A Prime Hotel Opportunity in Dublin City Centre

PREMIER INN DUBLIN CITY CENTRE

O'Connell Street
Ireland

JLL

Premier Inn

BER A2

LANDMARK DUBLIN CITY CENTRE FORWARD FUNDING HOTEL OPPORTUNITY

INVESTMENT HIGHLIGHTS

Prime City Centre Location

Pivotal Dublin 1 location, comprising Premier Inn's O'Connell Street flagship hotel

Dublin 1 is home to some of the city's most iconic landmarks, including the GPO, the Spire and numerous *high street retail destinations* such as O'Connell Street, Henry Street and Jervis Street

A prime city centre location, built with top-quality design, featuring a 229-room affordable hotel just steps away from O'Connell Street

A brand-new and fully electric hotel, available for sale with Freehold title, *BREEAM Excellent* environmental rating and *A2 BER* rating

Long term lease with Premier Inn and guaranteed by Whitbread PLC, who are the UK & Ireland's *largest hotel operator* with a market capitalisation of approx. £5.1BN (FTSE 100: WTB:LN)

Fully institutional lease terms

with CPI linked rent reviews and on a full insuring and repairing basis

Rare 30 years term

under a new long term and institutionally acceptable FRI lease

Total guidance headline rent roll of

€3.28M p.a.

(subject to rental bid mechanism)

Target Net Proceeds Of

€66.6M

which equates to an attractive 4.5% net initial yield, on a bespoke forward funding basis

Construction well advanced with a leading contractor and target practical completion date of

November 2026

PRIME POSITION IN THE BEATING HEART OF DUBLIN 1

FORMING PART OF THE AWARD WINNING CLERY'S QUARTER

92,100 sq. ft. of Grade A Office Space

60,000 sq. ft. of Prime retail occupied by H&M and Decathlon

18,000 sq. ft. rooftop bar and restaurant

12.2 million annual footfall past Clery's

Approx **53,000** office workers within a 10-minute walk

54 million annual Luas passengers in 2024 (+12% v.LY)

PREMIER INN – DUBLIN CITY CENTRE OVERVIEW

The ground floor showcases expansive breakfast and bar areas featuring varied seating styles and high quality finishes throughout.

ADDRESS	Earl Place, Dublin 01
CATEGORY	3- Star
GUESTROOMS	229-rooms
POSITIONING	Budget
GROSS FLOOR AREA	8,723m²
BER	A2
ENCUMBRANCE	Fixed Lease
TENURE	Freehold
DATE OF OPENING	Q1 2027
NUMBER OF FLOORS	11 Floors
FOOD & BEVERAGE	The Social Restaurant

PROCESS & DEAL TEAM

We are instructed to seek offers for the subject property on a bespoke forward funding basis, with a target fixed consideration of €66.6M.

Our rental guidance reflects a net initial yield of 4.5%, after standard 9.96% Irish acquisition costs based upon 7.5% SDLT being paid on the site value and WIP at the projected time of site purchase.

Interested parties will be provided with access to a dataroom and a bid process letter in due course, which will include details of a "rental bid mechanism", whereby investors can submit a lower headline day 1 rent, should they wish to be more competitive in securing this high quality and rare investment opportunity.

For further information, please contact the JLL team below.

JLL Dublin

Dan O'Connor,
Head of Hotels & Living
JLL | Ireland
T: +353 86 028 8753
E: daniel.oconnor@jll.com

Jayne Brennan,
Analyst
JLL | Ireland
T: +353 86 206 3358
E: jayne.brennan@jll.com

Isobel Horan,
Senior Vice President
JLL | Ireland
T: +353 86 031 6190
E: isobel.horan@jll.com

Siobhan Conway,
Senior Business Support
JLL | Ireland
T: +353 (1) 673 1600
E: siobhan.conway@jll.com

Styne House,
Upper Hatch Street,
Dublin D02 DY27
TEL +353 (0) 1 673 1600

JLL London

Will Duffey,
Head of EMEA Hotel Capital Markets
JLL | London
T: +44 20 7493 4933
E: will.duffey@jll.com

Marc Nelson,
Executive Vice President
JLL | London
T: +44 75 06 751639
E: marc.nelson@jll.com

30 Warwick Street,
London,W1B 5NH
TEL +44 20 3147 6040

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