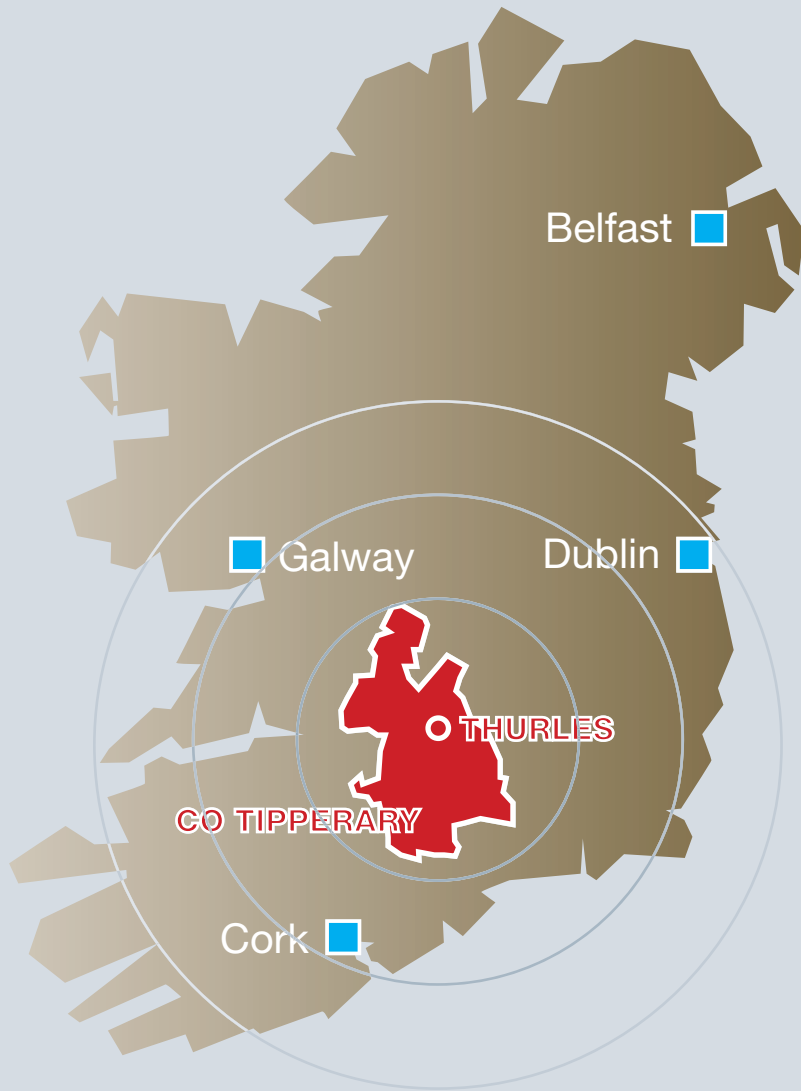


thurles

shopping centre



Strategically Located



Thurles is a strong market town in County Tipperary



Located within walking distance of Thurles Town Centre



Located just off the M8 Motorway





Catchment population of c. 38,864 people (Census 2011)

Thurles Shopping Centre



- Thurles Shopping Centre is situated directly to the south of Thurles Town
- Accessed via the town centre and N62 Road
- Dominant retail scheme in Thurles
- Frequency of repeat local customers

Key Facts

-  Dominant shopping destination in Thurles and catchment
-  55,000 weekly footfall
-  600 multi-storey car parking spaces
-  C.10,240 sq m of retail accommodation
-  IMC multiplex cinema located on the first floor
-  Anchored by a 4,700 sq m Dunnes Stores

DUNNES STORES



vodafone



HOLLAND & BARRETT
we're good for you



eason

Carraig Donn
FASHION • JEWELLERY • GIFT



Catchment & Demographics

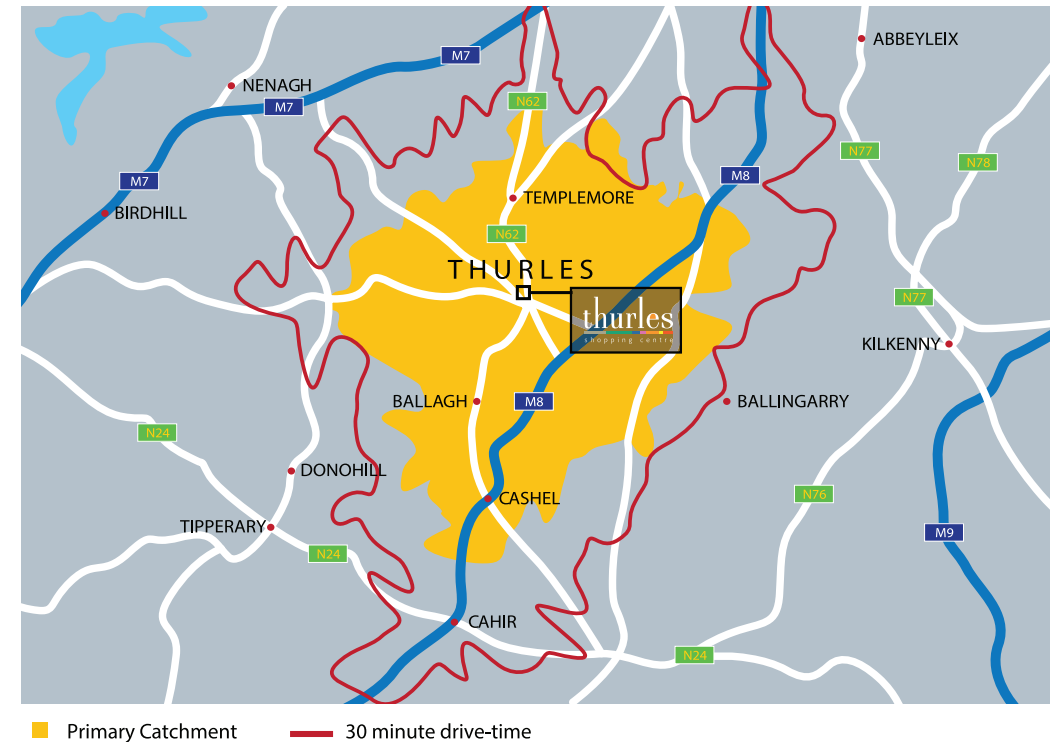
Primary catchment population 38,864 people (Census 2011)

47% of the catchment within top tier social class ABC1

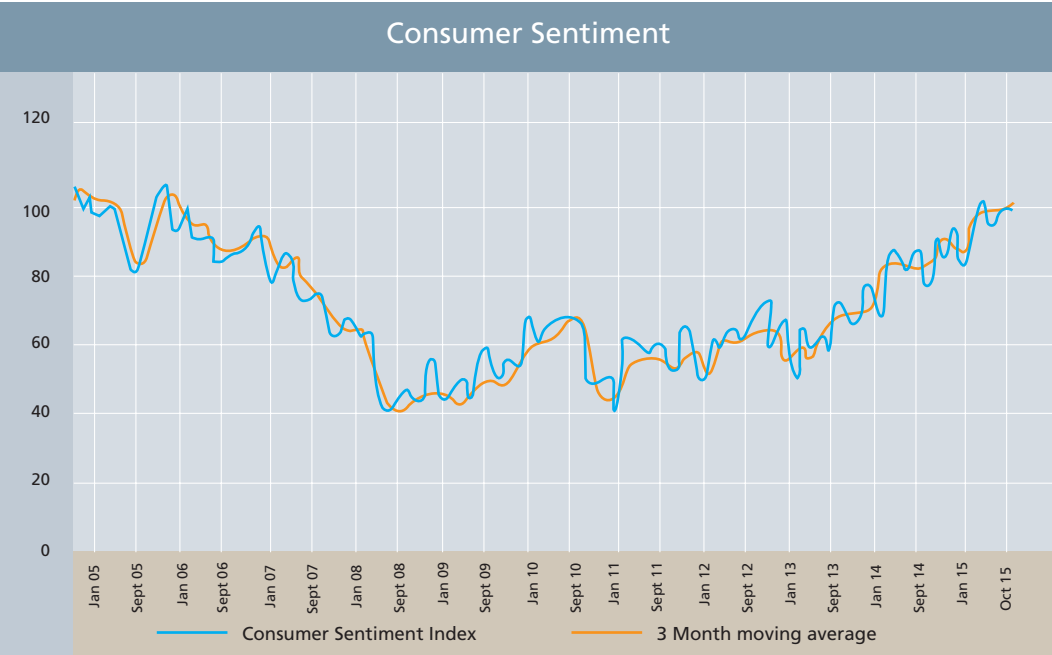
Catchment population increase of 4.71% (2006-2011)

14,325 households within the catchment

1,395 new housing units developed (2006-2011), representing a 10% increase



Catchment & Demographics



Monthly consumer sentiment index rising to 101.3 in October 2015 in line with 2006 figures



Consumer sentiment improving as fear of unemployment dissipates



Increased level of disposable income nationally influencing consumer spending



Consumer confidence has returned to levels similar to early 2006.



Scheme Tenant Mix

| | | | |
|--------|--|--------------|---|
| Anchor | DUNNES STORES | N11&33 | eason |
| Cinema | IMC | N12, 17 & 18 | Carraig Donn |
| 1&3 | Terms Agreed | N18a & N19 | Available |
| 2A | Hale | N20 | Terms Agreed |
| 2B | Available | K2 | sky |
| 4 | En Paris Fashion Store | N21&N22 | €URO2 |
| 5 | Friary Pharmacy | N23 | QUIGLEYS |
| 6 | emobile | N23A | Sunflower |
| 7 | vodafone | N24 | Cex |
| 8 | Kodak | N25 | BORN |
| 9 | MOSSY SHANAHAN FAMILY BUTCHERS | N26 & N29 | Boots |
| 10 | HOLLAND & BARRETT we're good for you | N29 A | Boston Barber Bars clubs for men |
| 10a | I Digital Fun | N29 | Terms Agreed |
| 14 | Eden cafe | N30 & N31 | Paul Byron Shoes BRANDED FOOTWEAR |
| 15 | CIARAN O'FLYNN JEWELLERS | N32 | 福George Lang HAIR SALON |

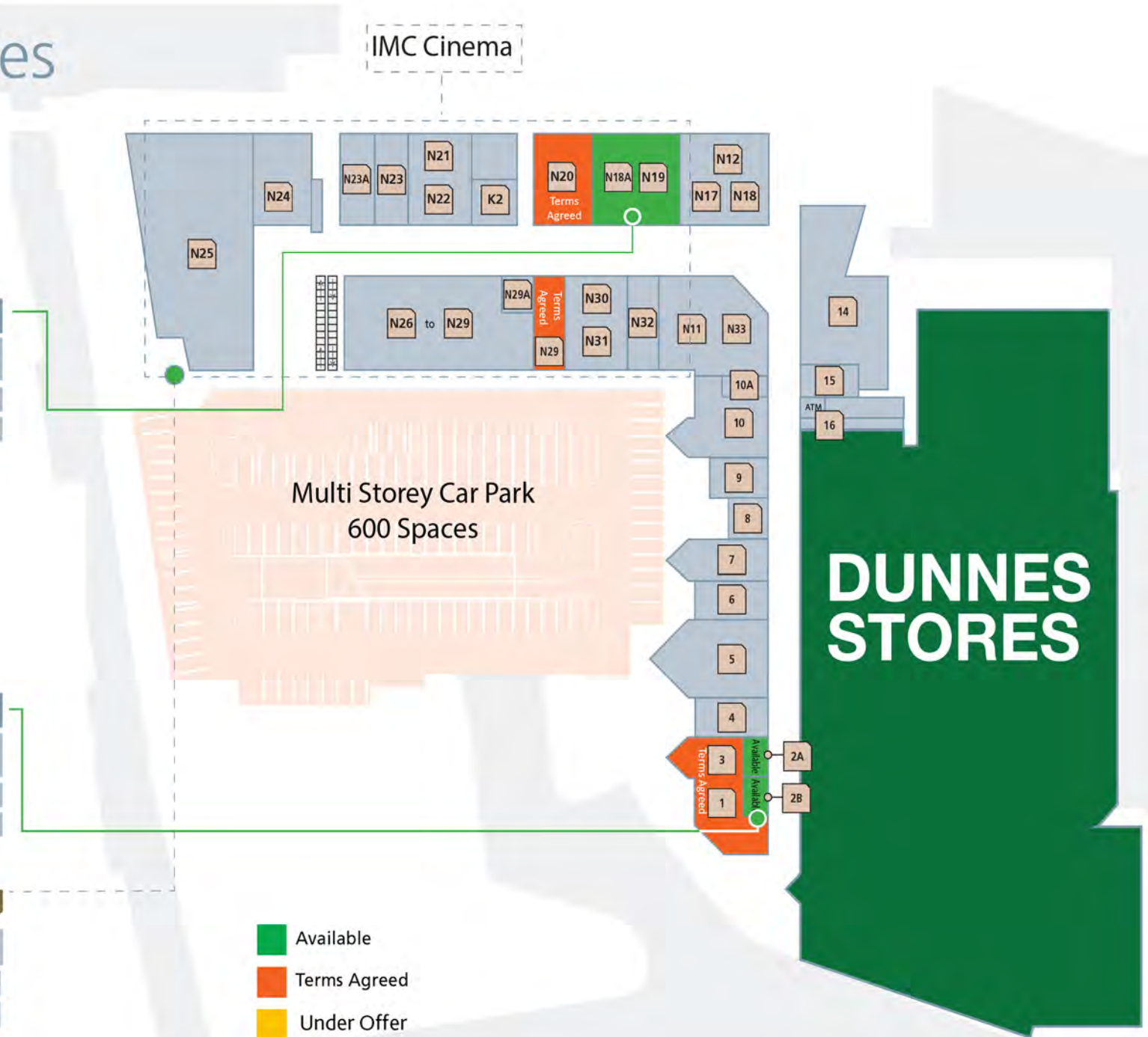


New Opportunities

| | | |
|---------------------------------|-----------------------------|-------------|
| Unit 18A / 19 | Located beside Carraig Donn | |
| Area Ground | 184 sq.m | 1,980 sq.ft |
| Service charge - €17,862 (2017) | | |
| Rates – €5,866 (2017) | | |

| | | |
|--------------------------------|-----------------------------|-----------|
| Unit 2B | Located bedside Xtra-vision | |
| Area Ground | 23 sq.m | 250 sq.ft |
| Service charge - €2,256 (2017) | | |
| Rates – €1,441 (2017) | | |

| | | |
|-----------------------------------|----------|-------------|
| First Floor Space | | |
| Area | 183 sq.m | 1,965 sq.ft |
| Service charge - €8,517.59 (2017) | | |
| Rates - not yet rated | | |





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