

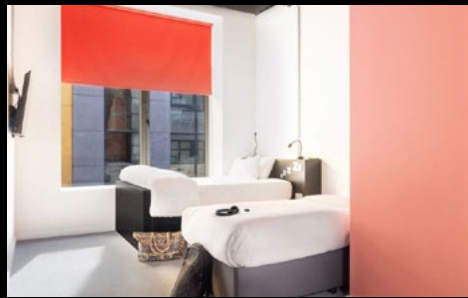
INVESTMENT SALE / TENANT NOT AFFECTED

REZZ

HELY BUILDING, 2-4 DAME COURT, DAME LANE, DUBLIN 2, IRELAND



DUBLIN CITY'S NEWEST SUPER BUDGET HOTEL



INTRODUCTION

On behalf of Eir, JLL has been appointed as exclusive selling agent for the REZz Dublin Hely Building, Dublin 2, Ireland. This is an investment sale, and the tenant is not affected.

The offering comprises a rare long let budget hotel investment, which first opened for trading as REZz Dublin in March 2023.

The property is ideally situated in Dublin City Centre, within the coveted Grafton Quarter, and just seconds walk from Dublin's famous Temple Bar district.

The property comprises a 51 bedroom hotel, along with the bustling "Dis n Dat" bar in an enviable location, boasting dual frontage onto Dame Lane and Dame Court.

INVESTMENT HIGHLIGHTS



Prime city centre location, just 200 metres south of Temple Bar and 400 metres west of Grafton Street.



Positioned in the centre of Dublin's thriving nightlife hub.



51 key REZz Hotel, plus ground floor public house "Dis n Dat".



Reuse of a historic building which was converted into a new hotel.

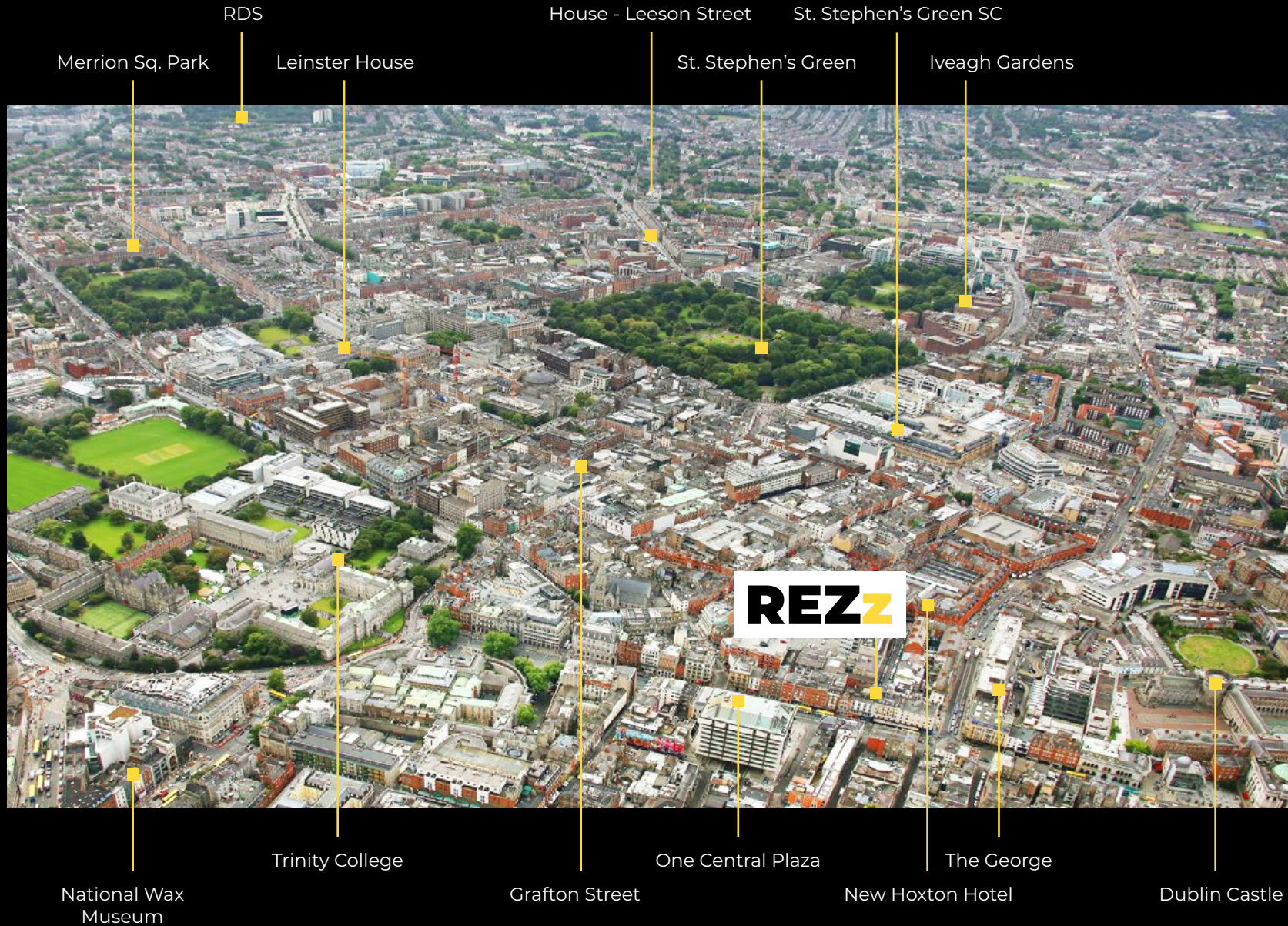


Rare 90-year lease to one of Ireland's leading hotel / accommodation operators.



Passing rent roll of €650,000 p.a., which is reversionary.

LOCATION



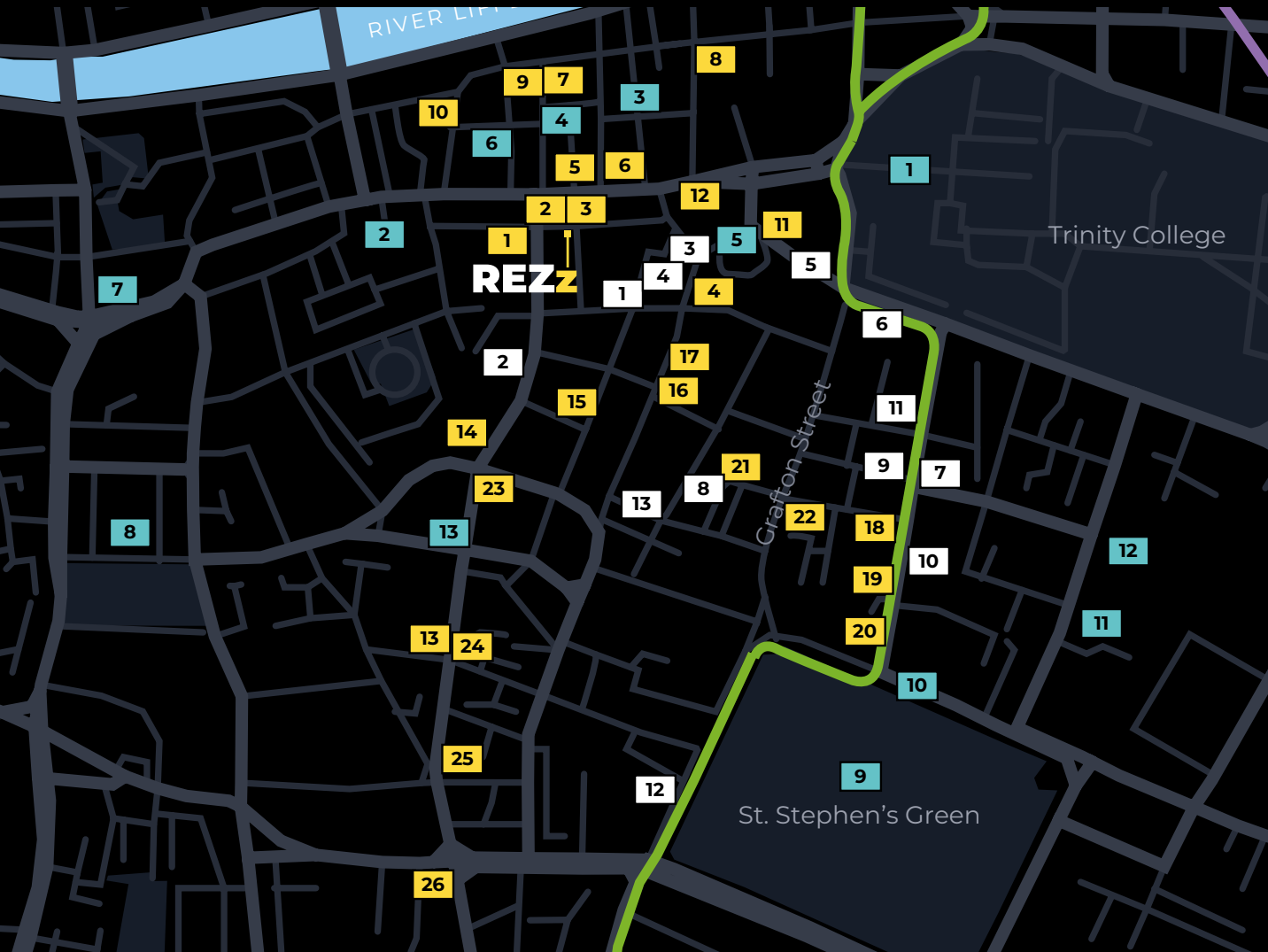
REZZ

**PRIME
HOTEL
TRADING
LOCATION
IN THE
GRAFTON
QUARTER
& NEXT
TO
TEMPLE
BAR**

AAA LOCATION

IDEALLY LOCATED IN THE HEART OF ALL THE ACTION, SURROUNDED BY BARS, RESTAURANTS AND TOURISM ATTRACTIONS

REZZ



BARS

- 1 The George
- 2 The Dame Tavern
- 3 The Stags Head
- 4 International Bar
- 5 The Mercantile
- 6 Trinity Bar
- 7 The Temple Bar Pub
- 8 The Aul Dubliner
- 9 The Norseman
- 10 Bad Bobs
- 11 O'Neill's Pub
- 12 The Bank
- 13 Hogan's
- 14 The Long Hall
- 15 Market Barr
- 16 Pygmalion
- 17 Farrier & Draper
- 18 Café en Seine
- 19 31 Dawson St
- 20 Peruke & Periwig
- 21 Bruxelles
- 22 Kehoes Pub
- 23 Capitol Lounge
- 24 Swan Bar
- 25 The Lucky Duck
- 26 The Landmark

RESTAURANTS

- 1 Fallon & Byrne
- 2 NoLIta
- 3 Salamanca
- 4 Trocadero
- 5 The Blind Pig
- 6 The Porterhouse
- 7 The Ivy
- 8 Balfes
- 9 Marco Pierre White
- 10 Fire Steakhouse
- 11 Featherblade Steakhouse
- 12 Shanahan on the Green
- 13 Bar Rua

TOURIST ATTRACTIONS

- 1 Trinity College
- 2 Dublin Castle
- 3 Temple Bar
- 4 The Irish Rock 'n' Roll Museum
- 5 Molly Malone Statue
- 6 Irish Film Institute
- 7 Christ Church Cathedral
- 8 St. Patrick's Cathedral
- 9 St. Stephens Green
- 10 The Little Museum of Dublin
- 11 Leinster House
- 12 National Museum of Ireland
- 13 Whitefriar St. Church

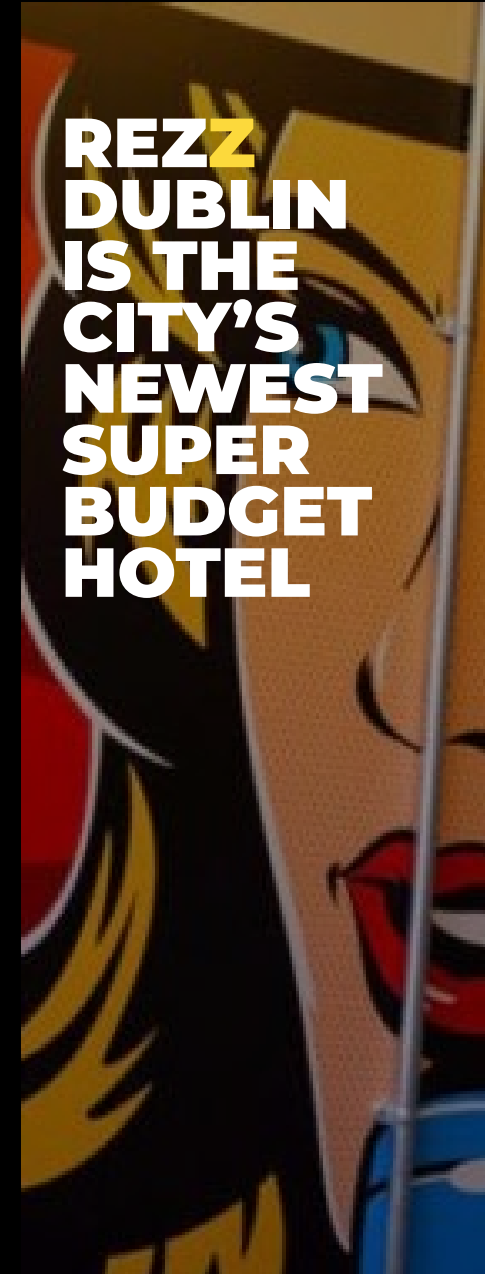
PRIME ASSET

ASSET OVERVIEW

Scheme	A four storey hotel led scheme of 1,952sq.m (21,021 sq.ft) including a ground floor public house.
Room Count	51 keys, being 36 double rooms & 16 triple rooms.
Bedroom Sizes	Bedroom sizes ranging from 15 sq. m - 24 sq. m.
Food & Beverage	Own door access to self contained ground floor public house called "Dis n Dat ", directly access from Dame Court.
Other / Back Of House	1 x guest lift. Back of house facilities at ground and basement levels.
Tenant Investment	The tenant Vantage Fusion has significantly invested in transforming the former telephone exchange into a hotel.



**REZZ
DUBLIN
IS THE
CITY'S
NEWEST
SUPER
BUDGET
HOTEL**



DEEP DEMAND DRIVERS



INCREDIBLY CLOSE TO ALL OF DUBLIN'S MAIN TOURIST ATTRACTIONS



TEMPLE BAR

Dublin's thriving cultural hub. The epicentre of Dublin night life with bars, restaurants and night clubs. Temple Bar is one of Ireland's most popular tourist destinations. Approximately 3.5m visitors come to Temple Bar annually.



CROKE PARK

One of Ireland's prime national stadium and the headquarters of the GAA. Ireland's largest stadium with a capacity of 80,000 guests. It hosts a number of matches and concerts year-round.



GUINNESS STOREHOUSE

Guinness Storehouse also known as St James Gate is the home of Guinness with was founded in 1759. The Guinness Storehouse is one of the most popular tourist location with over 22m people visiting.



GRAFTON QUARTER

Dublin premier shopping district home to a number of well-known designer brands such as Canada Goose, Mulberry and Hugo Boss. Brown Thomas's Ireland largest department store also calls Grafton Street home.



EVENTS

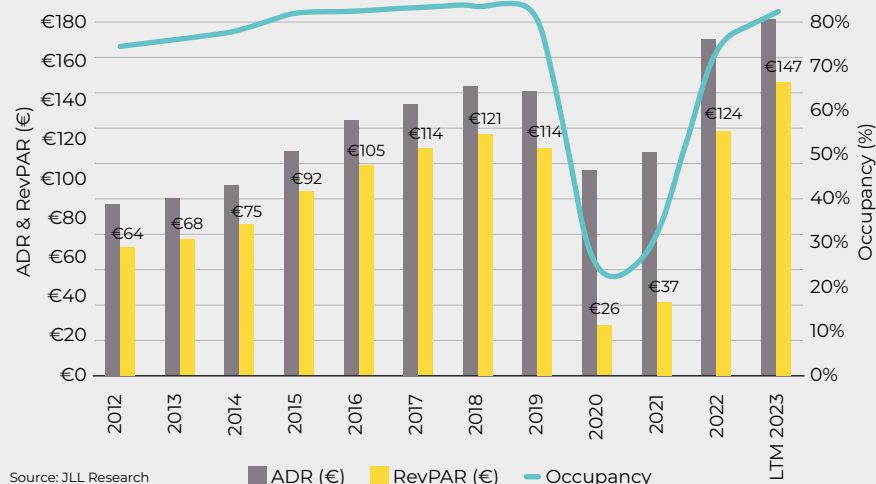
Dublin City Centre lights up every year with a variety of festivals ranging from St Patrick Day Festival, PRIDE, Taste of Dublin and the Big Grill to name a few.

TRADING PERFORMANCE

DUBLIN IS ONE OF THE HOTTEST PERFORMING HOTEL MARKETS IN EUROPE

- The Dublin hotel market achieved an occupancy rate of 73% and an ADR of €170 in 2022 equating to a RevPAR of €124.
- 2022 RevPAR in Dublin was 8% ahead of 2019 levels.
- 2023 is looking like another strong year for RevPAR growth with trailing 12 months or "LTM" performance running at an impressive 82% Occupancy, €179 ADR and €147 RevPAR.
- Dublin Airport numbers also continue to outperform pre Covid levels with 19.1 m passengers passing through Dublin Airport in the first seven months of 2023 ahead of pre pandemic levels.

Dublin Hotel Market Performance - Market Wide



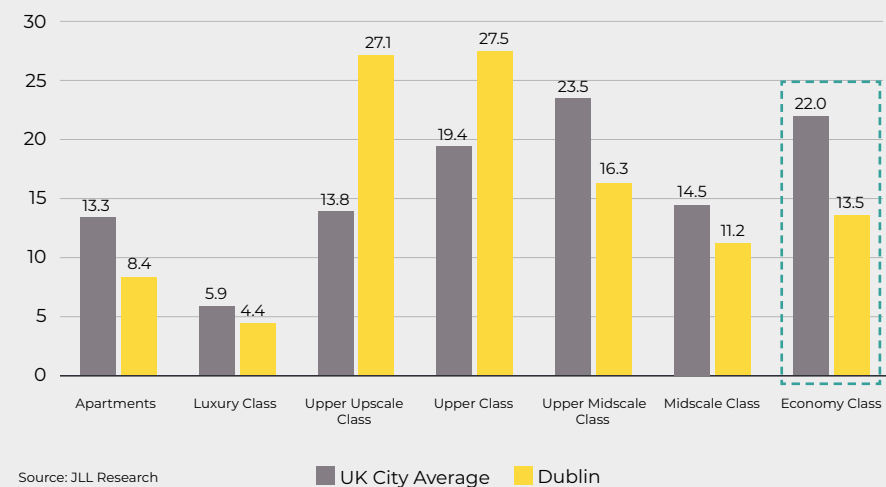
Source: JLL Research

BUDGET UNDERSUPPLY

UNDERSUPPLY OF ECONOMY / BUDGET HOTELS WITHIN THE DUBLIN MARKET

- When compared to other top UK Cities, Dublin is lagging within the economy budget segment of the market by nearly 40%.
- This presents an exciting opportunity for incoming investors to capitalize on the pent up demand from guests for this undersupplied portion of the market.

Dublin v. UK Average: Hotel Stock Classification



Source: JLL Research

RENTAL BENCHMARK

HOTEL RENTAL LEVEL IS FUNDAMENTALLY LOW

- REZz Dublin's passing rental level versus some other city centre hotel rentals is low, which demonstrates the under rented nature of this investment.
- Comprising one of the lowest rent per keys in the Dublin market, the graph across demonstrates that REZz Dublin is under rented, which is a clear positive for an incoming investor.
- The under rented nature of the investment also ensures that the vacant possession value of the hotel is at a significant premium to its investment value and asking price.



Source: JLL Research

RIGHT ASSET CLASS

LONG LET HOTELS OFFER RELATIVE VALUE VERSUS ALTERNATIVE ASSET CLASSES

- Long let Dublin hotels offer a highly attractive alternative to other long income sectors in the Irish market.
- There are few if any sectors in Ireland that combine such long dated inflation linked income streams, with over 20 years term certain, and in the case of REZz Dublin, approx 89 years term certain.
- Hotel investment has remained strong over the last number of years and the sector is viewed as a sound inflation. This, coupled with a very rare 90 year lease term, provides an exciting acquisition opportunity for an incoming investor.



REZZ

For further information on this exciting opportunity please contact one of the JLL team on the details below:



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