

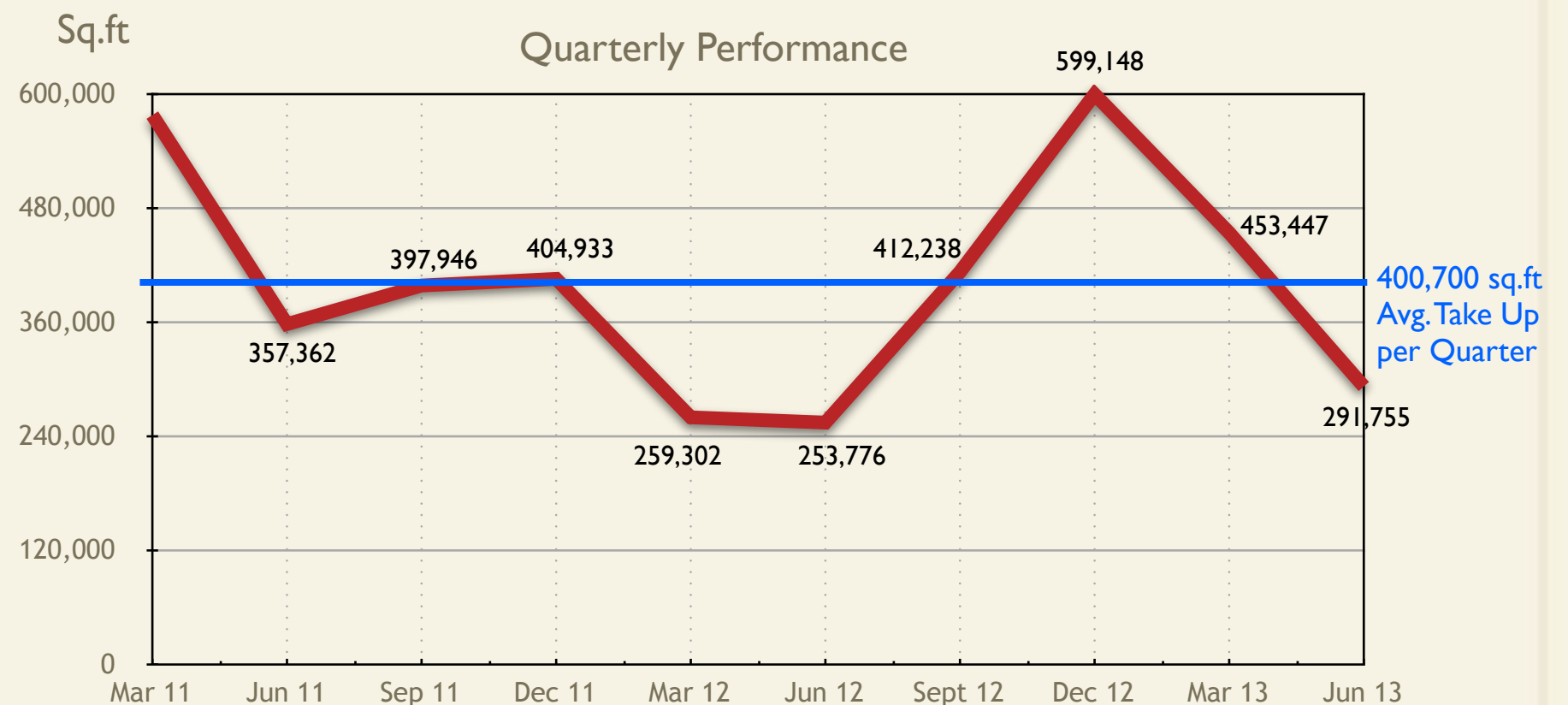


Dublin Office Market

Half Year Take-Up Stats July 2013

Take-Up Quarterly Performance

Quarter End	Transactions	Sq.Ft.	Total	
March 2012	37	259,302		
June 2012	27	253,776		
September 2012	67	412,238		
December 2012	54	599,148	1,524,464	2012 Y/E
March 2013	36	453,447		
June 2013	52	291,755	745,202	2013 YTD

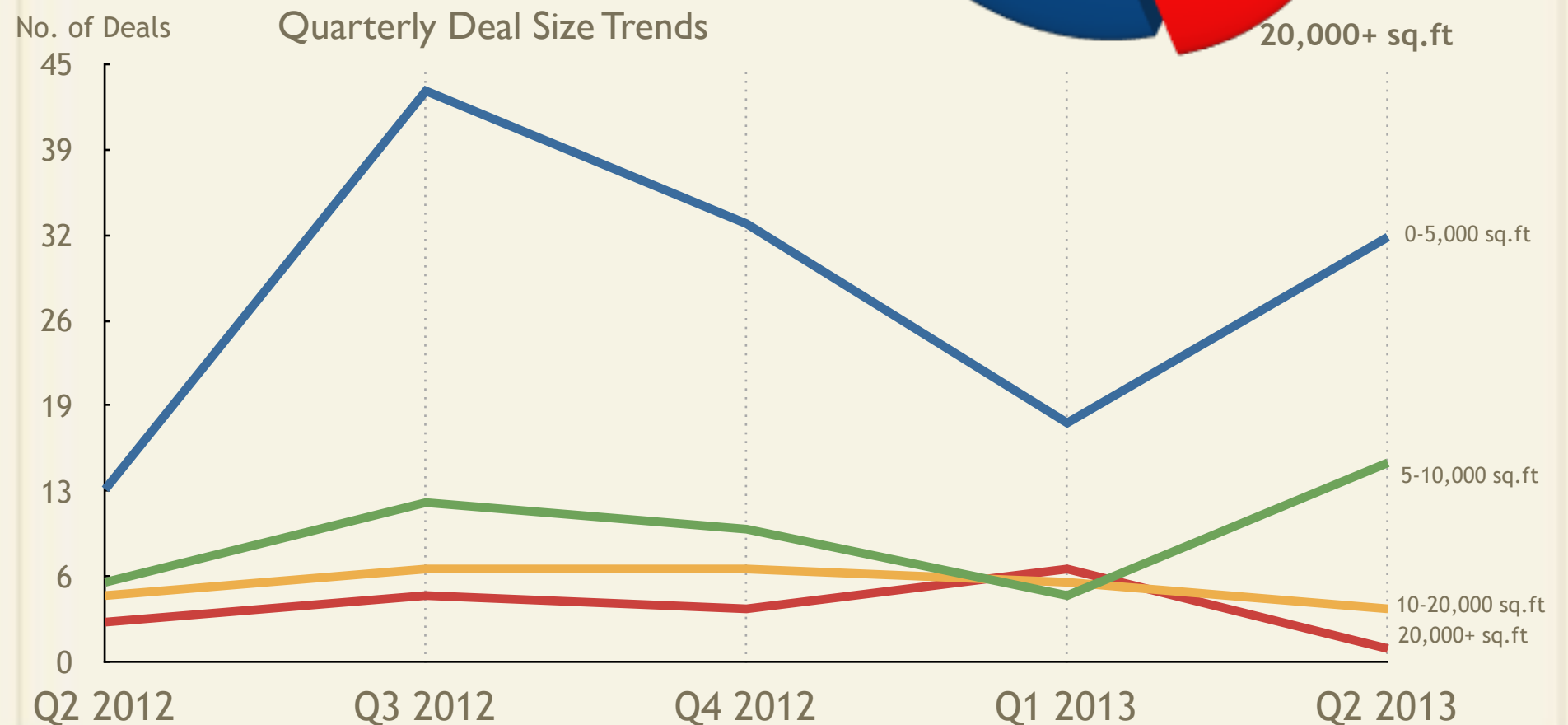
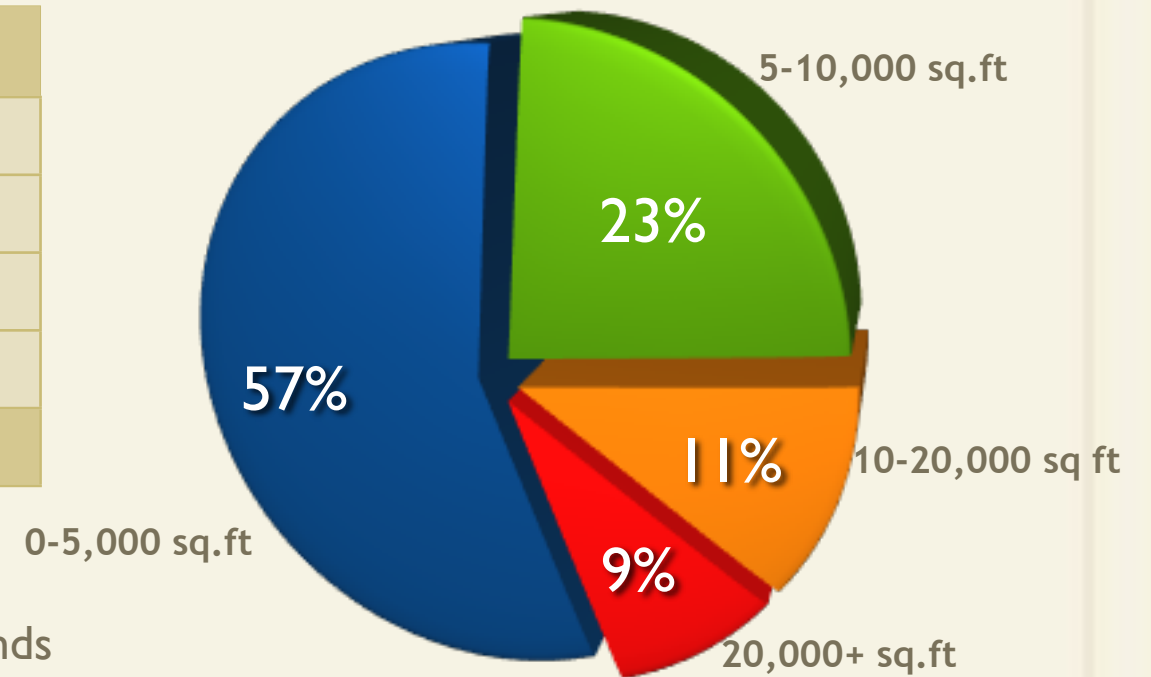


Top 5 deals YTD

	Tenant	Size (Sq. ft)	Property	Location
1	Airtricity	83,500	Red Oak South, Leopardstown	South Suburbs
2	Fidelity	57,000	No.1, Waterside, Citywest	West Suburbs
3	Salesforce	50,000	One Central Park, Leopardstown	South Suburbs
4	Fineos	32,000	Block D, Eastpoint	Dublin 3
5	Investec	23,000	The Harcourt Building	Dublin 2

Take-Up By Deal Size YTD 2013

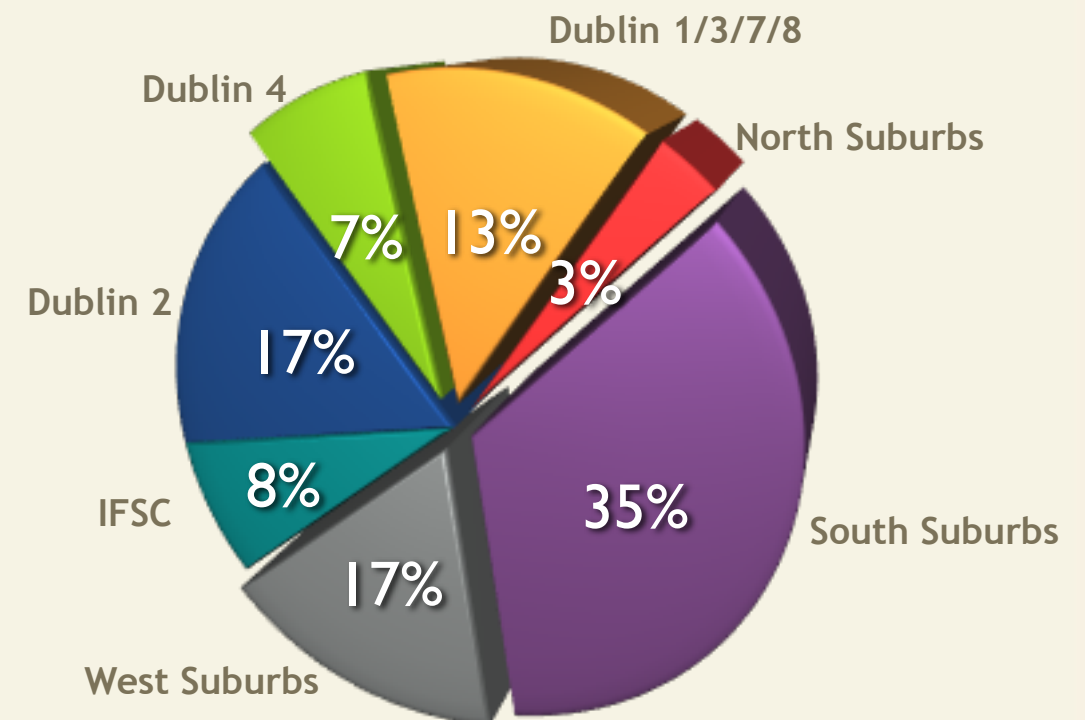
Deal Size (Sq.ft)	No.	%
0-5,000	50	57%
5-10,000	20	23%
10-20,000	10	11%
20,000+	8	9%
Total YTD	88	100%



Take-Up By District

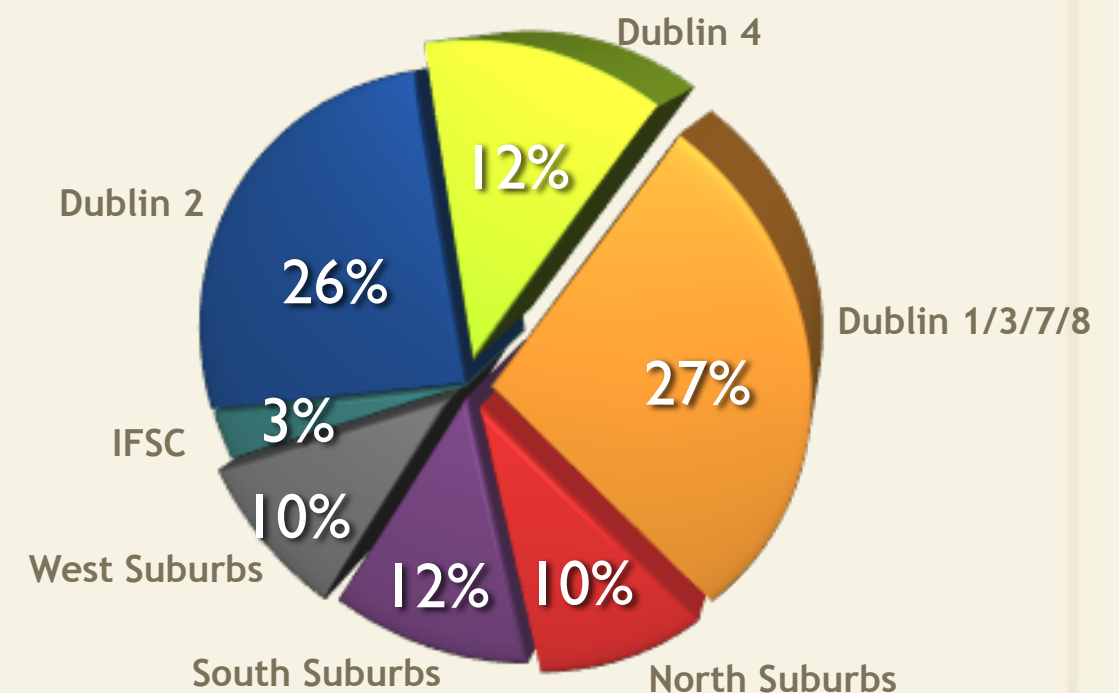
YTD 2013

District	Sq.ft	%
Dublin 2	128,167	17%
Dublin 4	52,889	7%
South Suburbs	262,416	35%
North Suburbs	24,056	3%
West Suburbs	122,635	17%
Dublin 1/3/7/8	95,878	13%
IFSC	59,161	8%
Total	745,202	100%



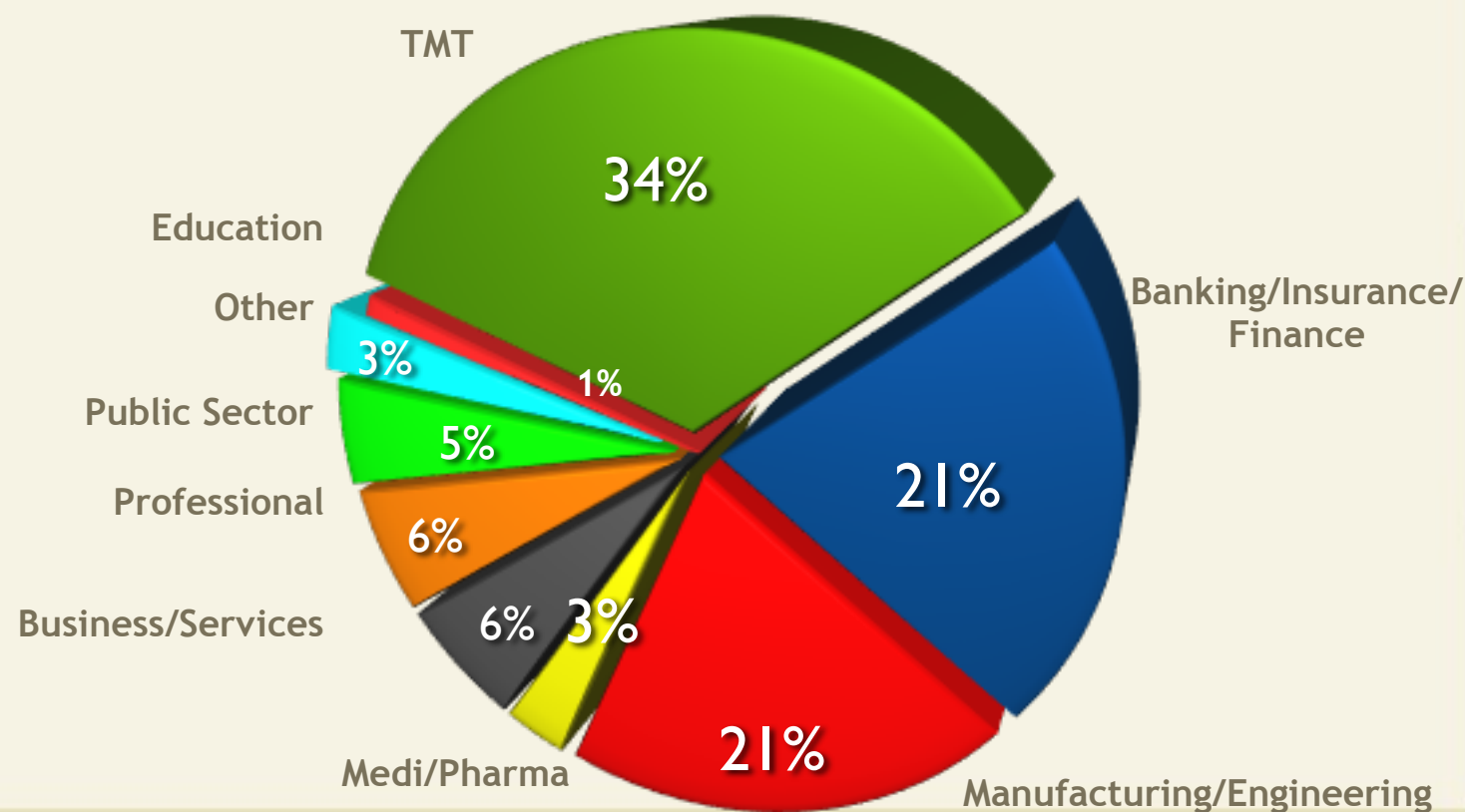
Y/E 2012

District	Sq.ft	%
Dublin 2	402,366	26%
Dublin 4	187,336	12%
South Suburbs	173,721	12%
North Suburbs	148,562	10%
West Suburbs	154,342	10%
Dublin 1/3/7/8	410,990	27%
IFSC	50,010	3%
Total	1,527,327	100%



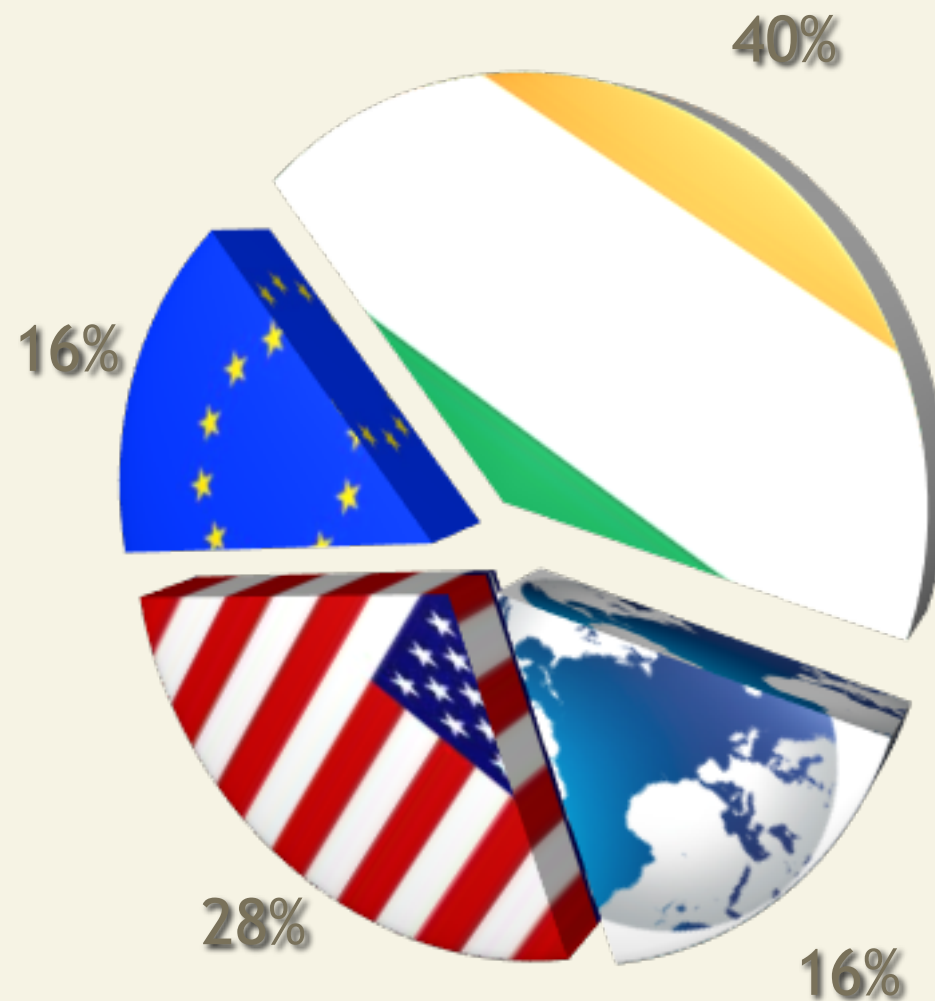
Take-Up By Sector YTD

Take Up Sector	Sq.ft	%
TMT	254,124	34%
Banking/Insurance/Finance	158,823	21%
Manufacturing/Engineering	153,659	21%
Medical/Pharmaceutical	24,076	3%
Business/Services	45,845	6%
Professional	43,375	6%
Public Sector	36,333	5%
Other	23,274	3%
Education	5,693	1%
Total	745,202	100%



Take-Up By Nationality YTD

Country	No.	% Deals	Sq.ft	% Size
Ireland	35	40%	311,250	42%
U.S	25	28%	323,671	43%
E.U	14	16%	59,938	8%
Rest of the World	14	16%	50,343	7%
Total	88	100%	745,202	100%



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