

June 2021



Irish Life

RESIDENTIAL PROPERTY AS AN INSTITUTIONAL INVESTMENT



RESIDENTIAL 3.75%

- Structural undersupply
- Defensive sector
- Development pipeline improving
- Greatest investor demand
- Forward commitments
- Strongest performing sector

LOGISTICS 4.5%

- Limited supply and opportunity to access the market
- Very strong investor appetite
- Yields trending downwards on the back of solid occupier demand
- Growing rents.

OFFICE 4%

- Strong diverse base of occupiers
- Rents likely to fall in the short term as supply continues with limited take up
- Prime yields look secure however secondary under pressure

RETAIL 4.5%

- Going through a structural change
- Yields have risen sharply
- Rents falling with limited tenant demand
- Likely to be distress and opportunity



Prime Real Estate Yields

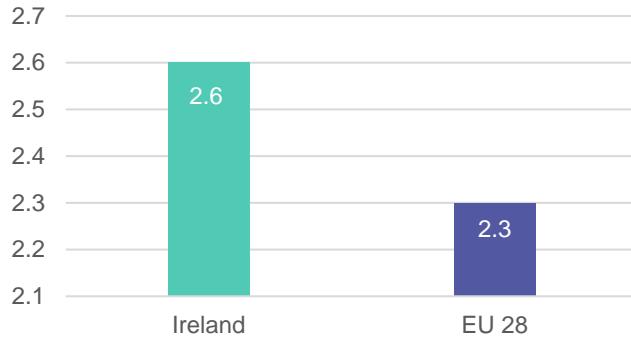


Source: Lisney

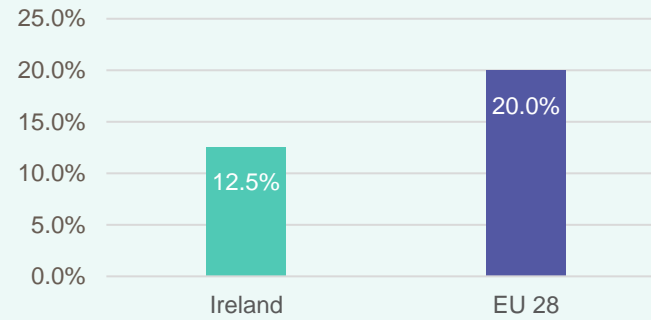


DEMOGRAPHICS

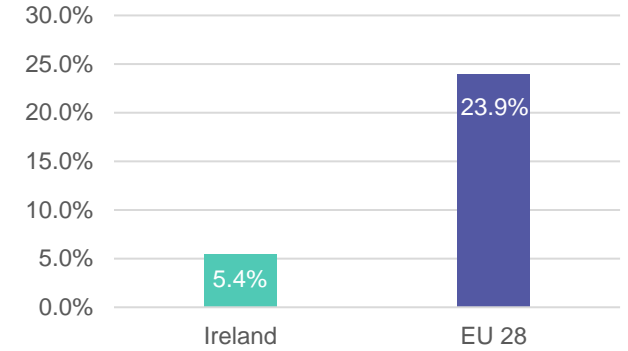
AVERAGE HOUSEHOLD SIZE



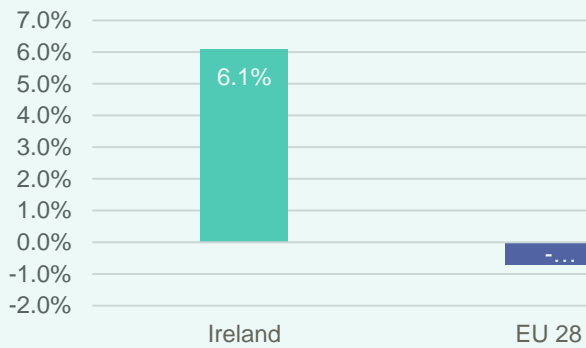
RENTING FROM PRIVATE LANDLORDS



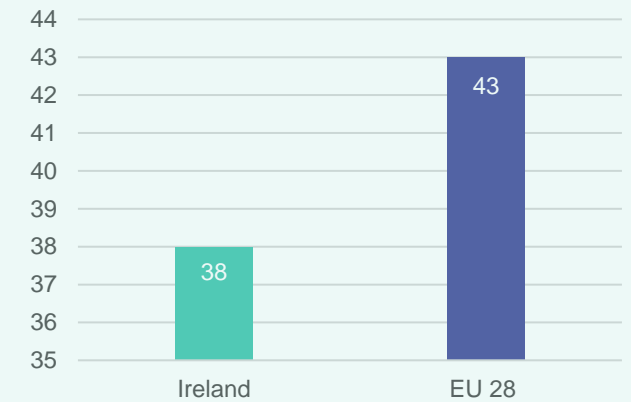
APARTMENT DWELLERS



NATURAL POPULATION CHANGE



MEDIAN AGE





TAX INCENTIVES

Traditional 'flats'



REGULATION

**Section 23
1988-2008**



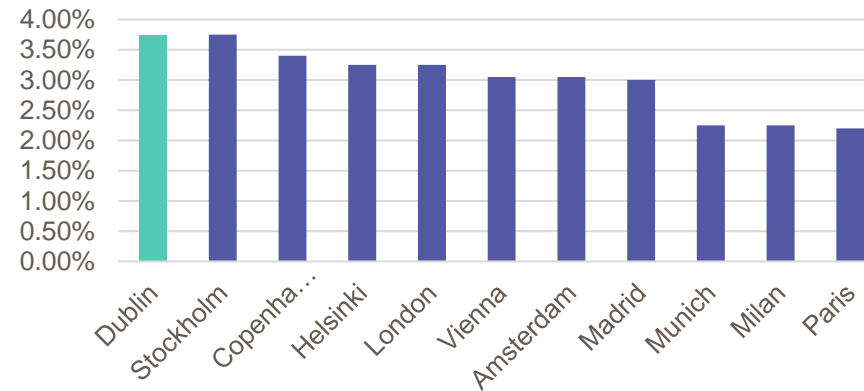
**PRS
2016 to date**

PRIVATE RESIDENTIAL SECTOR IN IRELAND

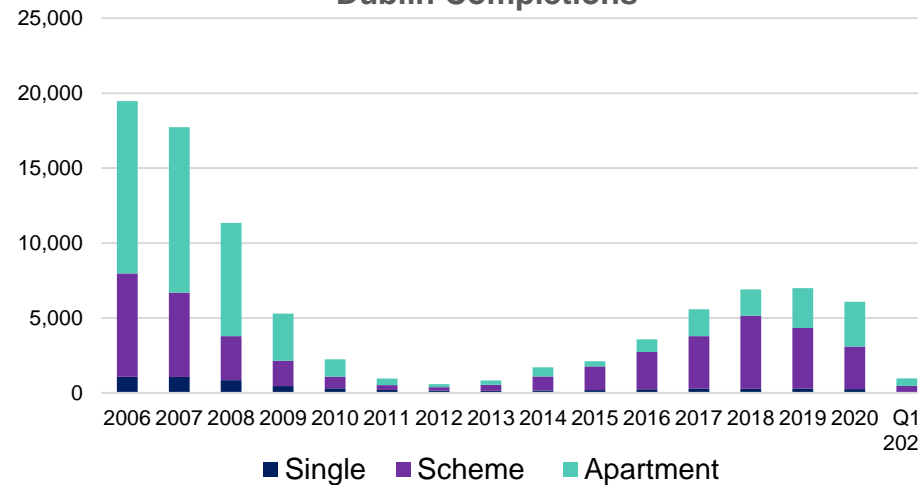
- Now a core sector in Ireland
- Only 17,000 units in large scale professional landlord ownership
- New PRS development is viable in Dublin
- Rental vacancy in Dublin remains low
- Rents have softened a little
- Capital values are stable

	Housing completions	Dublin Apartments
2019	21,000	2,654
2020	20,676	2,161

European PRS Yields



Dublin Completions



Source: Knight Frank

58%

of investment in Q1 '21
was in PRS



€713 m

invested in PRS in Q1

- Many tenants relocated
- Working from home
- Strong rent collection
- More management
- Flight to quality
- Suburbanisation
- Domestic market





Supply and Demand
Planning challenges
Investment Funds
Social housing delivery



LANDLORD

- Structural shift towards rental
- Supply and demand imbalance
- Diversification
- Defensive
- Necessity

TENANT

- Certainty of tenure
- Better quality
- Better service
- Amenities
- Greener living

- Significant increase in scale
- Increasingly institutionalised
- Solid income returns
- Greater range of offerings for tenants
- Greener credentials



IRISH RESIDENTIAL PROPERTY FUND

MANAGER

Irish Life Investment
Managers

STRUCTURE

Sub Fund of an ICAV



DOMICILE

Ireland

CURRENCY

Euro (€)

ASSET SIZE

€50-€200m per property

DEDICATED FUND & ASSET MANAGERS

Distribution
commencing H1 2021



GAV - Target €1bn
NAV - Target €600m



LEVERAGE

40% LTV

TARGET RETURN

6-7% IRR

OPEN ENDED FUND

3 year commitment

PORTFOLIO OVERVIEW

Asset	Fernbank	Glencairn	Dalkey
Acquisition Date	May 2018	September 2019	November 2020
Completion Date	Nov 2019	Q4 2021 to Q2 2022	Q4 2022
1 Bed	56	32	45
2 Bed	188	108	47
3 Bed	17	20	2
Total	261	160	94
Acquisition Price	€138.5m	€84.0m	€51.25m



IRPF advisors

Deloitte.

AUDITORS



TAX



ADMINISTRATION

Summit Asset Management

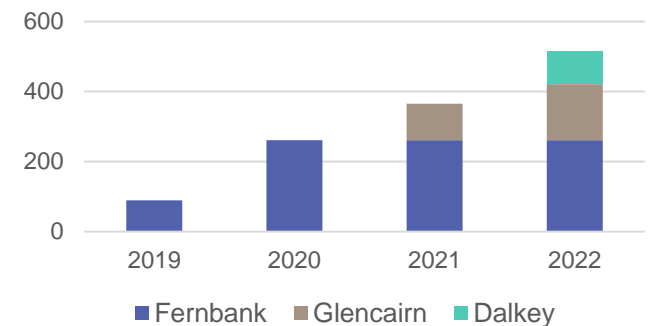
AIFM

100%
rent collection rates

GRESB
participant

100% BER
A-rated

Apartment Numbers



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THANK YOU

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