

2024/25

Investment Pulse Review & Outlook



2024 At A Glance



Total Turnover 2024

**€2.45
Billion**

Turnover by Sector 2024



41.5%

Retail



20.3%

Office



18.6%

Residential



10.5%

Industrial



4.2%

Mixed-Use



3.1%

Medical



1.8%

Other



2024: Top 10 Transactions

Property	Sector	Approx. Price (million)	Purchaser
Blanchardstown Shopping Centre	Retail	€575	SVP Global
The Point Campus Student Accommodation	Residential	€150	Greystar
The Square Tallaght	Retail	€130	Eagle Street / Arrow
North Docks	Office	€85	Starwood
Scape Student Accommodation, Dublin 8	Residential	€80	Hines
Units at Ashbourne Business Park	Industrial	€70	P&C
Jameson Orchard, Malahide	Residential	€70	P&C
Connaught House, Dublin 4	Office	€65	Fine Grain
Healthcare Sale & Leaseback of 3 Nursing Homes	Other	€56.67	Confidential
Grand Canal Harbour, Block 6, Dublin 8	Residential	€54.5	New Beginning

Q4 2024 At A Glance



Total Turnover Q4 2024

**€1.18
Billion**

Turnover by Sector Q4 2024



52.6%

Retail



20.8%

Office



17.7%

Residential



6.0%

Industrial



1.9%

Other



1.0%

Mixed-Use

Prime Yields



5.50%

Prime High Street Retail



7.0%

Prime Shopping Centre



5.25%

City Centre Office



5.0%

Residential (PRS)

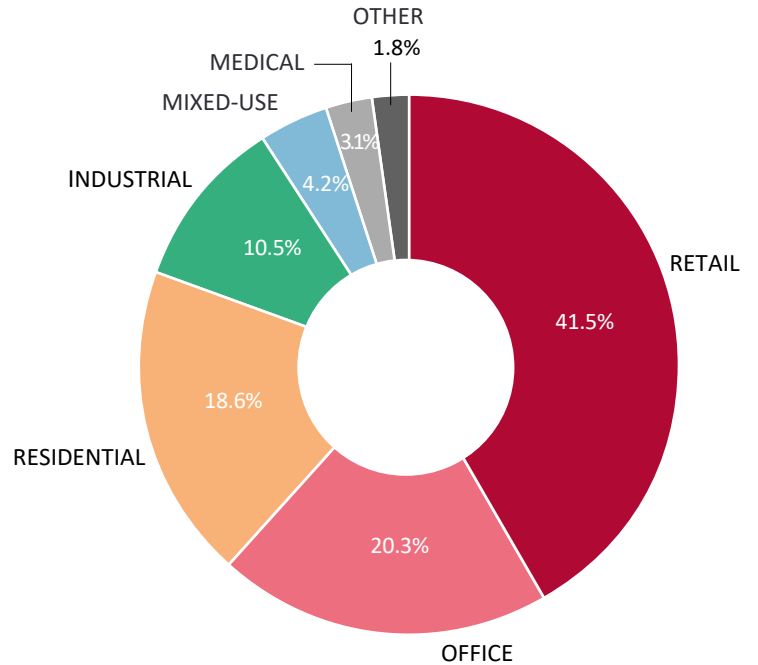
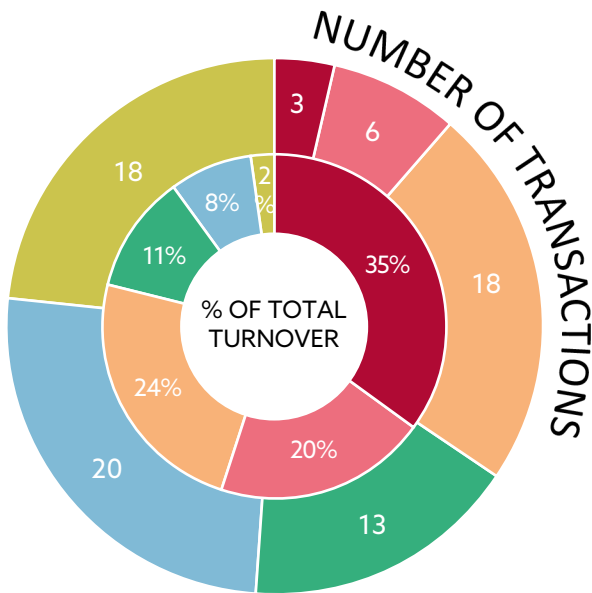


5.0%

Industrial

2024 Investor Transactions by Lot Size

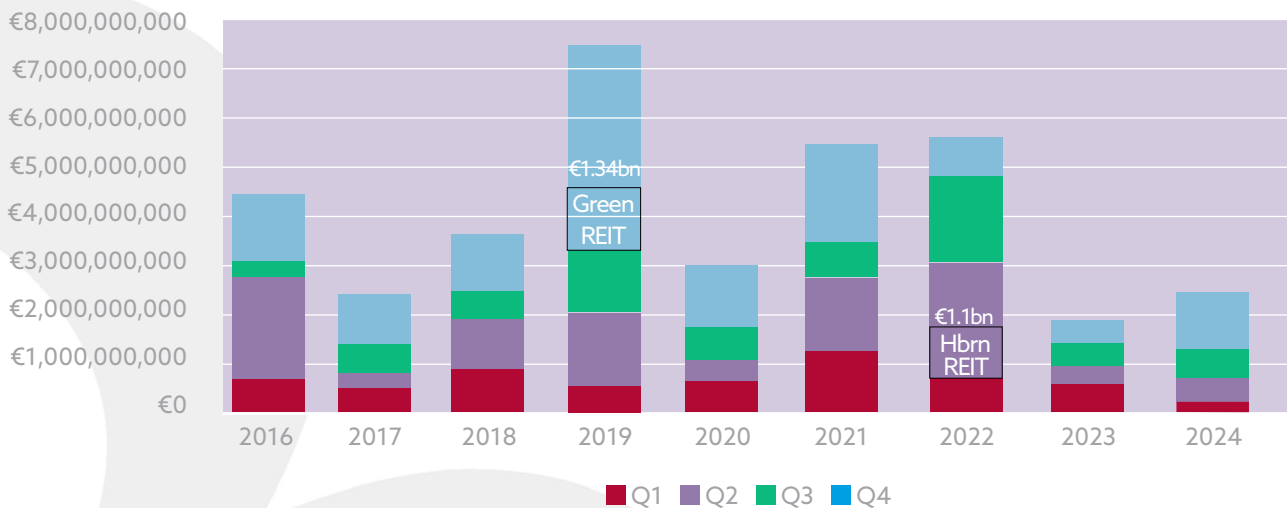
Investor Turnover by Sector



- €100M+
- €50 - 100M
- €20 - 50M
- €10 - 20M
- €3 - 10M
- €1 - 3M

- Retail
- Office
- Residential
- Industrial
- Mixed-Use
- Medical
- Other

Annual Turnover





Expert Insight

By Rod Nowlan



2024 Review

With a 2024 outcome for investment property market turnover of €2.45bn (up from €1.85m in 2023) you could be forgiven for thinking it's a sector on the turn, but the devil really is in the detail. In reality 2024 was only one transaction away (the "super deal" that was the €575m Blanchardstown Shopping Centre) from delivering almost precisely the same performance as 2023. If we compare these two annual outcomes to the 5-year annual average for 2018-2023 of €4.5bn it puts matters into context. But the overall annual figures are only part of the story.

Over the past 24 months, one sector of the commercial property market has come from a point of relative obscurity to become its leading light. The retail sector, which contributed only single-digit percentages to total turnover in previous years (even before the COVID-19 pandemic), grew to represent 21% of total turnover in 2023 and an astonishing 41.5% in 2024 (over €1bn). It must be acknowledged this was with the benefit of that Blanchardstown super deal. However retail's proportional representation is all the more impressive if you consider that current pricing levels are at approx. half of those prevailing in 2016 when it last led the market at 52.6% of turnover. Other major retail transactions feeding the strong outcome this year have included The Square in Tallaght (€130 million) sold by Bannon and C&W to Arrow /Eagle Street; Blackpool Shopping Centre and Retail Park acquired by Patron/Lugas (€49.5 million) now managed by Bannon, and Mahon Retail Park (€47.5m) acquired by Corum.

This structural shift in the markets composition is also being driven by the difficulty being faced by the two usual industry leaders, namely the Private Rented Residential Sector (PRS) and the Office sector. Concerns over occupier demand and building obsolescence in the office sector along with constrained viability and supply issues in PRS have pushed these usual industry leaders into a distant 2nd and 3rd place at 20.3% and 18.6% respectively. The office sector did however show a strong end to the year with almost 50% of the sectors total 2024 turnover occurring in Q4 potentially signalling a sector on the turn as pricing bottoms out. These included the likes of Connaught House (€65m) and North Docks (€80m).

Over the past few years the residential sectors turnover has migrated to state lead occupier market (i.e. no longer captured in the investment figures). As a consequence, over 50% of the €457m residential turnover that has prevailed in the investment figures for 2024 is actually student accommodation (led by Greystars €150m Point Campus deal) highlighting how little of the true PRS market that remains, a market that peaked at over €2.5bn in 2019. The industrial sector delivered a respectable 10.5% but the sector is likely to continue to struggle to break double digits, not for the lack of demand, but supply.





2025 Outlook

For the year ahead we anticipate a continued focus on the retail sector, particularly retail parks, supported by some large transactions in the pipeline. We also expect to see sustained interest in prime high streets which look like particularly good value at the moment as they are delivering very strong yield levels despite historically low rental levels.

The office sector is likely to see an acceleration in its recovery as indicated by its Q4 figures. 2025 could be the year PRS makes its comeback as interest rates abate improving viability but for the short term investors are likely to continue to be priced out of the market by the state.

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