

DRUIDS GLEN

HOTEL & GOLF RESORT

I R E L A N D



**SET IN 349
ACRES OF
ROLLING
COUNTRYSIDE,
ON THE EDGE
OF DUBLIN***





HIGHLIGHTS

*Savills Hotels and Leisure is delighted to offer for sale this outstanding 5-star resort on a stunning 349-acre estate.**



5 STAR HOTEL & GOLF RESORT ON THE EDGE OF DUBLIN



145 GENEROUSLY PROPORTIONED AIR-CONDITIONED GUESTROOMS AND SUITES



EXTENSIVE F&B, C&B AND SPA/LEISURE FACILITIES



HOTEL OPENED IN 2002 AND WAS FULLY REFURBISHED IN THE LAST 4 YEARS



LOCATED IN CO WICKLOW "THE GARDEN OF IRELAND", JUST 30 MINUTES FROM DUBLIN CITY AND 40 MINUTES FROM DUBLIN AIRPORT



CLOSE TO LARGE POPULATION OF AFFLUENT SOUTH DUBLIN



HISTORIC WOODSTOCK HOUSE DATING BACK TO 1770



TWO TOP 100 CHAMPIONSHIP GOLF COURSES



EXCITING DEVELOPMENT POTENTIAL TO FURTHER EXPAND THE RESORT OFFERING AND RESIDENTIAL AREAS (SUBJECT TO PLANNING)



WINNER OF NUMEROUS ACCOLADES INCLUDING BEST RESORT EUROPE GOLFERS GUIDE AWARDS 2018



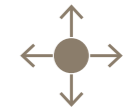
HOME TO 4 IRISH OPENS AND THE SEVE TROPHY



349 ACRES NESTLED BETWEEN DUBLIN, THE DRAMATIC WICKLOW MOUNTAINS AND THE IRISH SEA*



STRONG EXISTING PROFITS & FUTURE GROWTH POTENTIAL

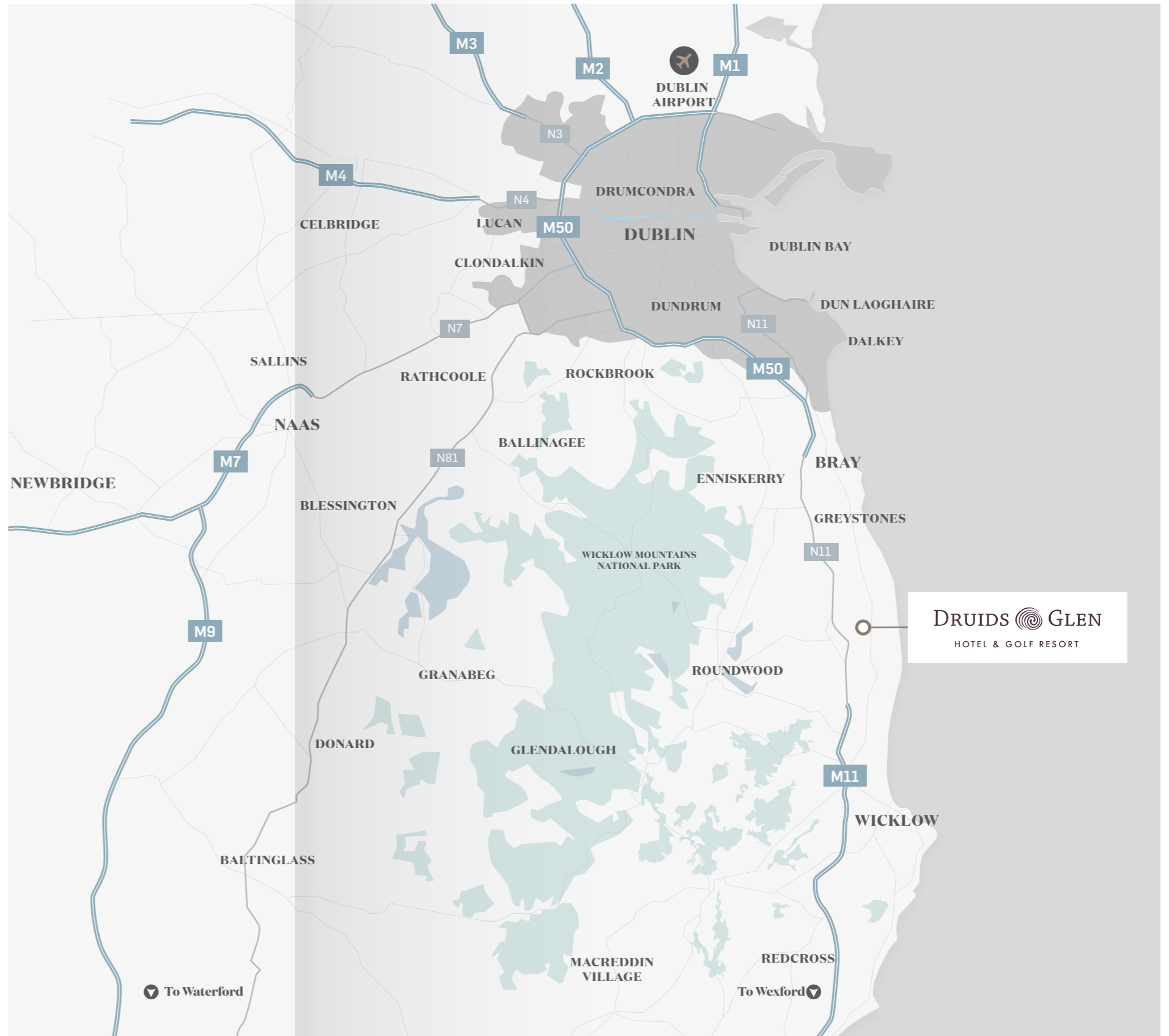


UNENCUMBERED AND STRONG BRANDING POTENTIAL

LOCATION

Druids Glen Hotel and Golf Resort is set in 349 acres of rolling countryside, nestled between The Wicklow Mountains and the Irish Sea, in the greater Dublin Area (population of 1.9m).*

The property is conveniently located near the N11, the primary route linking Dublin to the south east and the M50 orbital motorway. Druids Glen Hotel and Golf Resort is just 40 minutes from Dublin Airport, 30 minutes from Dublin City and is close to the affluent commuter town of Greystones (pop 18,140).



DUBLIN

Dublin is a vibrant and modern European capital city with approximately 1.9m people (Greater Dublin Area). Dublin is already a well-established tourism destination as both a starting point for longer stays or dedicated short city breaks. A record breaking 29.6m passengers travelled through Dublin Airport in 2017. Overseas visitors exceeded 9.9m in 2017 and the first half of 2018 saw very strong growth of 6.7%. Dublin – London Heathrow remains the busiest airline route in Europe.

Ireland will be the only English-speaking country in the EU and maintains strong historic links to North America. Dublin is home to an expanding number of international occupiers and EMEA headquarters such as, HSBC, Twitter, Accenture, Facebook, Google, Barclays, Citi, JP Morgan and Amazon, many of which continue to grow their presence. Dublin provides an excellent balance of hotel demand drivers - both leisure and corporate.

Dublin's population is currently expanding by approx. 12,500 per year. Following nearly a decade of little new residential supply, meaningful development is now underway. Strategic land banks between Dublin and Wicklow such as Leopardstown, Kiltiernan and Cherrywood will deliver large scale housing stock, much of it targeted at families, that will further expand the existing affluent local population.



THE GARDEN OF IRELAND

Wicklow is the Garden of Ireland. The county has a population of over 142,000 and is an important commuter zone for Dublin. Wicklow's landscape is unique: cliffs, sandy beaches, rolling mountains, hidden lakes, bogs and traditional villages. True to its name the Garden County boasts some of the most beautiful gardens and historic houses in Ireland. Places of interest include the Glen of the Downs and the 6th century monastic settlement in Glendalough. Wicklow has the largest national park in Ireland, the highest waterfall, the biggest man-made lake and Kippure is the source of Dublin's famous River Liffey.



Lough Dan; One of the current filming locations used in the hit show Vikings



WILD WICKLOW



Wicklow is Ireland's premier outdoor destination and sits proudly within Ireland's Ancient East. Time travel to the Middle Ages or discover the ancient sun gods of Ireland or simply sample local produce and enjoy Ireland's famed storytellers at work. There is no shortage of ways to enjoy this very special part of Ireland.

Wicklow is a popular filming location with two state of the art studios. Some of the most famous movies include, Excalibur, Braveheart and Michael Collins while currently it is the location of the TV series Vikings.



The Quaint coastal town of Greystones is approx 7km from Druids Glen

Lobby

THE PROPERTY

The resort was opened in 2002 by Marriot and offers generous purpose-built accommodation and amenities. The Hotel consists of two main wings. The first houses the arrival, F&B and C&B areas. On arrival visitors are met by a double height lobby and reception with feature stone fireplace and spiral staircase leading up to the dedicated conference centre. Beyond the lobby the property opens into the light filled Garden Rooms & Bar and Hugos Restaurant with dramatic views over the 13th hole and estate. The second, is a large bedroom block around a central landscaped courtyard. This also houses the Spa and Health Club complete with pool and studio space.



ACCOMMODATION

145 generously appointed air-conditioned guestrooms and suites

Deluxe King	37
Deluxe Twin	51
Superior King	18
Superior Twin	28
Executive Suite	10
Presidential Suite	1
Total	145

Room sizes in the resort start at 38 sq. m for both Deluxe and Superior. The Executive and Presidential suites range from 65 sq. m to 78 sq. m. All bedrooms in the property have been refurbished in recent years to an excellent standard and feature King Coil 7th Heaven Divan Sets and duck down pillow & duvet sets.

Superior Room



Presidential Suite



Executive Suite Living Area



Twin Room



FOOD AND BEVERAGE

HUGO'S RESTAURANT

Dine in the stylish light filled Hugo's Restaurant. Hugo's holds two AA rosettes, and offers a superb culinary experience using fresh Irish produce. Capacity for 128 people.

THE GARDEN ROOMS

The recently extended Garden Rooms and Bar offers stunning views overlooking the famous 13th hole on Druids Glen Golf Course. The Garden Rooms provide a relaxed all-day venue and take inspiration from the surrounding landscapes. An impressive terrace completes the scene for a relaxed and informal dining experience in the Garden of Ireland. Capacity for 260 people.

SYCAMORE LOUNGE

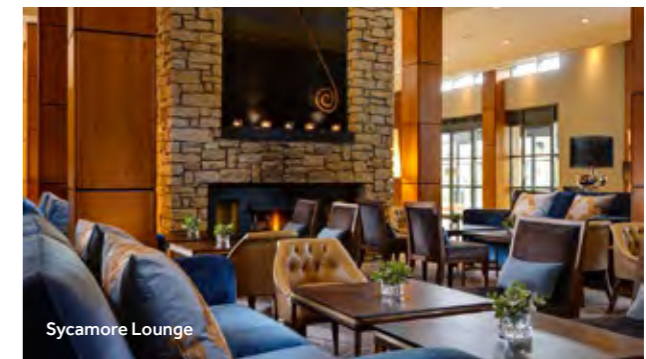
The spacious Sycamore Lounge is an ideal setting to indulge in afternoon tea. Capacity for 51 people.



West Room



Hugo's Restaurant Atrium



Sycamore Lounge



Garden Rooms East

Woodstock House



WOODSTOCK HOUSE

For something different, experience the heritage of Woodstock House on the resort, a wonderful 1770's period house steeped in history. The house offers a range of meeting and dining rooms including the fantastic rooftop terrace with panoramic views over Druids Glen Golf Course and the Irish Sea. The traditional Spike Bar and outdoor terrace is ideal for barbeques and cocktail receptions with its fantastic setting at the 1st tee on Druids Glen. Capacity from 50 – 120.

FAIRWAYS BAR

The Clubhouse for Druids Heath, this area of the resort is ideal for golfers and families alike for a more casual dining experience. Capacity for 47 people.

Woodstock House Terrace



MEETINGS AND EVENTS

Druids Glen provides a dedicated and light filled business centre at first floor level featuring 7 meetings rooms offering WIFI, state of the art audio visual facilities, air-conditioning, iPad mirroring facilities and natural daylight

The meeting and events space at the resort is a popular choice for the nearby national and international corporates. There is also a 5-acre outdoor team building area.



Oscar Wilde Room



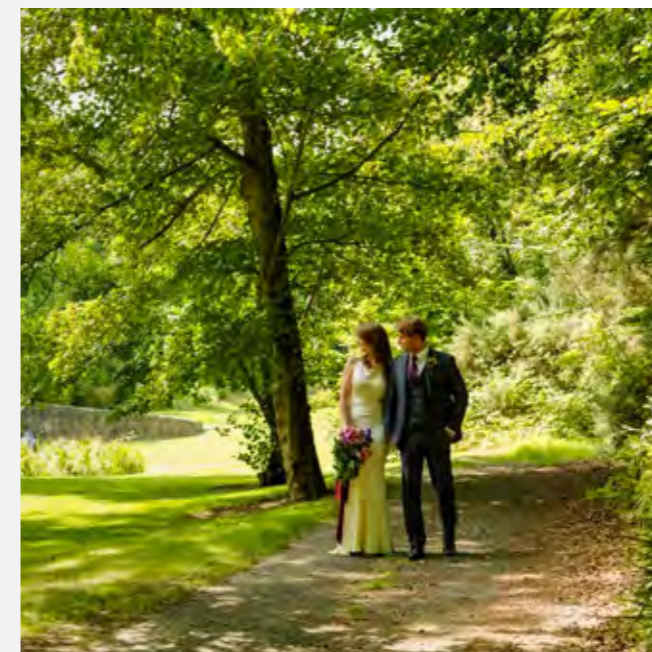
James Joyce Ballroom

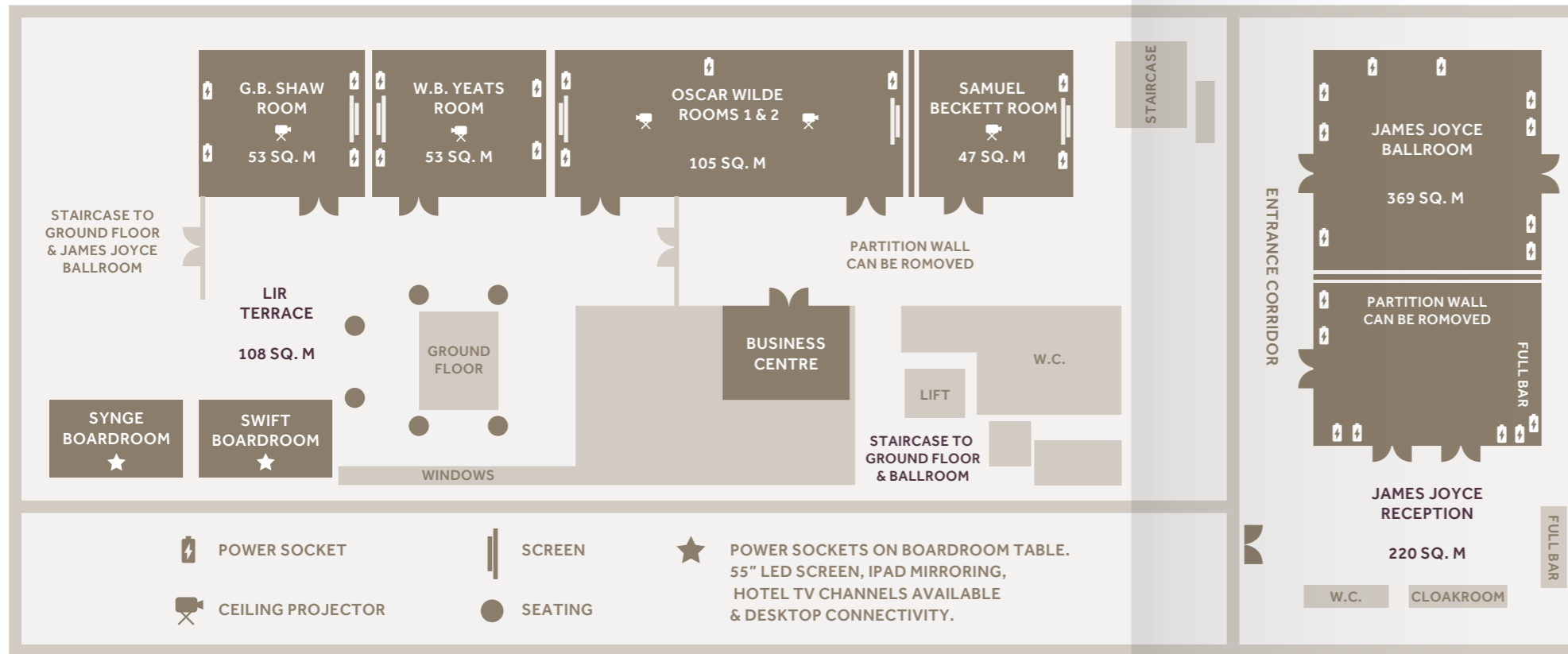


Jonathan Swift Boardroom

WEDDINGS

Given the setting it is no surprise that Druids Glen Hotel & Golf Resort is a popular wedding destination. The resort is fully licensed to host civil ceremonies and civil partnerships with the excellent James Joyce suite offering flexible space to cater for large or more intimate banquets.





CAPACITY AND LAYOUT

ROOM	BANQUET STYLE	THEATRE	CLASSROOM	U-SHAPE	BOARDROOM	OVAL DINNER	TOTAL SQ FT
JAMES JOYCE	270	400	160	N/A	N/A	N/A	3,972
JAMES JOYCE 1	120	200	80	32	25	N/A	2,063
JAMES JOYCE 2	120	200	80	32	25	N/A	1,898
OSCAR WILDE 1	40	40-50	30	20-23	16-18	20	572
OSCAR WILDE 2	40	40-50	30	20-23	16-18	20	572
OSCAR WILDE AND BECKETT	120	120-150	80	N/A	N/A	N/A	N/A
SAMUEL BECKETT	40	40-50	30	20-23	16-18	20	501
GEORGE BERNARD SHAW	40	40-50	30	20-23	16-18	20	575
WILLIAM BUTLER YEATS	40	40-50	30	20-23	16-18	20	575
JONATHAN SWIFT	N/A	N/A	N/A	N/A	10-12	N/A	401
JOHN M SYNGE	N/A	N/A	N/A	N/A	10-12	N/A	260

WOODSTOCK HOUSE

A period house located on the first tee of Druids Glen

Woodstock House operates as the Druids Glen Golf Clubhouse. Its rooftop terrace boasts stunning views across the estate and to the Irish Sea. It has two lively bars; Spike Bar in what was the original wine cellar and the Clubhouse Bar. It also provides a delightful private dining setting for up to 120 guests.

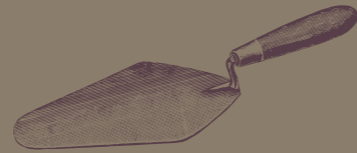


THE HISTORY



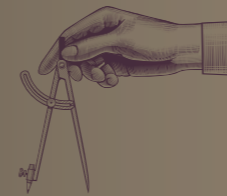
1600

Woodstock Estate is incorporated into Sir Thomas Wentworth's (the first Earl of Stafford) landholding



1770

Hon. John Stratford, builds Woodstock House



1826

Lord Robert Ponsonby Tottenham the Irish Anglican Bishop purchases Woodstock and employs Sir Richard Morrison to design the extensions consisting of the wings



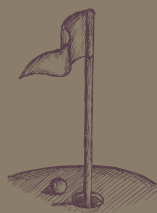
1821- 1827

Woodstock House is rented by Richard Colley Wellesley, Lord Lieutenant of Ireland



1980s

Woodstock House was used as a writing and recording base by many well-known musicians, including Mike Oldfield (recording Tubular Bells II) and Rod Stewart



1990

Current owners purchase the property and commission Pat Ruddy & Tom Craddock to design Druids Glen golf course



1990s

Woodstock House is extensively refurbished and rebuilt



1995

Druids Glen Golf Course opened and hosts 4 consecutive Irish Opens from 1996 to 1999



2002

The hotel opens as Marriot and Druids Glen hosts the Seve Trophy between UK and Ireland and Continental Europe



2003

Druids Heath Golf Course opens, Pat Ruddy's second commission at the resort



Druids Glen Golf Club
has earned the moniker
"The Augusta of Europe"

GOLF

Druids Glen is home to two challenging top 100 parkland courses with a combined membership of approximately 640.



DRUIDS GLEN

The rich flora and fauna and dramatic course layout have earned it the moniker “The Augusta of Europe”. Measuring 6,202 yards from the championship tees, Druids Glen is one of Ireland’s top ranked parkland courses and is a former European Course of the year.

Designed by the renowned pairing of golf architect Pat Ruddy and former Walker Cup player Tom Craddock, Druids Glen had the honour of hosting 4 Irish opens. The winners list includes Colm Mongomerie and Sergio Garcia, his first as a professional. The course hosted the Seve Trophy in 2002, when the UK & Ireland beat Continental Europe.

DRUIDS HEATH

Druids Heath opened in 2003. Designed by Pat Ruddy, Druids Heath presents golfers with fantastic sea views coupled with the dramatic mountain scenery County Wicklow is famous for and offers a contrasting course to Druids Glen. Measuring 7,434 yards, this course is home to one of the world’s longest par 3’s, the 250 yard 11th, made even more challenging by the ever-present sea breeze.



HEALTH CLUB

The Druids Glen Health Club provides a fully equipped gym complete with an 18m indoor heated swimming pool, a jacuzzi, sauna and steam room. It is popular locally and has over 1,000 members.

The gym area provides a mix of cardio and free weights areas as well as a flexible studio area. The Spa at Druids Glen has 7 well-appointed treatment rooms, a relaxation lounge and features Elemis products.

The resort is well equipped to cater for family breaks with dedicated children's swim times, a playground, Druids Den kids zone as well as a 24-hour baby pantry and generously sized interconnecting rooms.



FUTURE DEVELOPMENT POTENTIAL

Opened as a Marriot in 2002 the property is a well thought out generous building. The Hotel has undergone a recent €8m capex programme and is presented in excellent condition throughout. Further expansion potential includes additional bedrooms, creation of a dedicated outdoor events area adjacent to the main property and repurposing many of the underutilised properties within the estate.

Charming period buildings on the estate include, the Gate Lodge (Druids Glen main entrance), Farm Cottage (2nd Green) and the Ladies Dairy. In Woodstock House there is also a collection of former offices which offer a range of potential uses.

There are approximately 50 privately owned residential properties on the estate with a further small number under construction. Given the scenic location, proximity to Dublin and Greystones and a host of resort amenities these homes are unsurprisingly sought after and high end in nature. There are areas of underutilised land within the estate with development potential (subject to planning).

* The total area of the estate is approximately 349 acres, including existing third party residential.

DUBLIN HOTEL MARKET

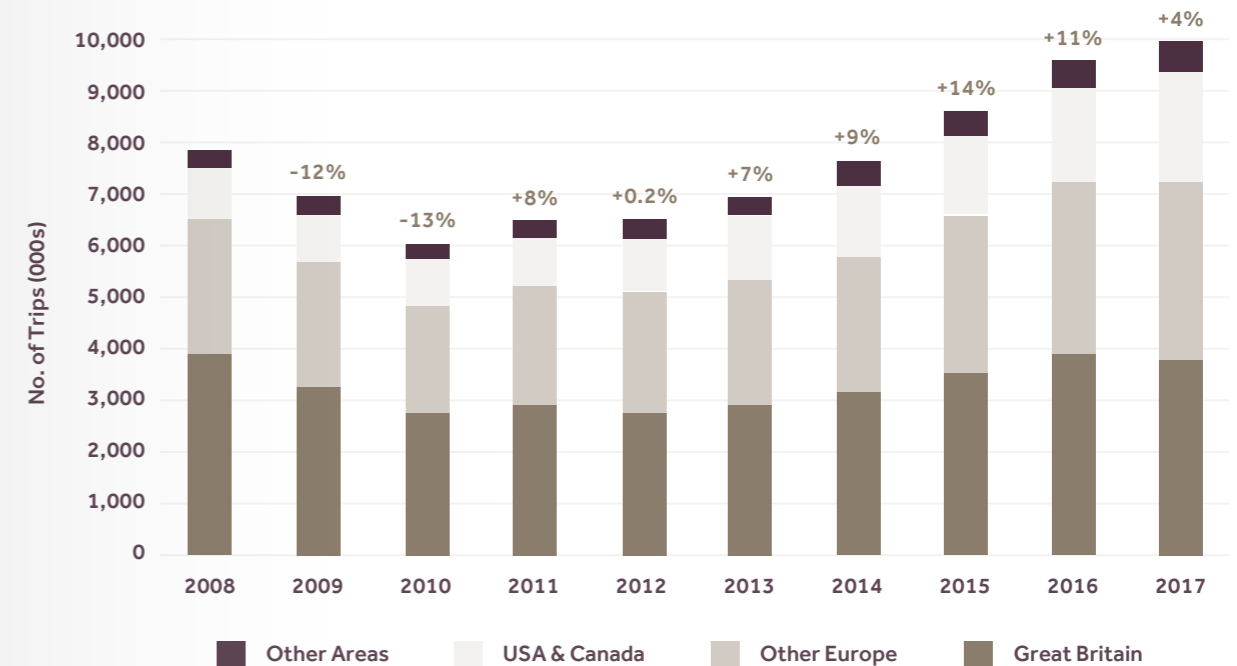
- Dublin RevPAR performed very strongly in the first half of 2018 with growth of 7.8%, outperforming consensus forecasts.
- Average occupancy in Dublin was 83% in 2017 at an ADR of €137.
- Average five-star occupancy in Dublin was 82% in 2017 at an ADR of €267 with RevPAR up 10% on 2016.
- Average Regional Ireland luxury RevPAR grew by 9.4% in 2017 and was up 8.9% July YTD 2018.

OVERSEAS ARRIVALS

- June YTD 2018 saw very strong arrivals growth of 6.7%
- Asian visitor numbers are expected to grow further in 2018 with the introduction of 2 dedicated routes from China to Dublin.
- Overseas visitors exceeded 9.9m in 2017 and growth was driven by the USA, Canada and other Europe.

AIR ACCESS

- Over 14.7 million passengers travelled through Dublin Airport in the first six months of 2018, showing a 6% increase with more than three million passengers in June 2018, a new monthly record.
- A record breaking 29.6m passengers travelled through Dublin Airport in 2017.
- Dublin Airport is responsible for more than 80% of all air travel to and from the Republic of Ireland and connects to over 191 worldwide destinations in 42 countries operated by 47 airlines.
- Transatlantic passenger numbers increased by 20% last year to almost 3.5 million - the first time that more than 3 million passengers took transatlantic flights to and from Dublin Airport in a single year.
- Dublin Airport is investing €320m in a second runway, expected to open in 2020.



THE ECONOMY

Ireland continues to record the strongest rate of growth in the EU with total output rising 9.1% year on year in Q1 2018. Underpinning this economic expansion is jobs growth. Ireland is currently adding more than to 62,000 additional jobs per annum. Improved public finances have created space to address some of Ireland's long-standing economic constraints.

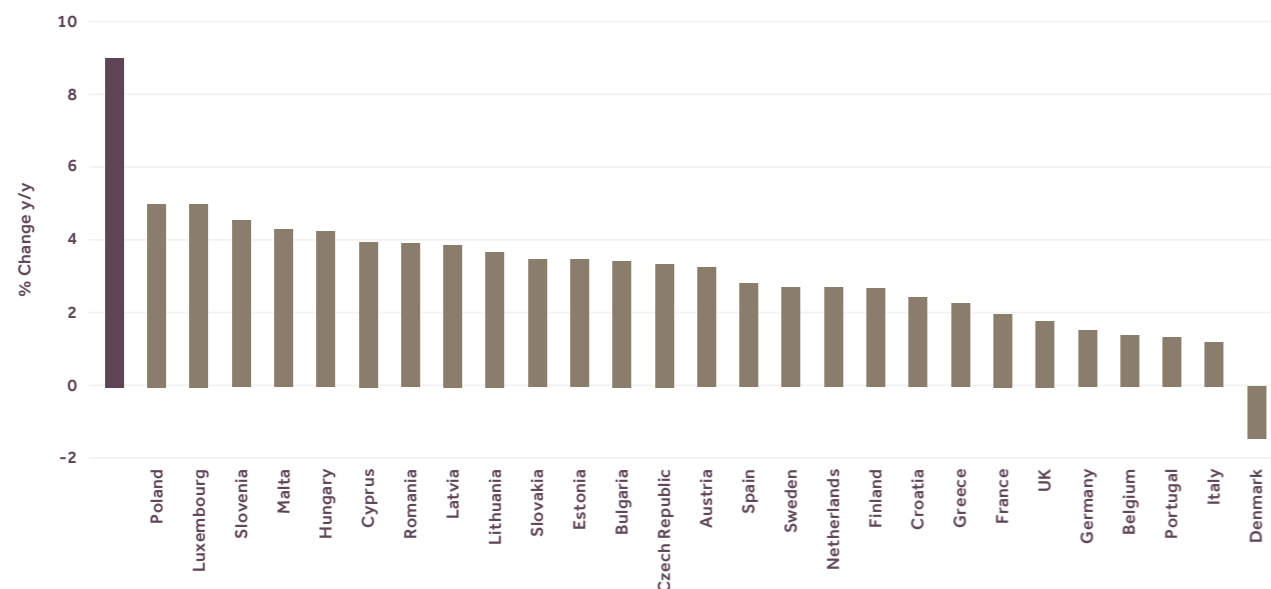
In February Project Ireland 2040 was launched, comprising a spatial strategy which covers the next 22 years (The National Planning Framework) and an integrated spending plan for the coming decade (The National Development Plan). Expenditure of €116bn should bring Ireland's public investment spending back above the EU average under this plan.

Ireland is the 2nd most competitive economy in the EU (IMD World Competitiveness rankings 2017) and Dublin is Europe's "Silicon Valley". A longstanding destination for FDI, high growth companies located

in Dublin continue to expand their presence. 236,924 sq. ft (22,000 sq m) of Dublin office space was taken by occupiers from the ICT sector in Q1, and the share of space accounted for by this sector continues to hover in-or-around 40% of total take-up. The importance of US tech multinationals to the Dublin market was again evident.

HOUSING MARKET

- Dublin's population is currently expanding by around 12,500 persons per annum.
- 14,446 new residential dwellings were completed in Ireland in 2017. Of these, 5,602 were located in the capital
- It is recognised that in the greater Dublin Area not enough residential units have been built for almost a decade. New housing output continues to fall short of estimated required levels leading to strong price inflation.



In May of 2018 Google acquired Boland's Quay development of over 301,300 sq. ft of office and 46 apartments with cafes and cultural space. Google have also taken 7,900 sq m across two lettings in Sandyford.



Amazon stated in June 2018 it will add 1,000 jobs in Dublin over the next two years, stemming from its recently opened 170,000 sq ft building in Dublin 4.



The global firm Salesforce has recently agreed to rent all 500,000 sq ft of the new docklands development in Spencer Dock. The new office could hold as many as 5,000 staff.



Facebook is in talks to expand its presence in Ireland with a further 1,000 jobs in Ballsbridge



Indeed, will rent two new office buildings totalling 219,000 sq. ft, stretching between Sir John Rogerson's Quay and the Grand Canal Basin

8

OUT OF THE
TOP 10 GLOBAL
SOFTWARE
COMPANIES

15

OF THE TOP 15
US TECHNOLOGY
COMPANIES

TOP
3

GLOBAL
ENTERPRISE
SOFTWARE
COMPANIES

4

OF THE TOP 5
IT SERVICES
COMPANIES



AGENT

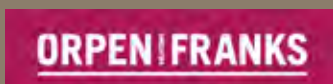


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