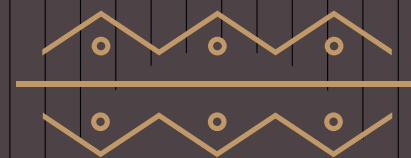


CONFIDENTIAL INVESTMENT MEMORANDUM
FOR SALE BY PRIVATE TREATY



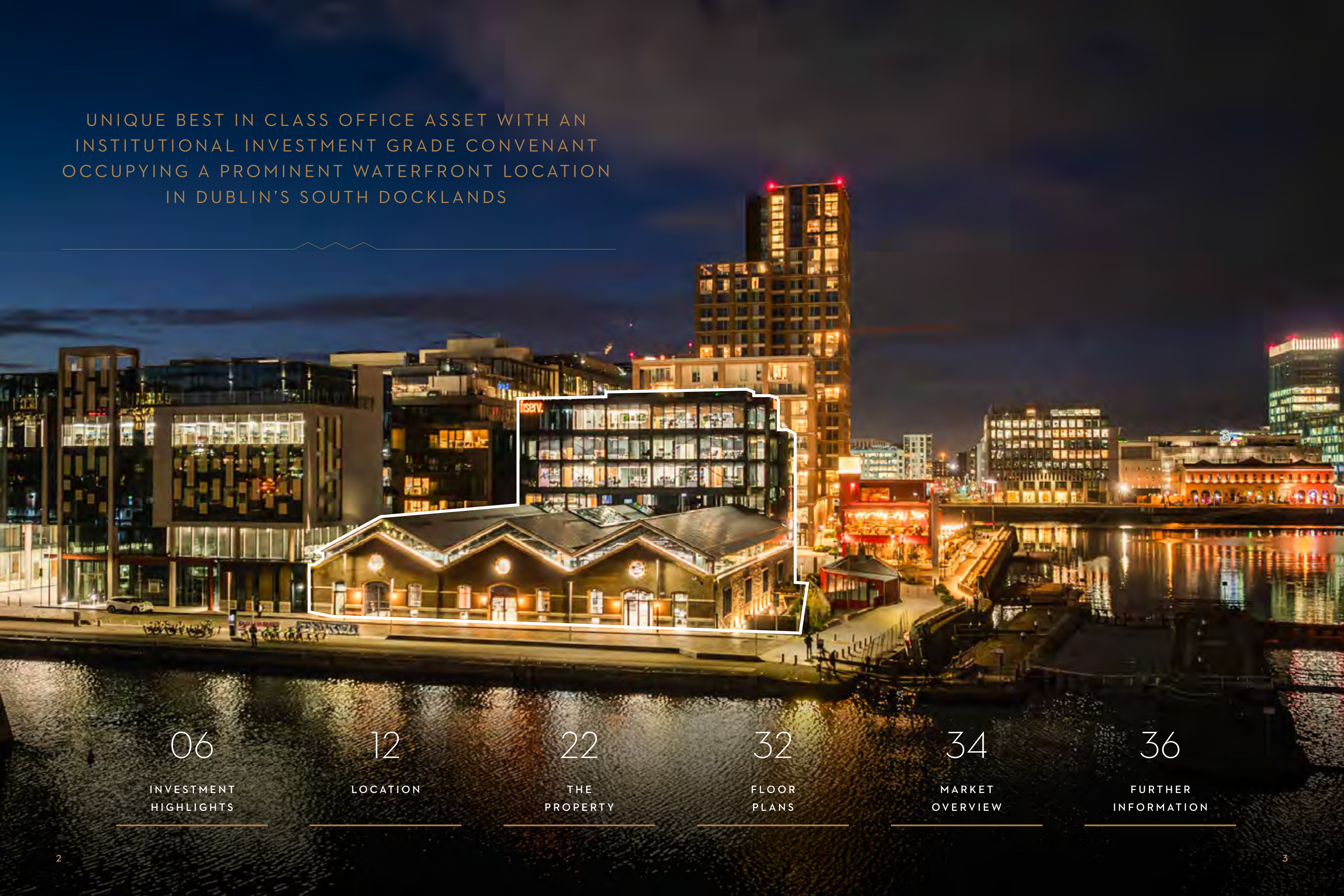
TEN HANOVER QUAY

DUBLIN 2

CBRE



UNIQUE BEST IN CLASS OFFICE ASSET WITH AN
INSTITUTIONAL INVESTMENT GRADE COVENANT
OCCUPYING A PROMINENT WATERFRONT LOCATION
IN DUBLIN'S SOUTH DOCKLANDS



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THE OPPORTUNITY

EXCEPTIONALLY LOCATED AND
DESIGNED, TEN HANOVER QUAY
IS A MAJOR OFFICE LANDMARK IN
DUBLIN'S SOUTH DOCKLANDS.

CBRE and Savills have been exclusively retained to market for sale Ten Hanover Quay, a prime South Docklands office that seamlessly incorporates contemporary architectural design to the trading quayside heritage of an 1880s Dockland warehouse offering a unique workplace full of character.

Developed by Kennedy Wilson in conjunction with NAMA and cleverly designed through an architectural collaboration between OMP and MOLA Architecture, this landmark scheme features 68,273 sq. ft. of best-in-class grade A office accommodation, presenting one of the most exciting and unique office developments in Dublin's Docklands.



INVESTMENT HIGHLIGHTS



BEST-IN-CLASS OFFICE ASSET

Comprising 68,273 sq ft NIA of
Grade A office accommodation



MULTIPLE AWARD-WINNING DEVELOPMENT

Completed in Q4 2021, winning the RIAI Public Choice
Award for it's striking and unique design
amongst other awards



ATTRACTIVE 12 YEAR TERM TO EXPIRY

WAVLT to break of c. 9 years



100% LEASED TO FISERV

Single tenant with institutional investment grade covenant



STRATEGICALLY LOCATED IN DUBLIN'S SOUTH DOCKLANDS



EXCEPTIONAL CONNECTIVITY

DART, Luas (Tram) and Dublin Bus all nearby, serving
the Capital Dock Campus and wider Docklands



INCOME

Passing rent of €3.92m per annum



EXCELLENT ESG CREDENTIALS

LEED Gold, WELL Gold, Wiredscore Platinum, and BER B1



FREEHOLD TITLE





EXCEPTIONAL SPECIFICATION
AND DESIGN, CREATING AN INSPIRING
OFFICE ENVIRONMENT





LOCATION



LOCATION

LOCATED AT CAPITAL DOCK IN DUBLIN'S SOUTH DOCKLANDS, THE DESTINATION OF CHOICE FOR GLOBALLY SUCCESSFUL COMPANIES

Located in the vibrant South Docklands, Ten Hanover Quay is a premier office development that has unparalleled access to local amenities at the Capital Dock campus and Grand Canal Dock.

Situated at Hanover Quay along Grand Canal Dock, the waterside property benefits from a range of amenities on its doorstep at Capital Dock including Brewdog, Allta and the Capital Dock Park. The property is also only a short walk from the bustling Grand Canal Square, which is home to a variety of bars, restaurants, and cultural venues. Perfectly positioned for client meetings or after-work social events.

This prime location offers exceptional accessibility, with the Grand Canal Dock DART station just a few minutes away, providing easy access to the city centre and beyond. Additionally, numerous bus routes operate in the area, ensuring seamless public transport options. For those who prefer to cycle, there are Dublin Bikes stations conveniently



Dublin's South Docklands is one of the most sought-after HQ locations in Europe.

Surrounding Occupiers

The asset benefits from being surrounded by a thriving commercial landscape, which is home to the highest calibre of occupiers with a diverse mix of technology, financial, legal, and professional firms. Occupiers in the immediate vicinity include Indeed, JP Morgan, State Street and Airbnb, to name but a few.



TRANSPORT FACTS & LOCAL AMENITIES

5

MINUTES

CYCLE TO
PEARSE STREET DART
STATION

10

MINUTES

WALK TO
SPENCER DOCK RED
LUAS LINE

10

MINUTES

DRIVE TO
M50 NORTH

20

MINUTES

DRIVE TO DUBLIN
AIRPORT



Luas Red Line



Dublin Bikes



Luas Green Line



Airlink



DART



Dublin Bus





Bord Gais Energy Theatre



3 Arena

UNPARALLELED ACCESS TO LOCAL
AMENITIES AND TRANSPORT LINKS



Dublin Bikes



Brewdog



THE PROPERTY



THE PROPERTY

TEN HANOVER QUAY IS A UNIQUE WATERSIDE WAREHOUSE HQ THAT BOASTS AN IMPRESSIVE 68,273 SQ FT (NIA) OF STATE-OF-THE-ART GRADE A OFFICE SPACE EXTENDED IN PART TO RISE FOUR STORIES ABOVE THE ORIGINAL WAREHOUSE BUILDING.

With panoramic waterfront views of Grand Canal Dock, the River Liffey and Dublin Port, Ten Hanover Quay, Dublin 2 is one of the most exciting and unique office developments in Dublin's Docklands. Once a former home to the Raleigh Bicycle Company in the mid 1940's, Ten Hanover Quay has been re-imagined to provide a dynamic office environment. The contemporary architectural design respects the trading quayside heritage of an 1880's Dockland warehouse offering a unique workplace full of character with flexibility to configure collaborative office space.

Designed with modern office requirements in mind, staff welfare facilities are generously provided for. On the eastern boundary, adjacent to the triple lock gates, a sunken courtyard creates a clever breakout area and private outdoor terrace with walled gardens.

The property also boasts highly sought-after ESG credentials, including LEED Gold and a BER B1, reflecting its commitment to sustainability and modern workplace standards.



SUSTAINABILITY HIGHLIGHTS

EXCELLENT ESG CREDENTIALS

LEED Gold, WELL Gold, Wiredscore Platinum,
and BER B1

LOW CARBON DEVELOPMENT

Adaptive re-use of historic building

GREEN LEASE

Environmental performance plan
with occupier

EU TAXONOMY

Compliant with EU Taxonomy
environmental objectives

FUTUREPROOF INFRASTRUCTURE

Smart BMS and extensive sub-metering

RENEWABLE HEATING

Enabled to connect to Dublin District
Heating System



Lower
Operational
Carbon



Decreased
Energy
Cost



Reduced
Environmental
Impact



Improved
Workplace
Wellness



Increased
Flexibility
for the Future



FEATURES & SPECIFICATIONS

BEST IN CLASS ASSET FEATURES



82
basement level
bike spaces



16 showers
with integrated
changing & drying
facilities



1,900 sq. ft.
rooftop
terrace



Central
atrium

BEST IN CLASS SPECIFICATIONS



ENERGY EFFICIENT
LED LIGHTING



20% REFLECTIVE GLASS
FOR SOLAR CONTROL



AUTOMATIC DAYLIGHT
LIGHTING CONTROL



THREE X 13-PERSON
PASSENGER LIFTS



4 PIPE FAN
COIL UNITS



EXPOSED METAL
DECKING CEILING



2.7M-3.4M FLOOR TO
CEILING HEIGHTS

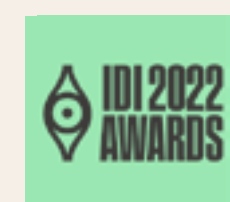


HIGH EFFICIENCY
WATER-COOLED CHILLERS

AWARD-WINNING OFFICE DEVELOPMENT

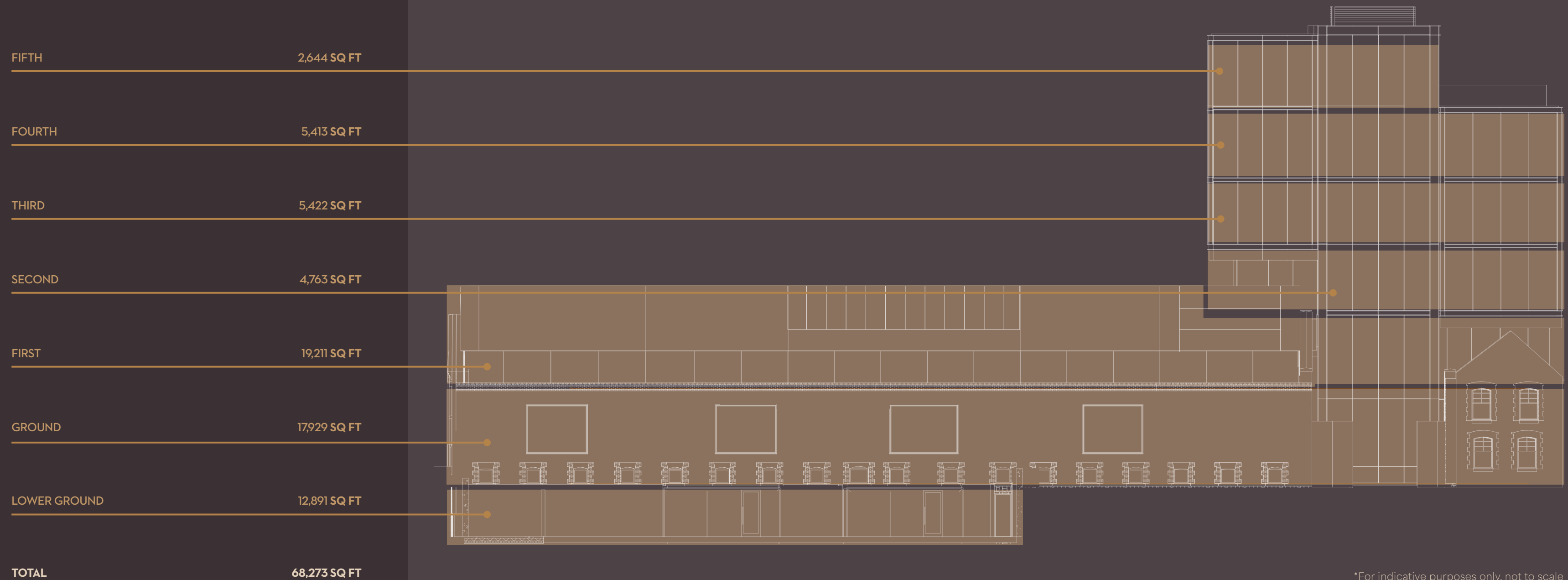


Building and Architect
of the Year Awards 2022





AREA SCHEDULE





TENANCY SCHEDULE

Demise	Tenant	Guarantor	Area sq m	Area sq ft N/A	Contracted Rent pa	Contracted Rent ex bikes	Rent per sq ft	Lease Start	Rent Commencement Date	Lease End	Break Date	Rent Review Date	Review Basis	Notes
Entire	Fiserv Solutions (Europe) Limited	Fiserv Inc	6,343	68,273	€3,926,518	€3,925,698	€57.50	30/03/2022	01/09/2023	29/03/2037	29/03/2034	30/03/2027	Open Market	Bike rent @ €10 on 82 spaces



Fiserv is a leading global technology company specialising in payment processing, banking solutions, and financial services for businesses and financial institutions. Fiserv operates in over 100 countries and employs approximately 38,000 people worldwide, highlighting its extensive reach and prominent position within the global financial sector.

In 2019, Fiserv made a transformative move by acquiring First Data in a \$22 billion all-stock deal, marking the largest digital payment acquisition. This strategic acquisition strengthened Fiserv's payment processing capabilities, seamlessly integrating First Data's innovative solutions with its own. As a result, Fiserv expanded its global presence and broadened its service offerings, allowing it to reach a wider array of clients and industries across the globe.

Fiserv Solutions (Europe) Limited has a Dun & Bradstreet rating of 4A1, signifying minimal risk and underscoring the company's financial stability.

The Fiserv parent company Fiserv Inc. which is named as Guarantor on the lease is listed on the NYSE and is a member of the S&P 500 Index, trading as (NYSE: FI), Fiserv, Inc.

*The Owner is entitled to use 30 residential car parking spaces located at Capital Dock for a term of 15 years from 29 March 2022 for an annual licence fee which is currently €4,000 per car parking space.

The Owner has, in turn, sub-licenced these car parking spaces to Fiserv at the same annual licence fee. Please refer to the VDR for further information.

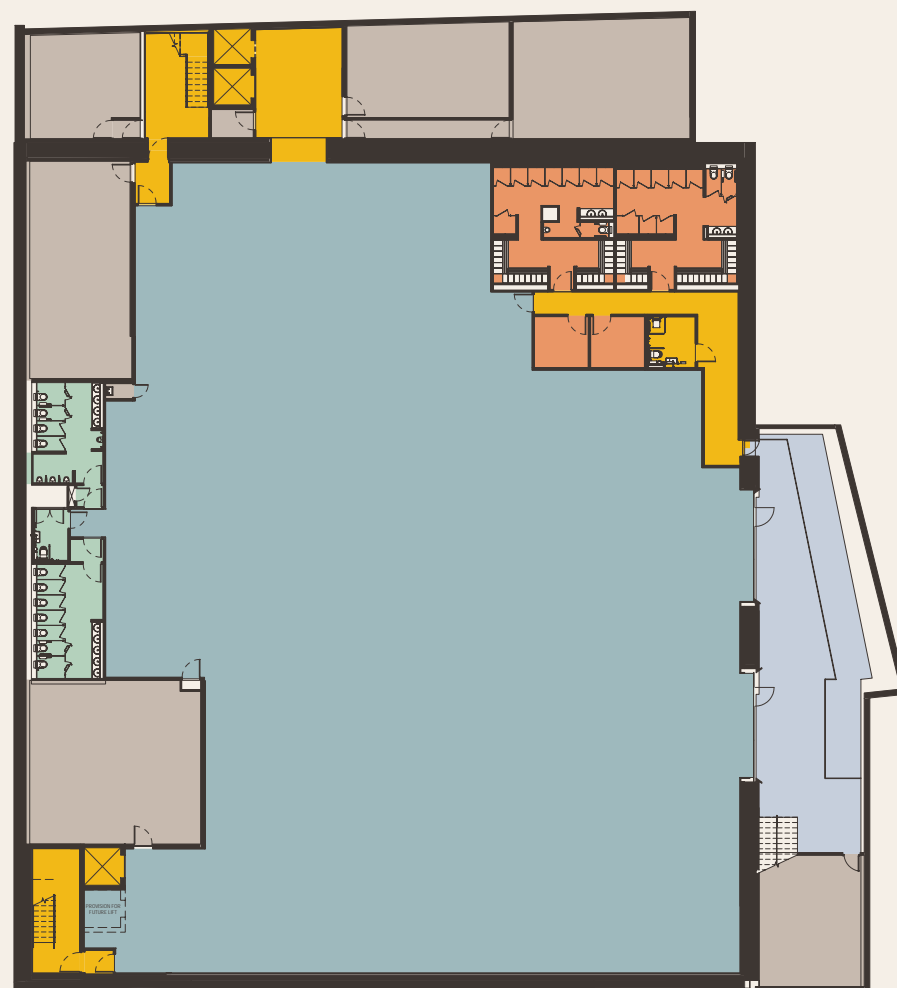




SAMPLE FLOOR PLANS

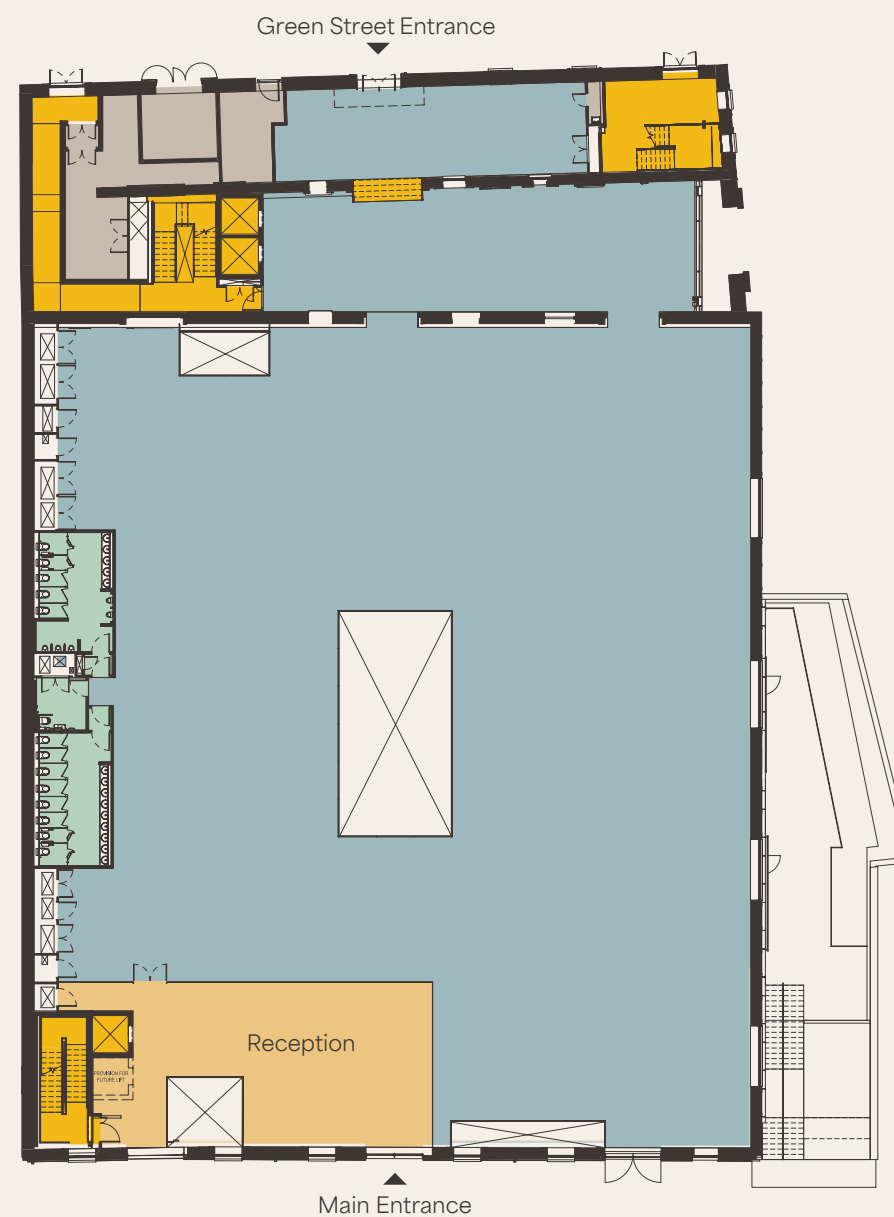
LOWER GROUND

12,891 sq ft



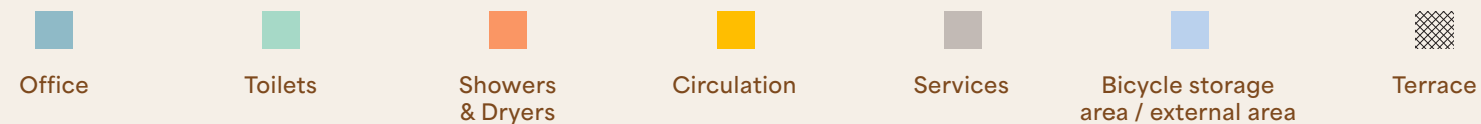
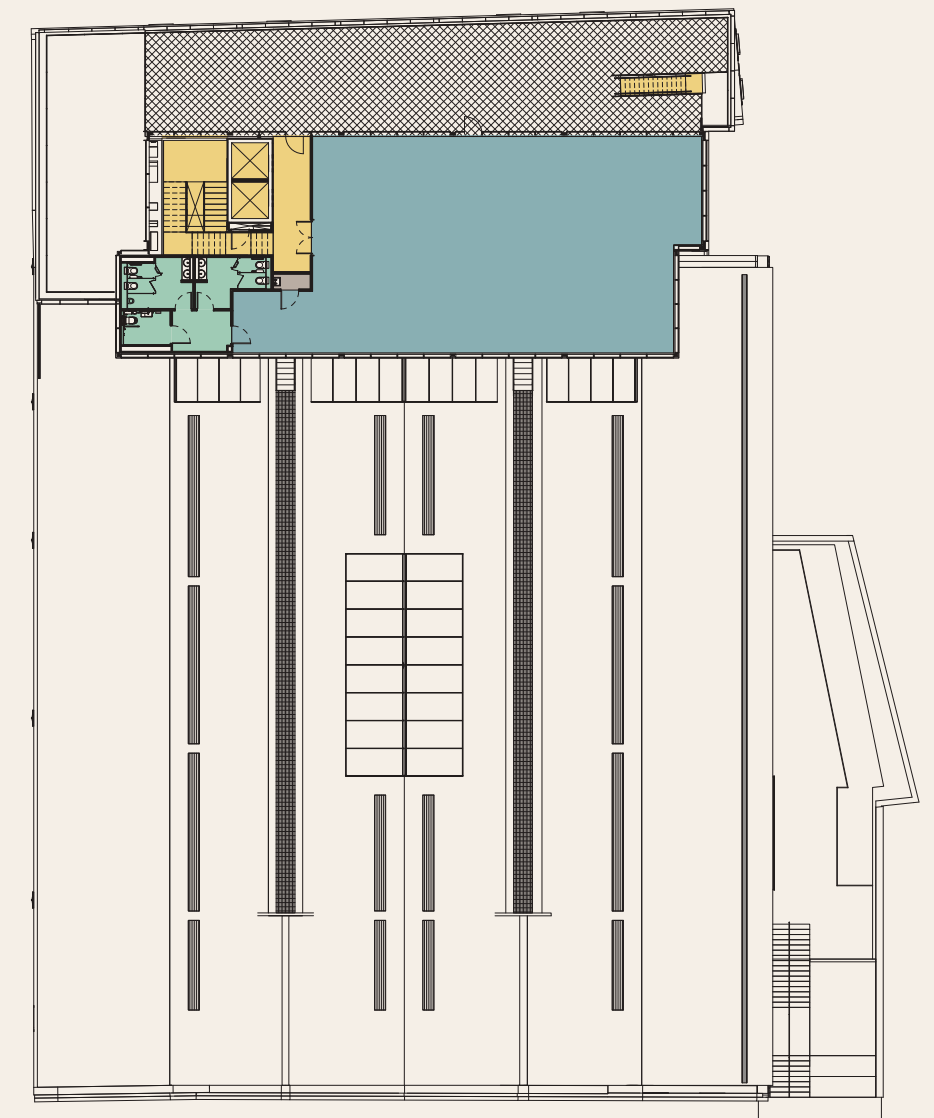
GROUND FLOOR

17,929 sq ft



FIFTH FLOOR

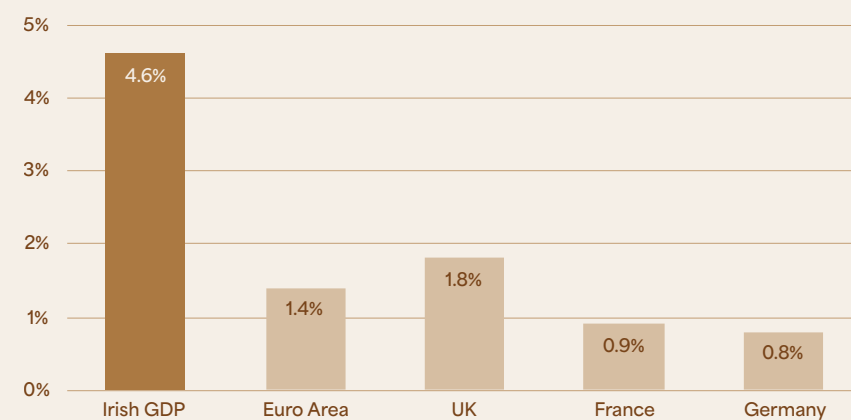
2,644 sq ft





MARKET OVERVIEW

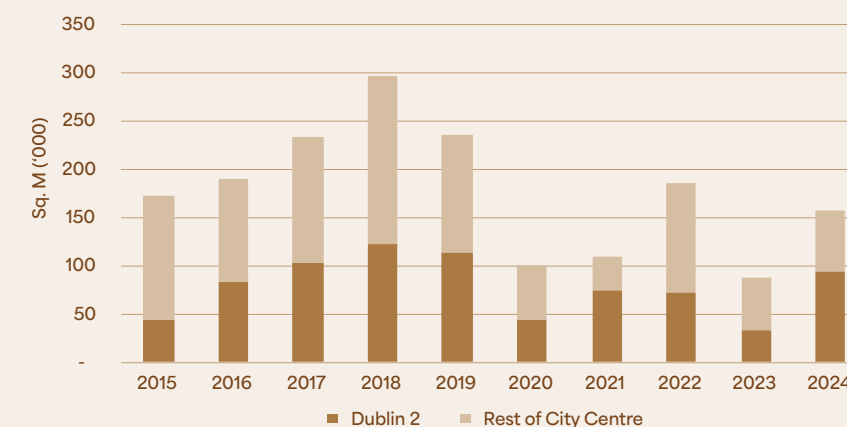
GDP Growth Forecasts 2025



Source: Central Bank of Ireland / CBRE Econometrics Team

Ireland is forecast to see stronger GDP growth than other key European countries in 2025.

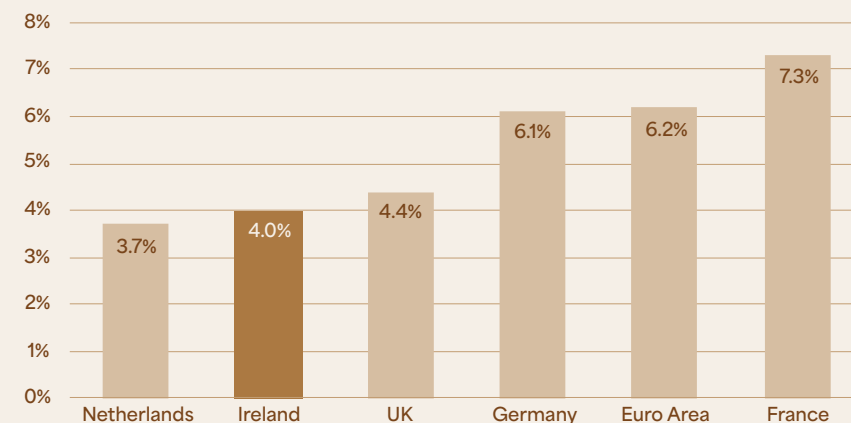
Dublin 2 Take-Up vs City Centre Take-Up



Source: CBRE Research

Dublin 2 is the most sought-after office location in Dublin, with 60% of city centre take-up occurring in Dublin 2 in 2024.

Ireland vs. Europe National Unemployment Rate

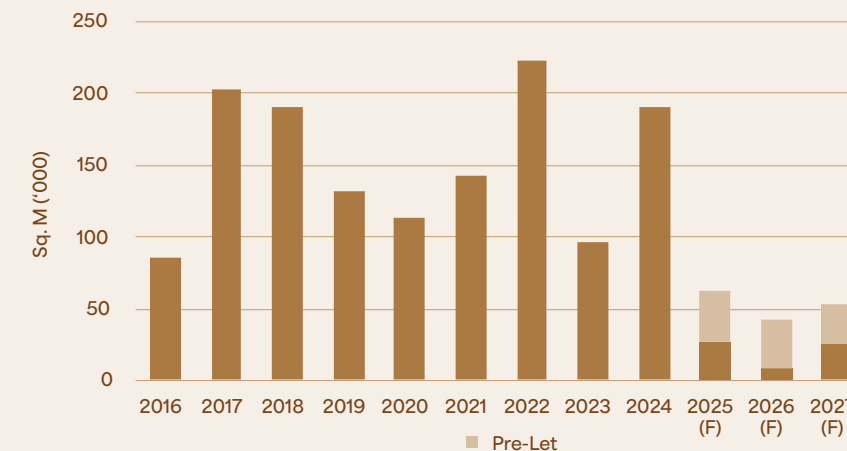


Source: Trading Economics

Ireland boasts one of the lowest unemployment rates in Europe*.

*as of Dec 2024

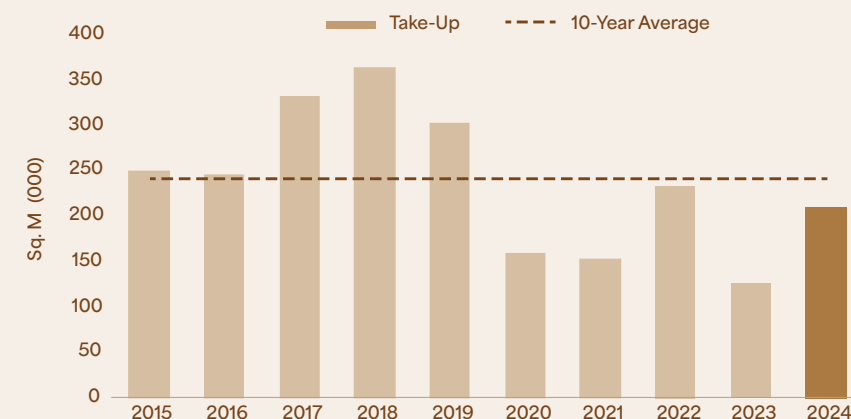
Dublin Office Construction Completions



Source: CBRE Research

There is just 105,000 sq. m. (1.1m sq. ft.) of new office stock under construction in Dublin 2, 50% of which is pre-let.

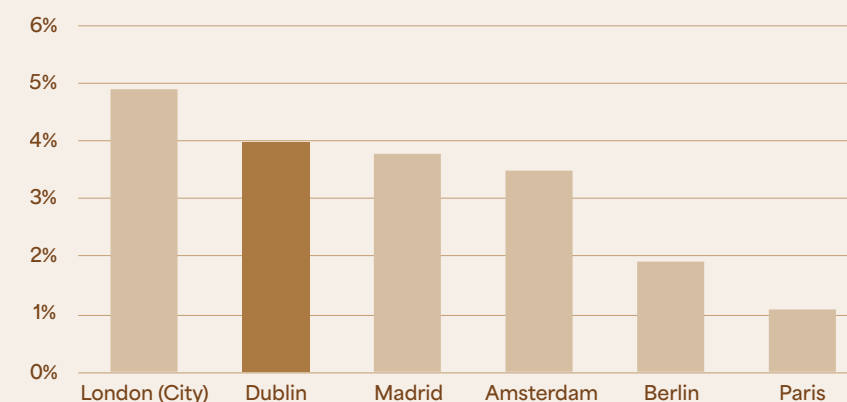
Annual Dublin Office Take-Up



Source: CBRE Research

Annual take-up in 2024 was close to the long-term average for the market.

Prime European Office Rents - Forecasted CAGR (2025-2028)



Source: CBRE Research

According to CBRE forecasts, Dublin is set to experience the second strongest rental growth in Europe between 2025 and 2028.

FURTHER INFORMATION

Method of sale

For Sale by Private Treaty.

Viewings

To be arranged through the joint selling agents CBRE and Savills. The Joint Selling Agents are available to meet interested parties to tour the property.

Title

We understand the property is held under Freehold title. Further information is available upon request.

Data room

At the Vendor’s discretion, all interested parties are to be provided with access to the dedicated project data room subject to NDA.

Building energy rating



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Brochure prepared by Eye-D March 2025



