

Alexander Court

25 Pembroke Street Upper
Dublin 2

Prime Multifamily Investment





Contents

01. Executive Summary

02. Location

03. Economic Overview

04. Scheme Overview

05. Income & Opex Overview

06. ESG Credentials

07. Contact

1

Executive Summary





1. Executive Summary



Stabilised multifamily investment opportunity in Dublin City Centre, one of Europe's strongest residential investment markets



Within close proximity of key multinational tech and finance companies which have their EMEA headquarters in Dublin



Significant demand/ supply imbalance across the city which is upholding strong rental fundamentals



Unit Type	Avg. Size (Sq. M.)	No.
Two Bed	61.7	18
Three Bed	71.0	5
Total	1,466.0	23



€1,021,200 Gross Rental Income and **€825,314** Net Operating Income*



The asset has a longstanding track record with a low vacancy rate of <2.0% providing secure rental income



Strong tenant profile with 55.0% of professionals working in finance and tech**



Operated by MD Living with a strong track record in institutional residential operations

*Projections once transition to new operator is complete.
**Denotes historical data.



2

Location





2. Key CBD Location



Alexander Court is located on Pembroke Street Upper, in the heart of Dublin 2, just a short walk from St. Stephens Green.



The area is also home to an abundance of parks including the Iveagh Gardens, St. Stephens Green and Merrion Square.



Dublin's largest shopping district, the Grafton Street Quarter, is also nearby.



The area is home to many multinational corporations including Stripe and LinkedIn.

Transport



LUAS GREEN LINE
5 minute walk



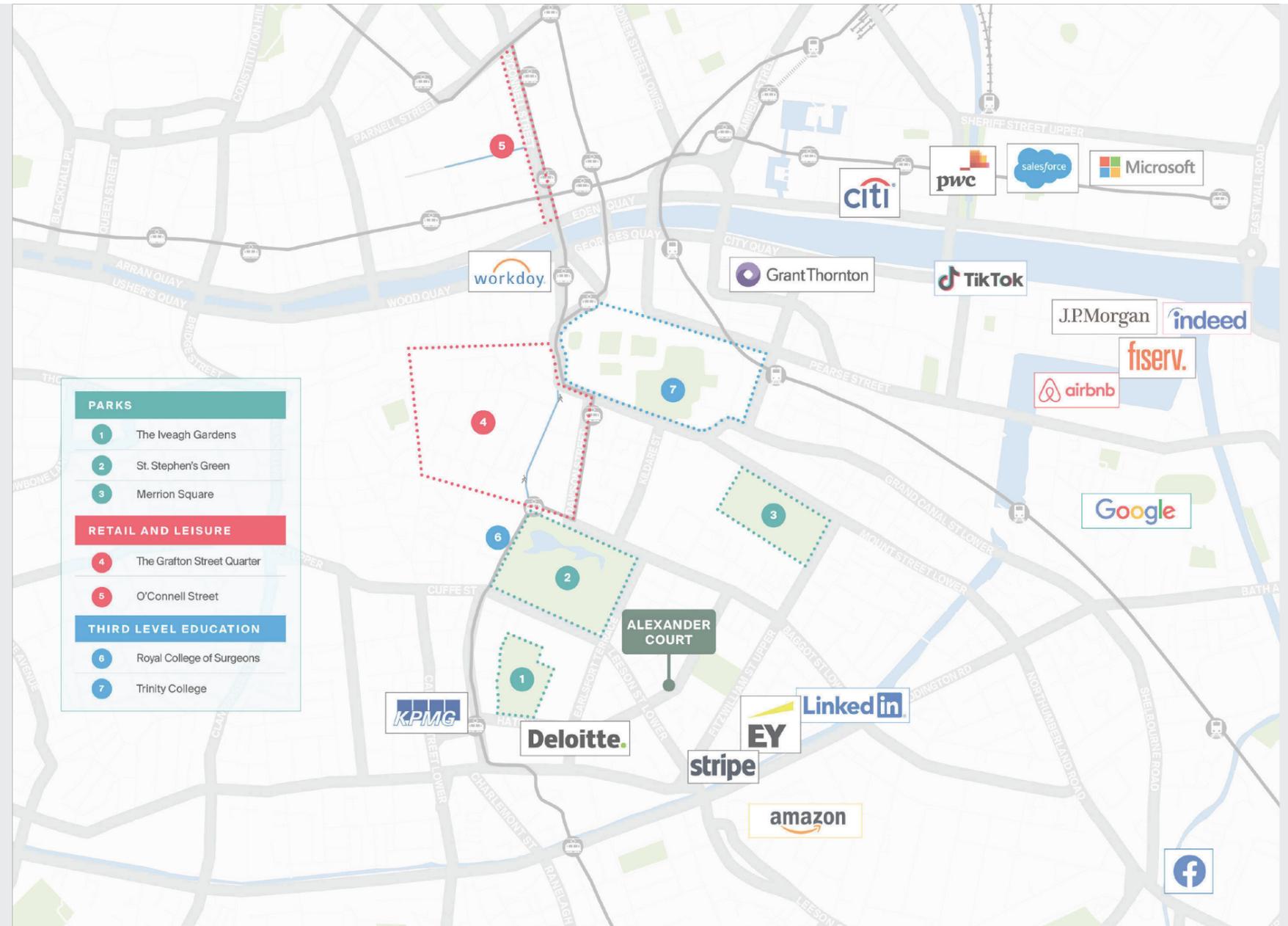
DUBLIN BUS
2 minute walk



IRISH RAIL & DART
15 minute walk (Pearse Street)



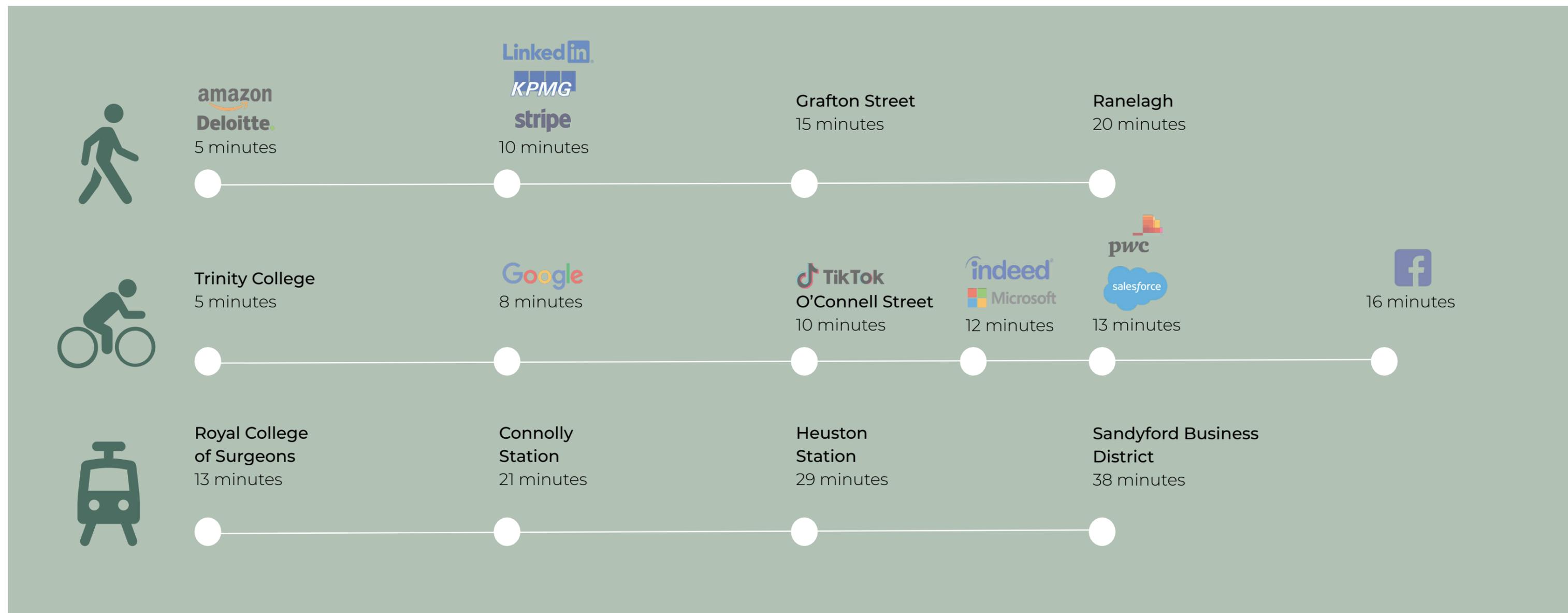
AIRCOACH
2 minute walk





2. Key CBD Location (Continued)

Sits Within Dublin's Tech Employment Ecosystem



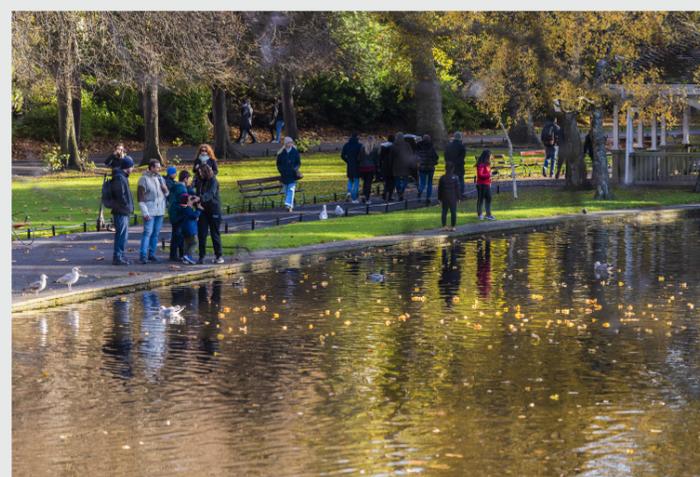


2. Amenities On Your Doorstep

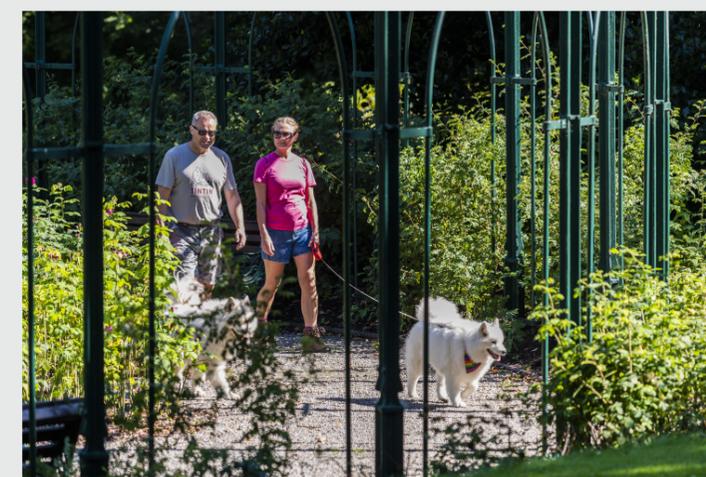
Five Minute Walk From Alexander Court



St. Stephens Green Shopping Centre



St. Stephens Green Park



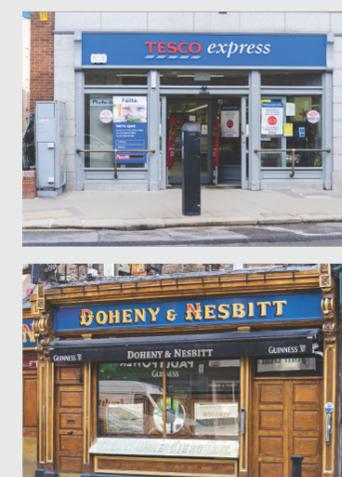
The Iveagh Gardens



Harcourt Street Luas



Grafton Street



Local Shops, Restaurants & Cafés





Residents Lounge

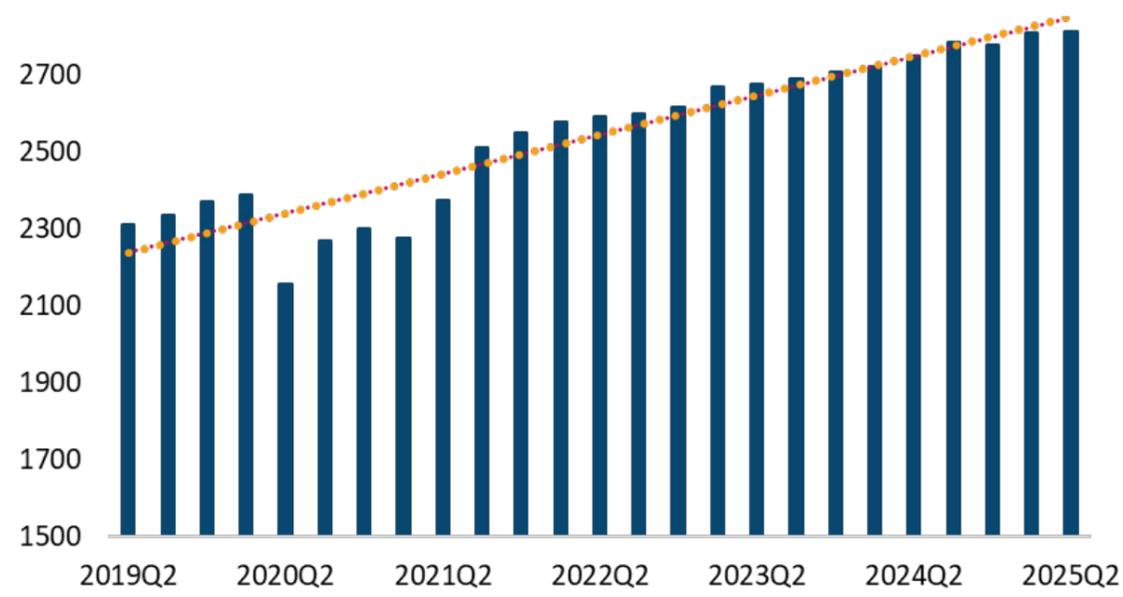
3

Economic Overview





3. Economic & Real Estate Macros Overview



- Total employment is forecast to grow by close to 2.0% per annum, throughout 2025-2027, even allowing for US tariff scenarios.
- 5.0% unemployment rate in December 2025.
- 2.8m people employed in Q2 2025, up 2.3% year on year & highest number on record.
- This equates to 900k more in employment than in 2015 & 440k more than Q4 2019.

Source: Knight Frank Research/CSO

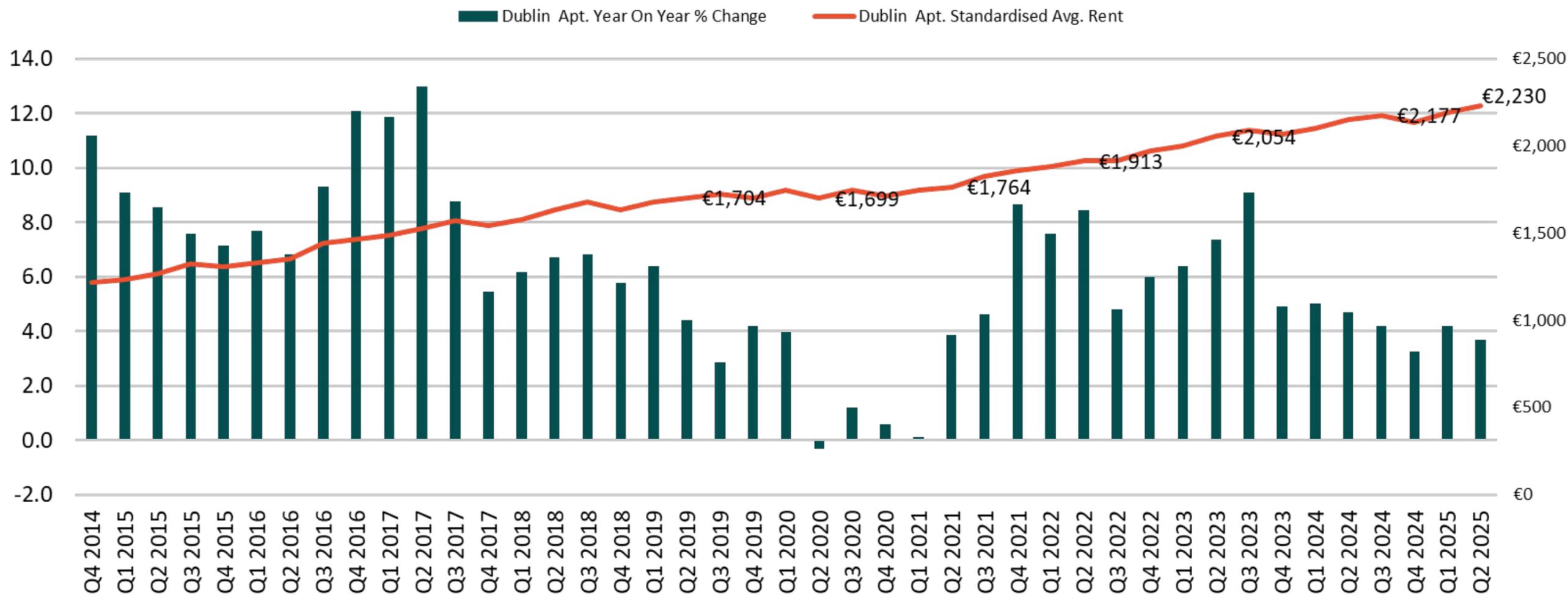


- As of November 2025, there were just 978 rental units available in Dublin (excluding Multi-Unit Rentals).
- Shortage down to strong correlation to rent caps, which are currently at 2.0%.
- Lack of stabilised supply where majority of schemes being pre-let on a phased basis.

Source: Daft.ie/Knight Frank Research



3. Economic & Real Estate Macros Overview (Continued)



Source: RTB/Knight Frank Research



Typical Living Area

4

Scheme Overview





4. Scheme Overview

ABOUT ALEXANDER COURT

- Alexander Court was originally constructed in the 1940's, the building underwent a major refurbishment and reopened in 2018.
- The building has been restored to modern apartment standards and consists of 23 apartments comprising two and three bedroom units over six levels.

HISTORICAL BACKGROUND

- The address, 25 Pembroke Street Upper, is steeped in history, being the founding location of the Fitzwilliam Lawn Tennis Club in 1877 and the setting for the world's first ladies' national tennis championship in 1879.

THE SCHEME INCLUDES



Communal residents lounge area at lower ground level



Roof Garden and Terrace



Fully fitted and furnished units



Secure bicycle parking to the rear



Experienced management team (MD Living)

SCHEDULE OF ACCOMMODATION

FLOOR	2 BED APTS	3 BED APTS	TOTAL NUMBER OF UNITS
LG	3	1	4
G	3		3
1st	3	1	4
2nd	3	1	4
3rd	3	1	4
4th	3	1	4
Total Units	18	5	23
Unit Mix	78.0%	22.0%	
Avg. Sq M	61.7	71.0	
Total Sq M			1,466.0



4. Alexander Court Tenant Profile

TENANT PROFILE STATS*:

• Average Age Profile: 29 years



• Professionals: 92.0% Students: 8.0%

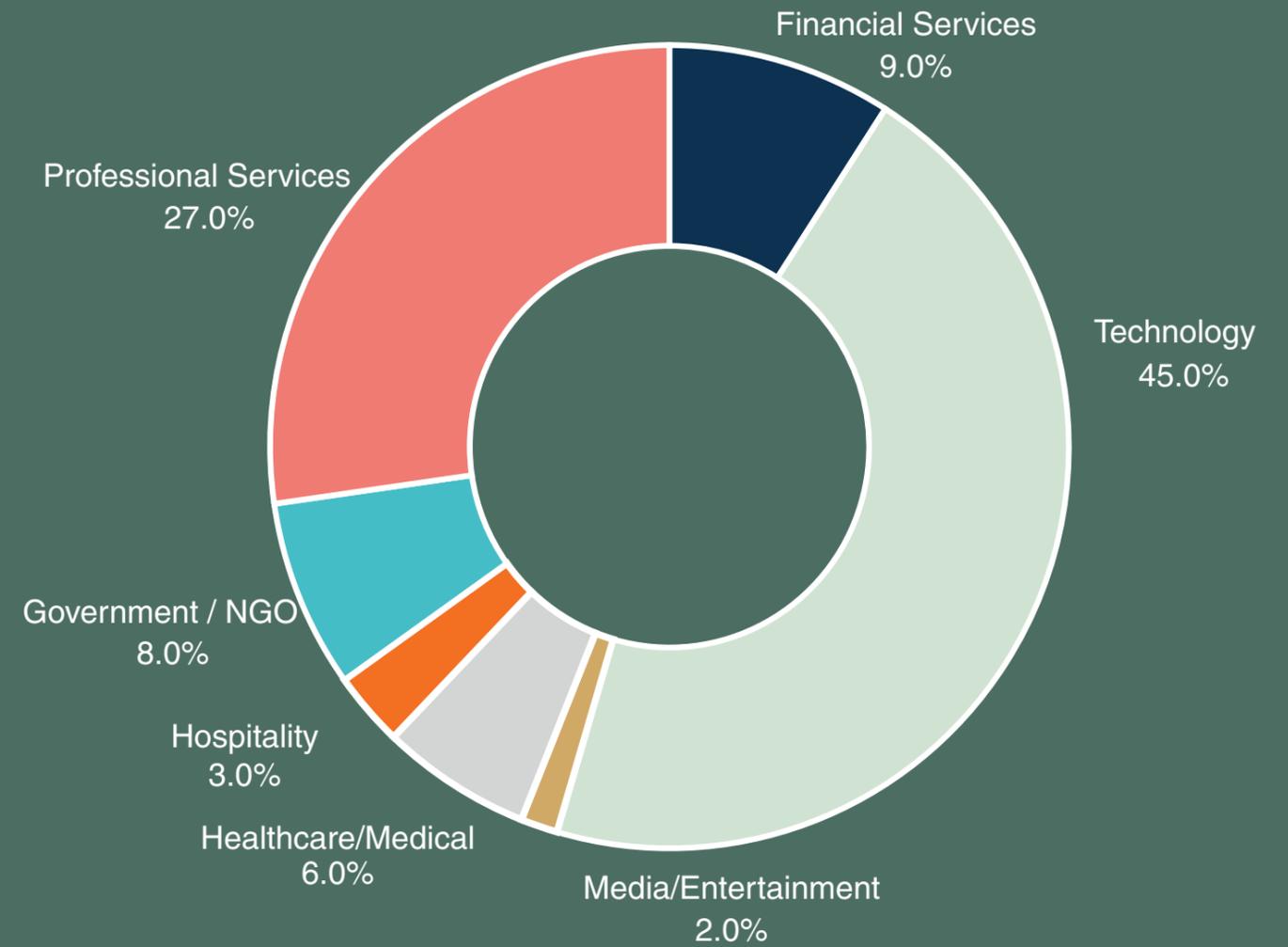


• Of the professionals, 55.0% work in finance and tech



- Alexander Court has a strong tenant profile which is reflective of the growth in employment in the tech, finance and pharma sectors in Ireland.
- The residents are young professionals who have chosen Alexander Court to make social connections in the city they are living and working in.

*Denotes historical data.





Roof Terrace

5

Income & Opex Overview





5. Income & Opex Overview*

Total Gross Annual Income	€1,021,200
Tenancy Management Fees	€43,083
Letting Fees	€4,244
Rent Review Fees	€2,263
Void Allowance	€20,424
Bad Debt Allowance	€10,212
Daft Ads	€4,428
Common Area Service Charge	€83,045
Unit R&M allowance	€11,500
Unit Heating Servicing Costs	€3,263
Residential Tenancies Board Costs	€920
Local Property Tax	€12,504
Total Annual Expenditure	€195,886
Net Operating Income	€825,314

*Projections once transition to new operator is complete.

€1,021,200
Gross Annual Income

2.0%
Average Annual Void

19.18%
Annual Operating Costs

€825,314
Net Operating Income





Roof Terrace

6

ESG Credentials



Residents Lounge



6. Environmental, Social and Governance (ESG) Credentials



Environmental

- Retention, refurbishment and regeneration of existing 1940's building minimising CO2 emissions.
- Car-less development with emphasis on walking, cycling and public transport.
- Improvement works including roof relining for added protection, new energy efficient central water heating system and LED lighting.



Social

- Unique app to foster community, events, local neighbourhood partnerships and assist with customer service and maintenance issues promptly.
- Dedicated on-site community curators to ensure the wellbeing of residents.
- Inclusion of new communal space for use by all residents with a dining, coworking and lounge space.
- Addition of a rooftop amenity deck for social gatherings and private access to an outdoor space.
- Remote access control systems to enter the building for increased security, CCTV in operation.



Governance

- Improvement to fire safety of the building with inclusion of sprinkler system.

7

Contact



Typical Kitchen Layout



7. Contact

Sean Molony

Living Capital Markets
Sean.Molony@ie.knightfrank.com

Tim MacMahon

Living Capital Markets
Tim.MacMahon@ie.knightfrank.com

Viewings

Viewings are by appointment only and can be arranged via the sole sales agent, Knight Frank.

Pricing

On Application

Title

Freehold Title

BER

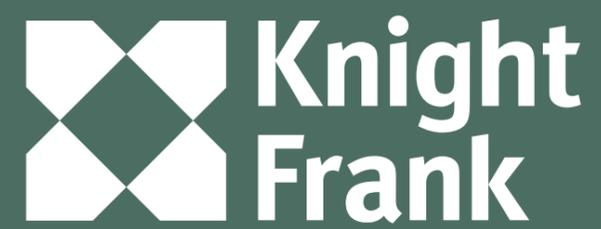


BER: B3 - D1

BER Bumber: Available from Agent

Range of Energy Performance Indicator: 133.62 kWh/m²/yr - 233.67 kWh/m²/yr

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company Reg. No. 385044. PSR Reg. No. 001266.



20-21 Pembroke Street Upper, Dublin 2, Ireland
+353 1 634 2466

PSR Reg. No. 001266