

IRISH INVESTMENT MARKET

Q1 2018



OVERVIEW

The first quarter of 2018 saw approximately **€933m** transact in the Irish investment market, an undoubtedly strong start to the year. Turnover was augmented by the completion of three large transactions, each above €100m in value.

The office market has retained its post as the most dominant sector, with the strength of occupier activity continuing to prove attractive for investors. Absorbing €511.8m, offices accounted for 55% of investment turnover. Other strong performing sectors included mixed use and residential which accounted for a further 20% and 14% respectively.

Investment activity in the market at present continues to see a mix of both international and domestic players. Overseas capital accounted for €704.5m of the quarter's turnover, and was particularly active in the higher end of the market. It is worth noting that over the past 15 months overseas investors have become increasingly comfortable with regional Ireland, showing interest for prime product across a range of sectors.



€933m

INVESTMENT VOLUMES REACHED €933M IN THE FIRST QUARTER OF 2018.



55%

OFFICES REMAINED THE MOST DOMINANT SECTOR, ACCOUNTING FOR 55% OF TURNOVER.



Key Statistics, Q1 2018

Total Value Transacted	€933m
No. of Deals	53
Largest Deal of the Quarter	Heuston South Quarter, €175m
Most Dominant Sector	Offices - €511.8m
Dublin v. Outside of Dublin	€693.1m v. €215.5m
Overseas v. Domestic Capital	€704.5m v. €136.6m

Source: Cushman & Wakefield Research

Prime Yields

Sector	Q1 2018	Outlook
Dublin Office	4.00%	↔
Dublin Retail	3.50%	↓
Dublin Industrial	5.25%	↓
Regional Office	5.65% - 6.50%	↓
Regional Retail	5.50% - 6.00%	↔ / ↑
Regional Industrial	7.50% - 9.00%	↓

Source: Cushman & Wakefield Research

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