

Q3 2026

Investment Pulse



Q3 2026 At A Glance



Total Turnover Q3 2026

€677.41 Million

Turnover by Sector Q3 2026


37.3%

Living


27.3%

Office


24.1%

Industrial


10.3%

Retail


1.0%

Mixed-Use

Prime Yields


5.0%

 Prime High
Street Retail

7.0%

 Prime Shopping
Centre

5.25%

 City Centre
Office

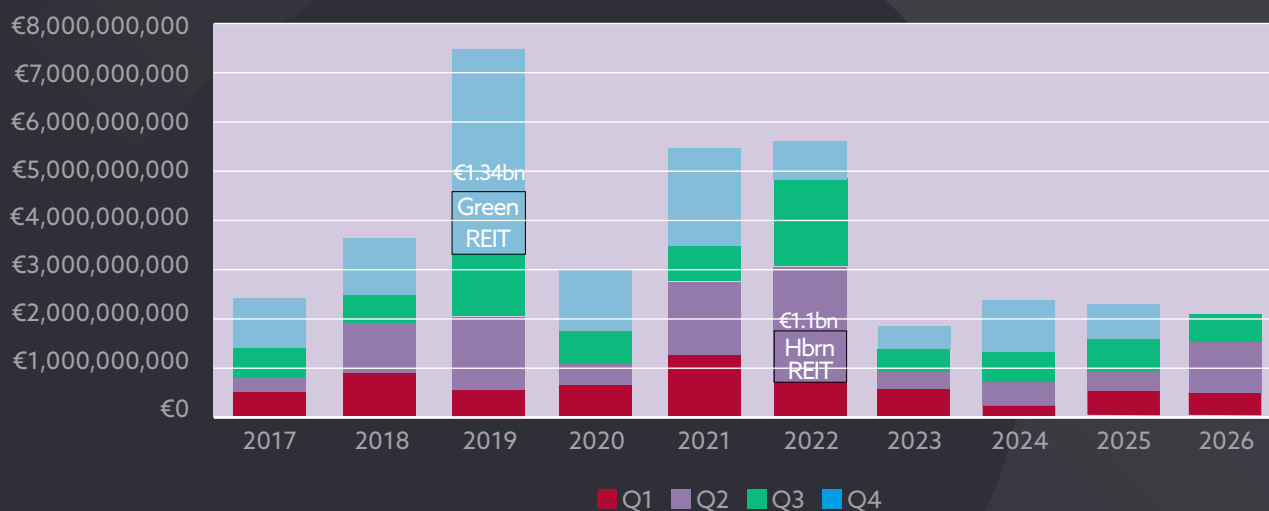
5.0%

 Residential
(PRS)

5.0%

Industrial

Annual Turnover





Expert Insight

By Brian Morton



Irish Investment Market Recovery Gathers Momentum

The Irish commercial property investment market continued its recovery in Q3 2026, recording approximately €677 million in transactions and bringing year-to-date turnover to over €2.1 billion. While activity moderated from the €1 billion recorded in Q2, the underlying market continues to show encouraging signs of improvement, with investment spread across a broader range of sectors.

The residential sector led the way, accounting for 37.3% of quarterly turnover, supported by the €180 million sale of Quayside Quarter in Dublin 1. Student accommodation also featured prominently, with the sales of Stoneybatter Place and Copley Court contributing a combined €68 million. The continued appetite for residential investment reflects strong underlying demand and the ongoing shortage of accommodation across Ireland.

The office sector continued to rebuild momentum, representing 27.3% of total turnover, led by the €160 million sale of The Shipping Office in Dublin 2. Following a prolonged period of repricing, investors are increasingly returning to the sector, particularly for well-located assets offering strong fundamentals and opportunities for repositioning.

Industrial investment remained robust, accounting for 24.1% of turnover, with notable transactions including the €70 million DSV Portfolio. Retail also showed encouraging signs of improvement, representing 10.3% of activity, with the sales of Nutgrove Shopping Centre and Citywest Shopping Centre highlighting continued investor appetite for established retail assets.

More broadly, the positive sentiment towards investing in Ireland was evident at this year's Expo Real conference in Munich, where discussions with international investors reflected growing confidence in the Irish market. While investors remain selective and disciplined on pricing, there appears to be a renewed willingness to deploy capital across multiple sectors.

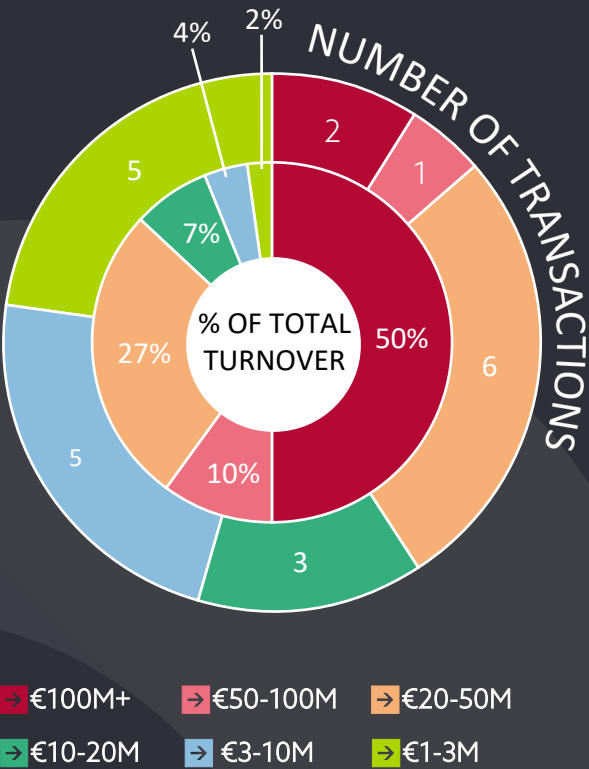
With year-to-date turnover now exceeding €2.1 billion and a number of significant investment opportunities currently on the market, the outlook for the final quarter of 2026 remains encouraging. The increasing breadth of activity, coupled with improving international investor sentiment, suggests that the recovery is gaining momentum as we approach year-end.

Top Transactions

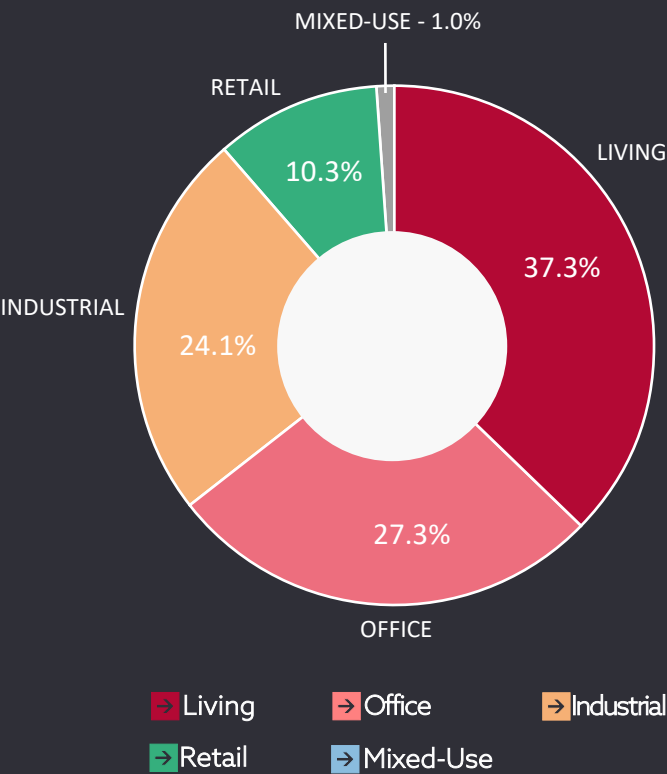


Property	Sector	Approx. Price (million)	Purchaser
Quayside Quarter, Dublin 1	Residential	€180	Quantum Immobilien
The Shipping Office, Dublin 2	Office	€160	BNY
DSV Portfolio	Industrial	€70	Realty Income
South West Business Park, Dublin 24	Industrial	€38.75	State Street
Stoneybatter Place, Dublin 7	PBSA	€35	Commerz Real AG

Investor Transactions by Lot Size



Investor Turnover by Sector



Q3 2026

Investment Pulse

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