE SPECIFICATION

- 42 page oversized case bound brochure
- Debossed with foil to front and back cover
- Textile wrapped cover
- UV vanish to end papers



PROJECT WATERFRONT
DUBLIN DOCKLANDS



HTML EMAILER



THE SQUARE TOWNCENTRE TALLAGHT

Brochure, HTML Emailer, Newspaper Ad, Website, Flip Brochure

JLL / CUSHMAN & WAKEFIELD

The Square is one of Dublin's largest regional shopping centres, in Tallaght, one of Dublin's largest suburbs; it's safe to say that The Square is the retail and leisure hub for the entire area. The scheme offers investors the opportunity to control one of the top 5 shopping centres in Dublin.

With such a large-scale scheme coming to the market, JLL and Cushman & Wakefield turned to Team Creative with the assurance that they could deliver, as they have done with many other schemes of this magnitude before.

BB
Thanks for all your help on this marketing material. The brochure and other marketing material all look fantastic.
 Brian Shields, Associate Director – Investment, JLL



BROCHURE SPECIFICATION

- 64 page oversized case bound brochure
- Deboss to cover
- Quality materials used to wrap the cover
- Foil to front and back
- UV varnish to end papers



INTRODUCTION

JLL and Cushman & Wakefield are delighted to introduce a prime investment opportunity to acquire the controlling interest in one of Dublin's largest regional shopping centres. The Square Towncentre is in Tallaght, one of Dublin's largest suburbs. The Square has a core catchment of 238,086 persons and an annual door count of 22.2 million per annum making it one of Ireland's most dominant centres. With 575,000 sq ft of existing space and planning permission for a further 204,650 sq ft of retail space the new owner will have the opportunity to further enhance the center's importance.

Tallaght is South West Dublin and The Square is the retail and leisure hub for the entire Tallaght area. The Square is the heart of the town, providing all the town centre functions.

The Square benefits from excellent connectivity with the LUAS red line, 12 bus routes and Ireland's second busiest bus stop all in close proximity, as well as everything from easy access to the entire Dublin region via the M50 Motorway.

The Square was built in 1992 and has a deep and loyal customer base. Tallaght population has grown significantly over the 27 years. According to CAG the core catchment is expected to grow by 6.5% by 2025.

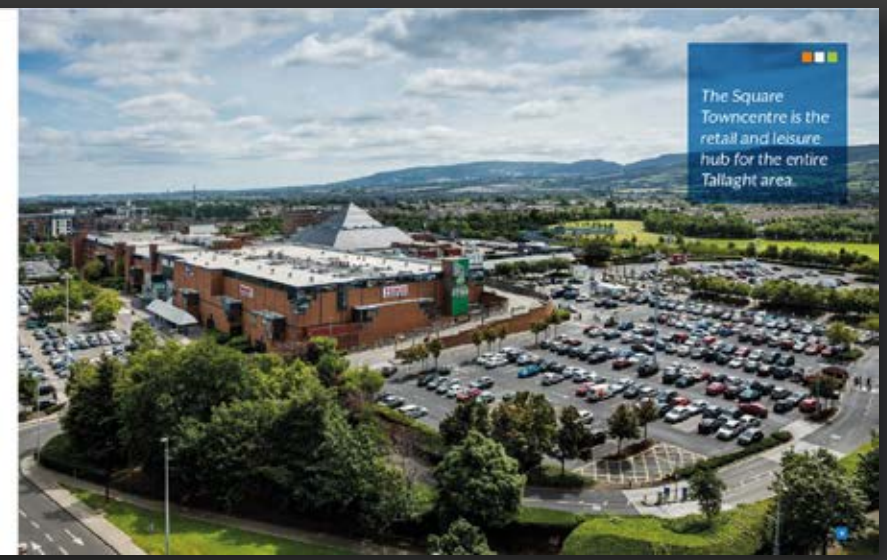
Owned by Cusack Berke, Teas and O'Connell, the core catchment offer a comprehensive and extensive range of facilities including a cinema, food and beverage premises, and 13 street carrels.

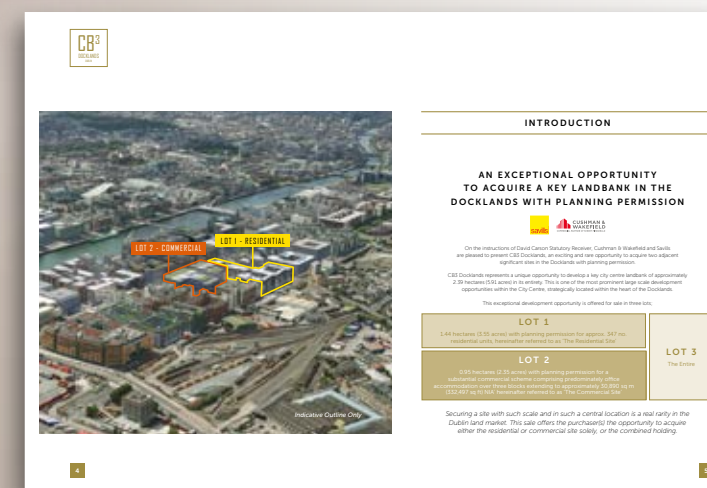
The Square offers:

- Ability to participate in the development in the future of nearby carrels in Dublin
- Opportunity to control one of the top 5 Dublin shopping centres
- Increased value with an enhanced and new customer base
- 28% share of the core catchment market
- Strong value with prospects with planning permission for large extensions
- Access to major retail parks through development and further asset management addition

INVESTMENT CONSIDERATIONS

- Multi-tenanted centre, dominated by retailers
- Proven retail mix including major retailers and convenience
- Strong tenant mix including retail, leisure, food and beverage
- Total Gross Floor area of 575,000 sq ft including existing and proposed
- Total of 60 retail units, including 10 vacant units and 50 units in 200 units including 10 vacant units as well as 10 units included in sale
- Controlling interest: 50.5% of Cusack Berke Capital of The Square Management Limited (TSML), with the remainder held by other shareholders
- Attractive income profile, including a number of 100-150 sq ft
- Strong income security and 17 year lease
- Low vacancy - Over 95% occupancy and all Class A/B spaces are well included in sale
- High level of asset value through asset management and development
- 22 million annual door counts, performed 10 million per hour
- Core catchment of 238,086 persons which is expected to grow by 6.5%
- 2,420 carrels and 1,000 street car parking spaces with 4,000 motor vehicles
- Choice of transport hub for Dublin
- Access to Dublin's leading growing economy





HTML
EMAILER



CB3 DOCKLANDS DUBLIN

Brochure, HTML Emailer, Newspaper Ad, Website

SAVILLS & CUSHMAN & WAKEFIELD

CB3 Docklands is an exciting and rare opportunity to acquire two adjacent significant sites in the Docklands with planning permission. CB3 Docklands represents a unique opportunity to develop a key city centre landbank of approximately 2.39 hectares (5.91 acres) in its entirety. This is one of the most prominent large-scale development opportunities within the City Centre, strategically located within the heart of the Docklands.

- BROCHURE SPECIFICATION**
- 38 page oversized case bound brochure
 - Debossed with foil to front and back cover
 - Textile wrapped cover
 - Matt laminate to inner pages



DUBLIN LIVING DUBLIN

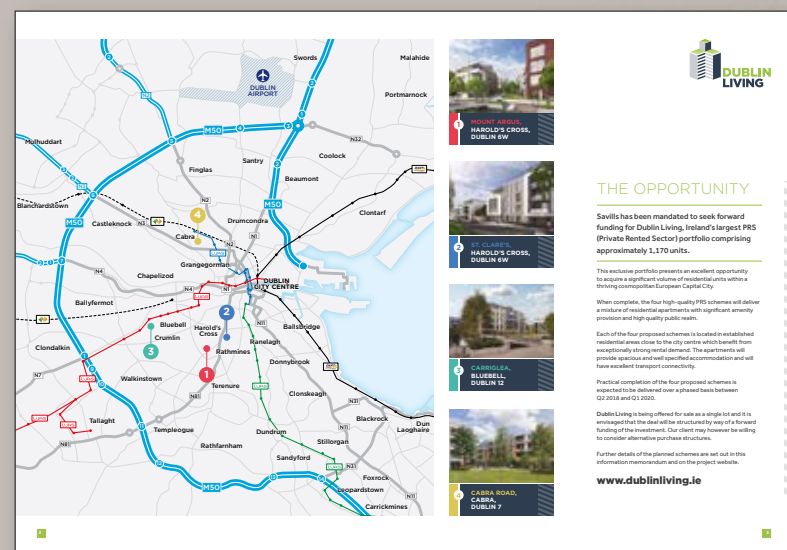
Investment Portfolio

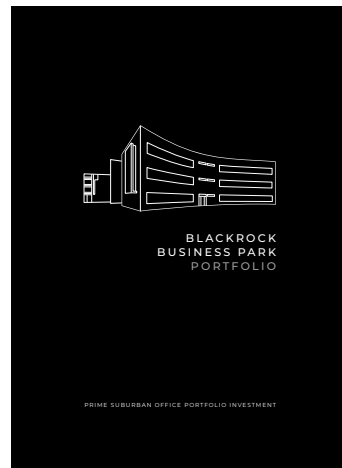
SAVILLS

The Dublin Living portfolio presents the chance to acquire a significant volume of residential units within a thriving cosmopolitan European Capital City. The four-high quality PRS schemes will deliver a mixture of residential apartments with significant amenity provision and high-quality public realm.

BROCHURE SPECIFICATION

- 68 page oversized brochure
- Layflat binding
- UV vanish to cover
- Matt laminate to cover inner pages

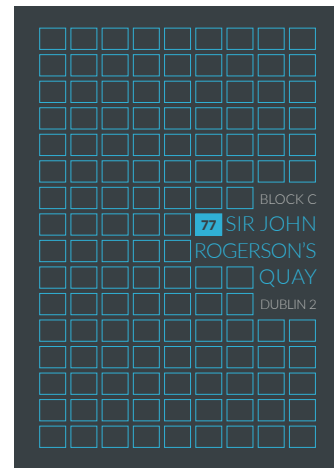




BLACKROCK BUSINESS PARK // BLACKROCK SAVILLS

Brochure & HTML Emailer

The Blackrock Business Park Portfolio comprises 3 high quality office blocks extending to approximately 4,692.4 sq m (50,509 sq ft) GIA / 3,540 sq m (38,110 sq ft) NIA and benefits from 96 car parking spaces.



SIR JOHN ROGERSON'S QUAY // DUBLIN SAVILLS

Brochure & Marketing Material

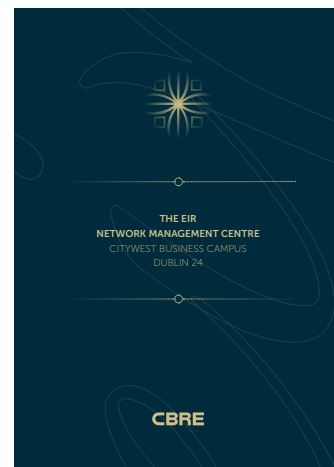
Block C, 77 Sir John Rogerson's Quay is a prime office building located in the heart of Dublin's South Docklands. The Docklands has continued to improve and evolve into one of the most sought-after locations in Dublin.



BLACKPOOL SHOPPING CENTRE // CORK JLL/HWBC

Brochure & Dataroom

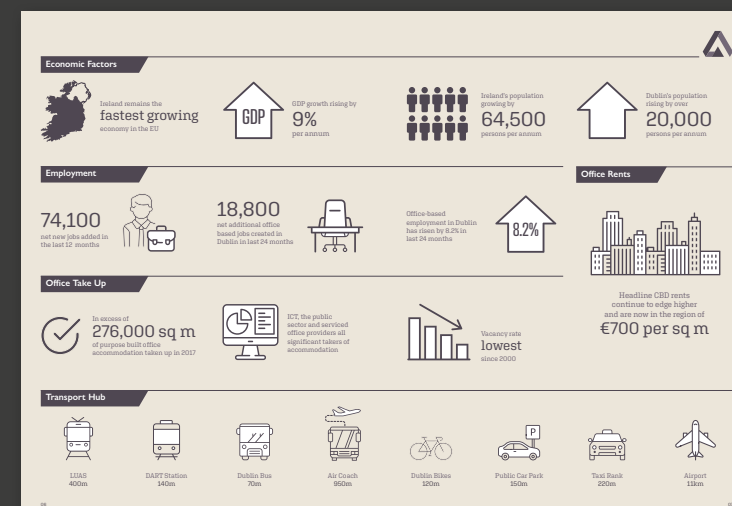
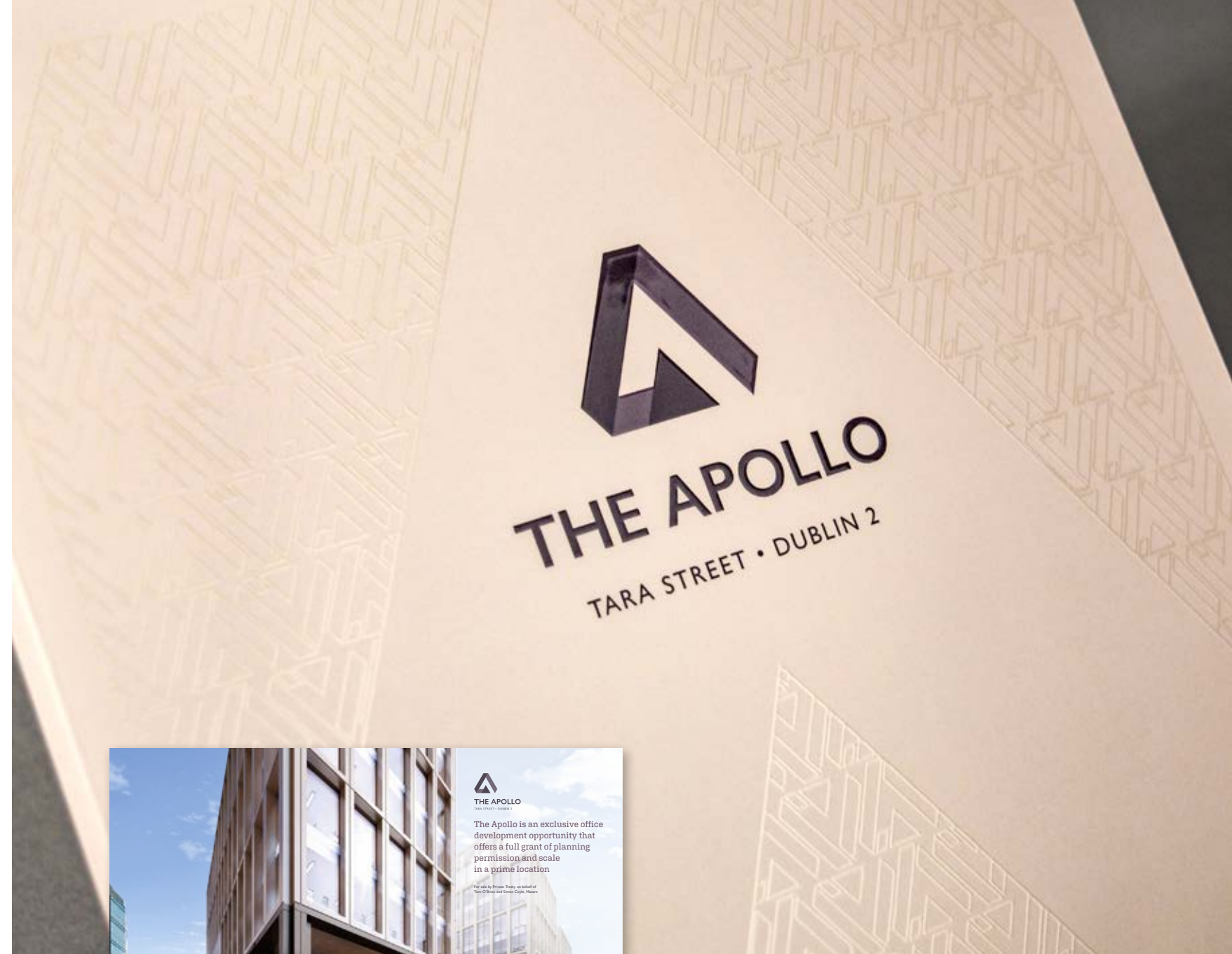
Blackpool Shopping centre and Retail Park is located in Cork, Ireland and presents a unique opportunity for investors to acquire a large-scale retail scheme that is the dominant shopping and office centre in north Cork City.



THE EIR MANAGEMENT CENTRE // DUBLIN 24 CBRE

Brochure, HTML Emailer, Website & Advert

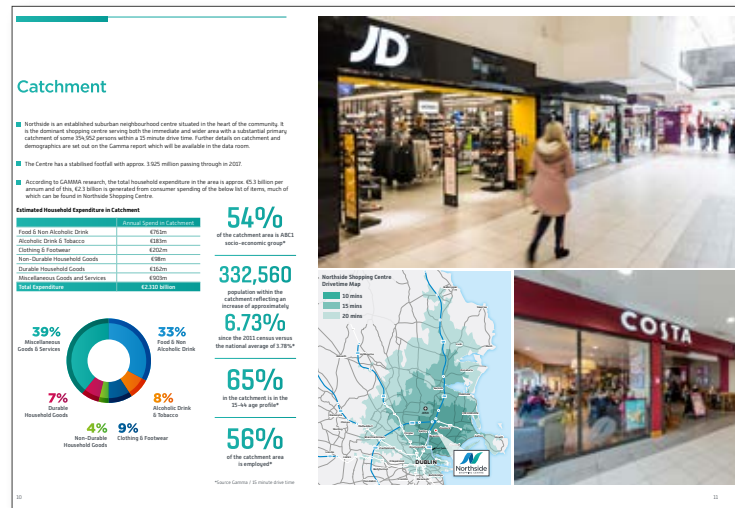
The EIR Network Management Centre comprises a landmark three storey modern office block with single-storey laboratories and extends to 7,199 sq m (77,490 sq ft) of office accommodation, together with 260 car spaces at surface level.



THE APOLLO TARA ST // DUBLIN 2 SAVILLS

Brochure, Website & Data Room

Apollo House is a city centre site with full planning permission to develop a striking Grade A office building within a key business district. Planning permission is in place to develop a contemporary 10 storey over basement building designed by award winning architects Henry J. Lyons.



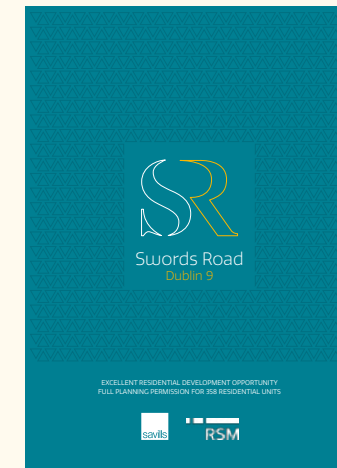
NORTHSIDE SHOPPING CENTRE // DUBLIN

SAVILLS/HWBC

Brochure & Adverts



Northside Shopping Centre comprises a two storey shopping mall extending to approximately 16,757 sq m (180,375 sq ft). The shopping centre has undergone an extensive refurbishment project in recent years to create modern and bright accommodation with excellent circulation.



SWORDS ROAD RESIDENTIAL // DUBLIN 9

SAVILLS/RSM

Brochure, Adverts & Data Room

The Swords Road property extends to approximately 2.73 ha (6.75 acres) and benefits from full planning permission for 358 residential units and 809 sq m (8,708 sq ft) of commercial accommodation.

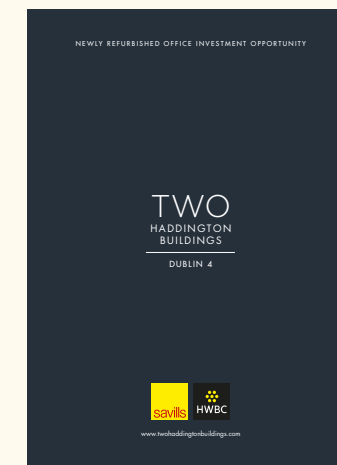


HEUSTON SOUTH QUARTER // DUBLIN 8

SAVILLS

Brochure

HSQ2 is a rare opportunity to acquire an excellent development site in Dublin City. The property is prominently located in the esteemed HSQ, on the southern side of St. Johns Road West/Chapelized Bypass, approximately 3km west of Dublin City Centre.

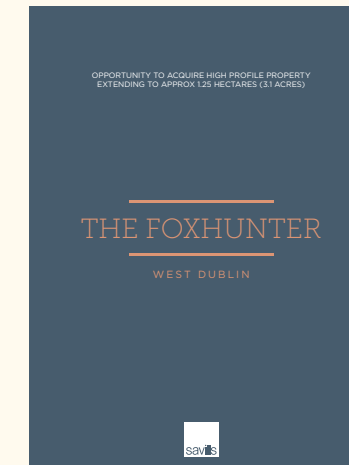


TWO HADDINGTON BUILDINGS // DUBLIN 4

SAVILLS/HWBC

Brochure

Two Haddington Buildings comprises an opportunity to acquire a newly refurbished Grade A office located in the heart of Dublin 4. The Grade A refurbished building extends to approximately 2,655 sq m.



THE FOXHUNTER // WEST DUBLIN

SAVILLS

Brochure

The subject property is located just off the N4 Dublin/ Galway Road on the slip road for Junction 3 Lucan & Ballyowen. It is situated approximately 12km west of Dublin City Centre, between the villages of Lucan and Palmerstown.

WILTON SHOPPING CENTRE WILTON, CORK

Brochure, Website, Adverts & HTML Emailer

SAVILLS

Wilton Shopping Centre is a well established shopping centre anchored by international brands Penneys (Primark) and Tesco. It comprises 62 retail units with key retailers including Peter Mark, Euro Giant, Easons, KBC, EBS, Boots, New Look, Lifestyle Sports and Specsavers.

BROCHURE SPECIFICATION

- 28 page oversized brochure
- Layflat binding
- Quality materials used to wrap the cover
- Foil to front and back

HTML EMAILER

WILTON SHOPPING CENTRE
SARFIELD ROAD, WILTON, CORK

RETAIL INVESTMENT WITH SIGNIFICANT MIXED-USE DEVELOPMENT POTENTIAL

FOR SALE BY PRIVATE TREATY (TENANTS NOT AFFECTED) (SUBJECT TO CONTRACT/CONTRACT DENIED)

- Consistently ranked in the top three shopping centres in the region
- Anchored by Cork's only suburban Penneys (Primark) store and Tesco (former Asda) store
- Net Operating Income (NOI) of approx. €5.5 million
- Extending to approx. 11,277 sq m (121,388 sq ft) including Tesco
- WAULT of 7.3 years (to break)
- 68% of tenants are renowned national and international brands

www.wiltonshoppingcentre.com

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WILTON SHOPPING CENTRE
SARFIELD ROAD, WILTON, CORK

RETAIL INVESTMENT OPPORTUNITY

01. Executive Summary

Wilton is one of Cork's dominant retail centres and offers a range of leading international and national brands. The established shopping centre anchored by Cork's only suburban Penneys (Primark) store as well as Tesco (former Asda) attracts over 5.5 million visitors per annum and is one of the busiest centres in Cork.

Wilton Shopping Centre is situated within the established and accessible suburb of Wilton and Wilton. It has a catchment area of approx. 200,000 inhabitants within a 15 minute drive time. The centre offers the opportunity to significantly develop and build upon the existing scheme to create a dominant District Centre.

HIGHLIGHTS

- Established shopping centre anchored by International brands Penneys (Primark) and Tesco
- Consisting of 62 retail units with an external bank branch let to Bank of Ireland
- Key retailers include Peter Mark, Euro Giant, Easons, KBC, EBS, Boots, New Look, Lifestyle Sports and Specsavers
- Extending to approx. 11,277 sq m (121,388 sq ft) including Tesco
- Net Operating Income (NOI) of approx. €5.5 million
- 68% of tenants are renowned national and international brands
- Impressive footfall of 5.5 million visitors last year
- WAULT of 7.3 years (to break)
- Large catchment of approx. 200,000 inhabitants within a 15 minute drive time
- 38% of the catchment is within the top tier 200 socioeconomic class
- Benefits from its location beside Cork's largest Hospital and University
- Notification of Decision to Grant was recently received for a mixed-use development of approx. 36.23 sq m (422,095 sq ft) on the centre's northern section
- Ample parking with over 1,000 spaces
- The South Link-N22 bypass provides excellent access to the east and south of the City
- Tenants not affected

The unique combination of accessibility from across the city and suburbs, proximity to the two largest third level institutes in Cork, and Cork University Hospital, make Wilton a strong retail location with a diverse consumer base that supports the range of retailers within the scheme.

INVEST IN RETAIL

- Research continues to perform especially well in 2016 (more than any other EU country)
- Retail sales in Ireland up 4% Higher than the EU as a whole
- Consistent investment consistently up
- Strong Retailer market with more than 74,000 net new sqm of retail
- Household disposable income up 3.2%
- Sustained growth in consumer credit balances adding to consumer spending power

INVEST IN CORK

- Ireland's city with a young skilled workforce
- High employment from a number of multinational companies based in Cork - Ireland's economic engine
- Resident population of over 300,000
- Growing population in excess of 500,000 (County Cork) and beyond on the other side
- Cork City is ranked by Clark Associates which operates a growing number of international flights including the USA and Europe

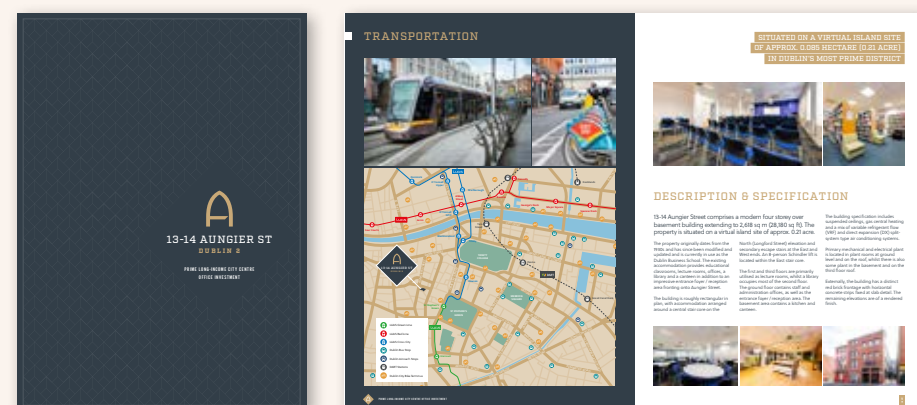
Cork is set to become the fastest growing city in Ireland over the next 20 years with the population expected to almost double under the combination of the National Development Plan 2016 and the extension of the City boundaries, which will enhance the vibrancy of community in the area.

13-14 AUNGIER STREET // DUBLIN

JLL/HWBC

Brochure

Aungier Street is a prime Dublin central business district asset, located only 3 minutes from St Stephen's Green; Dublin's most prestigious office address in the heart of the central business district.



NINTH LOCK ROAD // DUBLIN 22

JLL/HWBC

Pdf Brochure

Ninth Lock Road is a property which consists of two adjoining modern office blocks extending to 2,394.39 sq m (25,773 sq ft) and is approximately 10 km (6.2 miles) west of Dublin city centre.



14-16 MARY STREET // DUBLIN 1

CBRE

Pdf Brochure, Advert & HTML Emailer

14-16 Mary Street comprises a three storey over basement mixed use end of terrace building which extends to a total net internal floor area of approximately 1,045 sq m (11,247 sq ft).



JOYCE HOUSE // DUBLIN 2

KNIGHT FRANK

Pdf Brochure

The property comprises a four storey second generation office building on Lombard Street, Dublin 2.



GRACE PARK ROAD // ATHLONE

KNIGHT FRANK

Pdf Brochure

Grace Park Road is a modern office building extending to approximately 1,891 sq m (20,355 sq ft) situated in Athlone Co. Westmeath.



WEBSITES & DATAROOMS

A dedicated website and secure data room for a large scale investment is now widely regarded as one of the key elements of any good marketing strategy. It's the place the majority of individuals refer to when wanting to learn more about a scheme, development or investment.



THE SQUARE TOWNCENTRE // TALLAGHT
JLL / CUSHMAN WAKEFIELD



2 HADDINGTON BUILDINGS // DUBLIN
SAVILLS / HWBC



PROJECT WATERFRONT // DUBLIN
SAVILLS



KNIGHTSBROOK // DUBLIN
CUSHMAN & WAKEFIELD



CB3 DOCKLANDS // DUBLIN
SAVILLS



BLACKPOOL SHOPPING CENTRE // CORK
JLL / HWBC



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