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AGENDA

WESTEND SHOPPING PARK

PRELIMINARY RESULTS 2016 – HIGHLIGHTS
Westend Shopping Park

€7.7m
Contracted Rent

13%
of Group Rent

300,000
Floor Area sq. ft.

34
Tenants

Tenant: Westend Shopping Park

Commercial Village
Retail Park
Blanchardstown Centre
Office Park
### WESTEND RETAIL PARK

<table>
<thead>
<tr>
<th>Contracted Rent pa</th>
<th>10% of Group Rent</th>
<th>94% EPRA Occupancy</th>
<th>181,000 sq. ft.</th>
<th>20 Tenants</th>
<th>7.1 WAULT (years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>€5.9m</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Information as at 30 June 2016

- **Top Tenant by Contracted Rent**
  - Next: 17%
  - Heatons: 12%
  - Lidl: 10%
  - Other: 9%
  - Remaining Tenants: 52%

- **Contracted Rent by Tenant Mix**
  - Fashion: 38%
  - Interiors/Household: 12%
  - Sportswear: 11%
  - Grocery: 9%
  - Others: 30%

---

*Map of Westend Retail Park showing tenant locations and floor areas.*

[Image of map showing tenancies and floor areas]
### WESTEND COMMERCIAL VILLAGE

<table>
<thead>
<tr>
<th><strong>€0.8m</strong></th>
<th><strong>1%</strong></th>
<th><strong>100%</strong></th>
<th><strong>42,000</strong></th>
<th><strong>9</strong></th>
<th><strong>8.7</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Contracted Rent pa</td>
<td>of Group Rent</td>
<td>EPRA Occupancy</td>
<td>Floor Area sq. ft.</td>
<td>Tenants</td>
<td>WAULT (years)</td>
</tr>
</tbody>
</table>

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**Future Development**

- **In Legals**
- **Vacant**

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**Future Development**

- **Top Tenant by Contracted Rent**
  - 39% Financial Services
  - 18% Public Administration
  - 14% Other
  - 30% Remaining Tenants

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**Contracted Rent by Tenant Business Sector**

- **Retail** 40%
- **Financial Services** 39%
- **Public Administration** 17%
- **Other** 4%

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(1) Excludes future development (planning granted for two new retail units extending to 9,200 sq. ft.)

Information as at 30 June 2016
Information as at 30 June 2016
AGENDA

WESTEND SHOPPING PARK

PRELIMINARY RESULTS 2016 – HIGHLIGHTS
## HIGHLIGHTS
### PRELIMINARY RESULTS 2016

### PORTFOLIO

<table>
<thead>
<tr>
<th>Period</th>
<th>LTV H1</th>
<th>Gearing H1</th>
<th>LTV H2</th>
<th>Gearing H2</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1</td>
<td>29%</td>
<td>21%</td>
<td>H2</td>
<td>71%</td>
</tr>
</tbody>
</table>

+28%\(^1\) v 2015

### NAV ANALYSIS

<table>
<thead>
<tr>
<th>Date</th>
<th>EPRA NAV per share</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 2015</td>
<td>€1.32 per share</td>
<td>+15%</td>
</tr>
<tr>
<td>December 2015</td>
<td>€1.41 per share</td>
<td>+8%</td>
</tr>
</tbody>
</table>

### FULL YEAR PROFIT

<table>
<thead>
<tr>
<th>Year</th>
<th>Net Profit 2016</th>
<th>Basic EPS per share</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>€145.5m</td>
<td>€21.5</td>
</tr>
</tbody>
</table>

### EPRA EARNINGS

<table>
<thead>
<tr>
<th>Year</th>
<th>Net Rental Profit</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year to 30.06.2015</td>
<td>€10.5m</td>
<td></td>
</tr>
<tr>
<td>Year to 30.06.2016</td>
<td>€24.8m (3.7 cents per share)</td>
<td>+137%</td>
</tr>
</tbody>
</table>

### GEARING

<table>
<thead>
<tr>
<th>Property LTV</th>
<th>Total Gearing</th>
</tr>
</thead>
<tbody>
<tr>
<td>21%</td>
<td>19%</td>
</tr>
</tbody>
</table>

### DIVIDEND

The Board expects to declare a dividend of 4.6c per share, to be paid in Q4 2016.

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(1) % increase on assets held at valuation dates H1 (31 December 2015) and H2 (30 June 2016). Includes Green REIT’s 60% interest in Mount Street and One Albert Quay “1AQ” (100%)
PORTFOLIO
AT 30 JUNE 2016

Portfolio
- 21 Properties
- €1.24 billion portfolio value at 30 June 2016
- €45.9 million annual passing rent rising to €61.3 million on expiry of rent-free

Dublin Centric
- 93% of assets by value\(^1\)\(^2\) located in Dublin

Focus on Office Sector (split by value\(^1\)\(^2\))
- 78% Offices (Excludes Arena office element)
- 15% Retail
- 2% Industrial
- 5% Land & Other

Active Management
- 105 Tenants
- 36 new lettings\(^3\) completed in the last 12 months with a contracted rent of €9.5m per annum
- 5 lease re-gears completed in the last 12 months with a contracted rent of €14m per annum
- WAULT increased to 7.8 years\(^4\) from 5 years in June 2015
- 98% EPRA occupancy by Estimated Rental Value (ERV)

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\(^1\) Excludes 4 assets sold within the period – they are 1) Globe Retail Park, 2) Clason House, 3) Ormond Building and 4) Parnell Car Park
\(^2\) Based on latest valuation 30 June 2016. Includes Green REIT’s 60% interest in Mount Street property and 100% of One Albert Quay (Cork) (contracted to purchase)
\(^3\) Includes short term lettings
\(^4\) WAULT is the rent-weighted average remaining term on leases to lease expiry/break date (whichever comes first). Excludes residential component
## PORTFOLIO INCOME ANALYSIS

<table>
<thead>
<tr>
<th>Top</th>
<th>Irish</th>
<th>International</th>
<th>Contracted Rent pa</th>
<th>As a % of Group Rent</th>
<th>WAULT</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>AIB</td>
<td>vodafone</td>
<td>€31m</td>
<td>51%</td>
<td>8.3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ulster Bank</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Northern Trust</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Merrill Lynch</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>GAM</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Grafton Group plc</td>
<td>Leasing investments</td>
<td>€12m</td>
<td>19%</td>
<td>8.3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>LeasePlan</td>
<td></td>
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<td>INTESA SNIAPOLO</td>
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<td>Bank of Ireland</td>
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<td>Salesforce</td>
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<tr>
<td></td>
<td></td>
<td>Lidl</td>
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<td></td>
<td></td>
<td>Next</td>
<td></td>
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<tr>
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<td></td>
<td>RBC DEXIA INVESTOR SERVICES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Glandore</td>
<td>ARUP</td>
<td>€6m</td>
<td>10%</td>
<td>7.6</td>
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<tr>
<td></td>
<td>Citizens Information</td>
<td>Informatica</td>
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<tr>
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<td>heatons</td>
<td>Homebase</td>
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<tr>
<td></td>
<td></td>
<td>LB•NW Asset Management</td>
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</tbody>
</table>

**Top 30 tenants account for €49m (80%) of portfolio rental income**

75% of which is from international covenants

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1. Rental income as at 30 June 2016. Includes Green REIT’s 60% interest in Mount Street and One Albert Quay €3.2m contracted rent
2. WAULT is the rent-weighted average remaining term on leases to lease expiry/ break date (whichever comes first). Excludes residential component
Top five assets accounting for 79% of portfolio value and 81% of group rent

- One Albert Quay
- 2 Burlington Road
- Westend Shopping Park
- Central Park
- George’s Quay & Court

**€1.24bn Portfolio Value**
- One Albert Quay: 29%
- 2 Burlington Road: 28%
- Westend Shopping Park: 28%
- Central Park: 21%
- Other 16 assets: 5%

**€61.3m Rent Roll**
- One Albert Quay: 29%
- 2 Burlington Road: 28%
- Westend Shopping Park: 27%
- Central Park: 19%
- George’s Quay & Court: 13%

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1. Value and rental income as at 30 June 2016. Includes Green REIT’s 60% interest in Mount Street.
2. One Albert Quay – payments made of €41m (80%) with the balance €10.35m (20%) to be paid on or before March 2017. Includes annual contracted rent €3.2m.
3. WAULT is the rent-weighted average remaining term on leases to lease expiry/break date (whichever comes first). Excludes residential component.
One Molesworth Street

32 & rear of Molesworth Street

4-5 Harcourt Road

Block H Central Park

Horizon Logistics Park

In Legals

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(1) Updated June 2016. Contingent on obtaining the necessary planning and board approvals which are outside of the control of the Manager

(2) Estimated rent on completion and lettable areas revised in June 2016

(3) Comprises two new buildings – 44,000 sq. ft. to hold and 22,000 sq. ft. is complete and was sold in Q4 2015. ERV represents one unit (44,000 sq. ft.)
Q&A