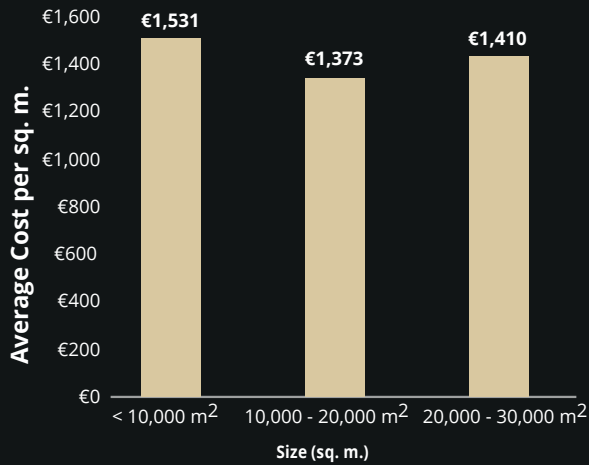
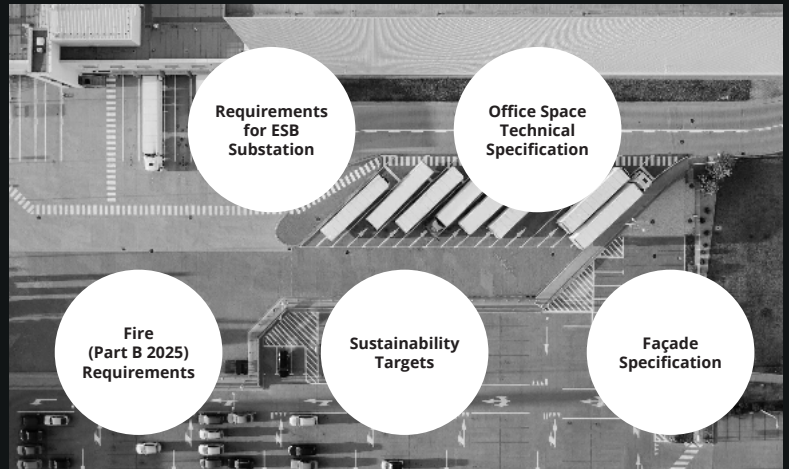


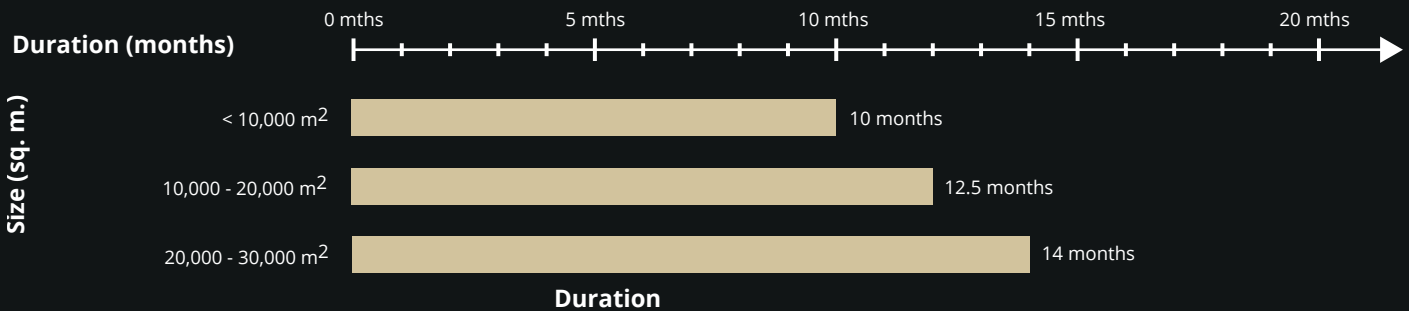
AVERAGE COST PER SQUARE METRE



FACTORS IMPACTING COSTS



AVERAGE PROGRAMME DURATION - CONSTRUCTION ONLY

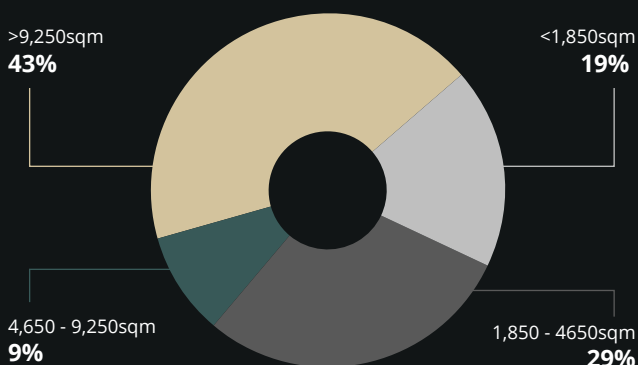


The benchmarking data above is based on Irish Industrial and Logistics projects from 2024 and 2025. All projects included in our data are LEED Gold with Standard Tenant Fit Out. Land acquisition costs, VAT, soft costs, inflation and site externals or abnormals are not considered. Projects over 10,000 sqm include an allowance for Sprinklers & ESB Substations.

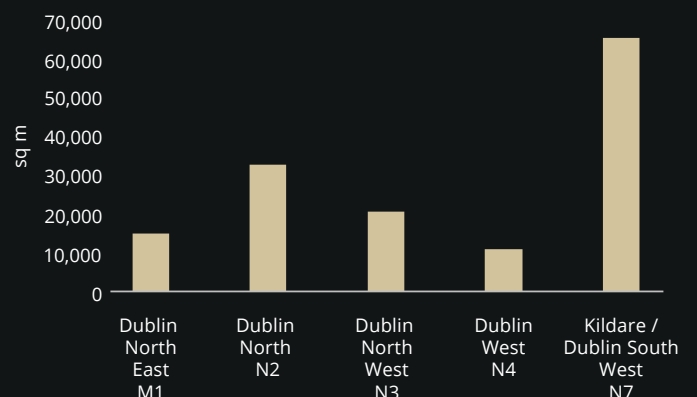
DEMAND DRIVERS IN THE IRISH MARKET

- Undersupply of Modern Distribution & Warehousing Facilities
- Demand for storage and materials processing to fuel residential & infrastructure projects (Budget '26)
- Broad mix of Occupier Types & Flexibility
- Rising Prime Rents in Dublin
- E-Commerce & Manufacturing Trends
- Corporate Governance & ESG
- Rise of AI / Data Centres requiring in-country storage
- New Net Zero spaces driving construction demand & refurbishment of older units

2025 DEMAND/ TAKE UP BY SIZE

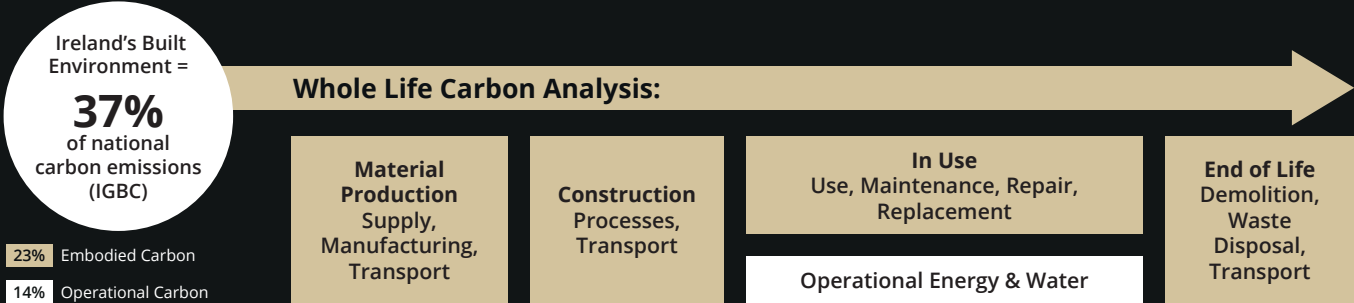


2025 DEMAND/ TAKE UP BY LOCATION



REFURBISHMENT OF EXISTING UNITS

The Revised Energy Performance of Buildings Directive (EPBD) came into force in all EU Countries on 28th May 2024. The main aims are to boost renovations, reduce energy consumption & reliance on fossil fuels and promote use of renewable energy in buildings.



FACTORS TO CONSIDER FOR REFURBISHMENTS

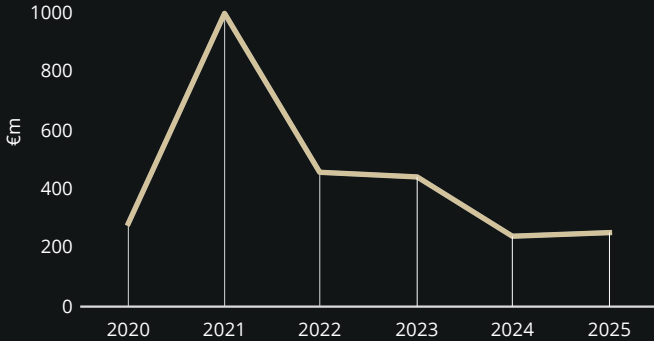
Inadequate Building Heights

End of Life Plant Replacement

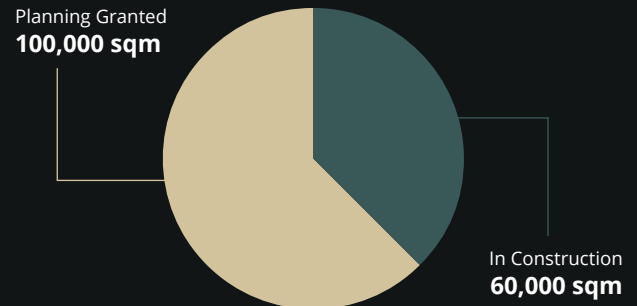
Incorporation of Renewable Energy Systems

Compliance with Current Building Regs

INVESTMENT TRENDS IN IRELAND



2026 DUBLIN PIPELINE



THINGS TO WATCH OUT FOR IN 2026



Tarrif Threat



LEED Gold Certification



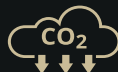
Sustainable Technologies



Renewable Power Capabilities



Increasing height of existing units



Lower Carbon Alternatives



Impact of new Part B Guidelines



Modern Docking Equipment



Anthony McDermott
Director
086 303 2603

amcdermott@mitchellmcdermott.com



Ronan Tynan
Director
086 772 1256

rtynan@mitchellmcdermott.com



Paul Mitchell
Director
086 834 5444

pmitchell@mitchellmcdermott.com