JLL | TWM

AVOCA PORTFOLIO

RATHCOOLE, CO. DUBLIN

KILMACANOGUE, CO. WICKLOW



BER C2

Private and Confidential



INVESTMENT OVERVIEW

The portfolio comprises two flagship outlets from a premium brand located in the Greater Dublin Area, in Rathcoole, Co. Dublin & Kilmacanogue, Wicklow.

Generating a rent of €1,681,875 per annum on 30-year FRI leases with no breaks which expire in September 2047.

Let to Avoca Handweavers Shops Ltd an iconic retail, café and grocery business with 14 outlets located throughout Ireland.

Secure reversionary long income portfolio, guaranteed by Aramark (NYSE:AMRK), a blue-chip Fortune 500 company

The two properties extend to approximately 6,534 sq.m (70,331 sq.ft) GIA sitting on combined site area of 7.99 ha (19.74 acres).

Rathcoole, Co. Dublin & Kilmacanogue, Co. Wicklow have profile and access to two of the busiest national roads in GDA with a large surrounding catchment area which is expanding annually.

Income protection is provided via 5-yearly CPI rent reviews which are capped at 3.5% per annum and collared at -0.5% per annum, and compounded annually. Anticipated uplift at review in 2027 is underwritten.

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AVOCA- RATHCOOLE, CO. DUBLIN

LOCATION

The Rathcoole store is situated approximately 16 kilometres southwest of Dublin City Centre. Benefiting from excellent transport connectivity via the M7 Naas Road and the wider motorway network, the immediate area has become an increasingly popular residential and commercial location, attracting commuters and visitors alike.

The Avoca outlet occupies a highly prominent position with immediate access from the M7 Naas Road, one of Dublin's principal arterial routes. The property benefits from exceptional visibility and accessibility, positioned close to Junction 4 of the M7/M50 interchange, providing convenient access in both northbound and southbound directions.

The location offers direct connectivity to Dublin City and the national motorway network, including routes serving Cork (M8), Limerick (M7), and Waterford (M9), making it a strategic destination with a substantial regional catchment and high passing traffic volumes.





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AVOCA- RATHCOOLE, CO. DUBLIN

DESCRIPTION

The property comprises a landmark three-storey building completed in 2007 which extends to approximately 3,964 sq.m (42,668 sq.ft), occupying a prominent site extending to approximately 1.6 hectares (3.95 acres). The ground floor provides extensive retail accommodation together with associated ancillary space.

The first floor accommodates two cafés, trading as the Egg Café and Birdcage Café, together with kitchen facilities and balcony seating areas.

The second floor comprises modern office suites accessed via a dedicated entrance, passenger lift serving both the ground and second floor levels.

The office accommodation is occupied by a range of tenants, including Avoca.

Occupying a high-profile island site, the property benefits from exceptional and uninterrupted frontage to both the N7 Naas Road and the Rathcoole slip road (Fitzmaurice Road).

This strategic position provides outstanding visibility to passing traffic and reinforces the property's landmark status.

Extensive surface car parking is available on site, facilitating convenient access for customers, employees, and visitors.







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AVOCA- RATHCOOLE, CO. DUBLIN











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AVOCA- KILMACANOGUE, CO. WICKLOW

LOCATION

The Kilmacanogue store occupies a prominent position on the N11, just 10 minutes from the M50/M11 interchange. The property is exceptionally positioned to serve the affluent and densely populated South Dublin and Wicklow catchment, while also capturing significant visitor traffic from tourists and day trippers travelling to some of the region's most popular destinations, including Glendalough and Avondale Forest Park.





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AVOCA- KILMACANOGUE, CO. WICKLOW

DESCRIPTION

The property comprises an extensive part single storey, part two storey lifestyle destination incorporating convenience, homeware and fashion outlets, two cafés and a garden centre, all set within a mature parkland setting. The site extends to approximately 6.39 hectares (15.79 acres) and benefits from immaculately maintained grounds featuring mature trees, established shrubbery and attractive flower beds.

The property has been developed over several phases, resulting in a total gross internal area of approximately 2,570 sq m (27,663 sq ft). Internally, the accommodation comprises a substantial retail area, food hall, two restaurants, bakery, garden centre, together with ancillary accommodation and cold storage facilities.

The Sugar Street Café & Fern House Café can accommodate up to 310 patrons internally while another 125 patrons can be accommodated externally on terraces.

The Avoca Garden Centre, situated to the rear of the property, comprises a conservatory-style extension of aluminium frame construction, featuring terracotta-tiled concrete floors and providing an attractive garden retail environment.





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AVOCA- KILMACANOGUE, CO.WICKLOW





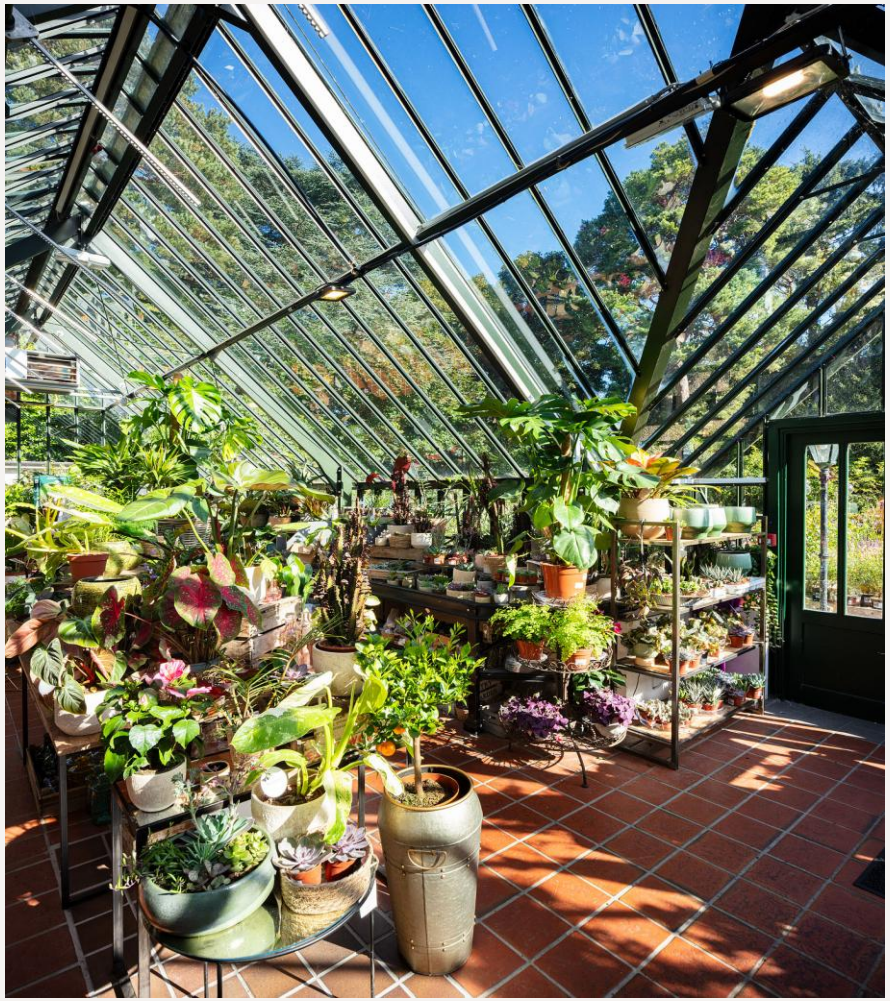




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AVOCA

TENANCY INFORMATION



Both properties were originally part of a Sale and Leaseback transaction in September 2017. Initial 25-year leases have subsequently been extended to 30-year terms expiring in September 2047. The portfolio provides a weighted average unexpired lease term (WAULT) of 21 years, offering investors long-term, secure income.

Rent reviews occur every five years and are linked to the Consumer Price Index (CPI), subject to a 3.5% annual cap and -0.5% annual collar, compounded annually. This review structure provides a strong degree of income protection while allowing investors to benefit from future rental growth and hedge against inflation.

Avoca, Kilmacanogue currently produces an annual rent of €802,125 p.a. with the next rent review scheduled for 2027, providing an opportunity to capture near term reversionary growth.

Avoca, Rathcoole currently generates an annual rent of €879,750 p.a., with its next rent review also due in 2027, offering early access to additional rental uplift.

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COVENANT OVERVIEW

AVOCA

- Avoca is an iconic Irish lifestyle retailer that combines a café, food hall, gift shop, fashion boutique, and homeware store under one roof. It's known for high-quality Irish craftsmanship, stylish interiors, artisanal food and beverages. The brand specialises in:
- Homewares: Beautiful kitchenware, candles, furniture, and decorative accessories with a contemporary Irish feel.
- Fashion: Carefully selected clothing, scarves, knitwear, and accessories from Irish and international brands.
- Food: Freshly baked breads, cakes, jams, chutneys, prepared meals, artisan cheeses, and gourmet pantry items.
- Cafés: Popular for generous breakfasts, lunches, afternoon tea, and homemade desserts made with seasonal ingredients.
- Irish gifts: Luxurious blankets, wool throws, pottery, jewellery, and souvenirs that make popular gifts for visitors and locals alike.
- Historically, Avoca began as a woollen mill in County Wicklow in the 1700s, and weaving remains an important part of its heritage. Today, it has evolved into one of Ireland's best-known premium retail brands while still celebrating Irish design and craftsmanship.

ARAMARK

- Aramark (NYSE:AMRK), a blue-chip Fortune 500 company which specialises in food service and facilities services provider to clients in areas including education, prisons, data centres, healthcare, business, and leisure.
- It operates through the Food and Support Services United States (FSS United States), and Food and Support Services International (FSS International) segments. The company was founded in 1959 and is headquartered in Philadelphia, PA.
- Revenue reached $18.5 billion in 2025, while the company's stock price has increased by 37% over the previous year. This performance has been supported in part by the launch of Aramark Nexus, an integrated hospitality and workforce-support platform. The platform has been specifically designed to serve the growing needs of hyperscale AI data centres, large-scale manufacturing facilities, and remote operating environments, positioning the business to capitalise on expanding demand from these sectors.

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AVOCA

ADDITIONAL INFORMATION

Zoning

Avoca, Kilmacanogue is Zoned Objective RW – Residential, mixed residential and other uses under the Bray Municipal District Local Area Plan 2018 which is due to run until 2028.

The stated zoning objective is: “to provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement.

Avoca, Rathcoole is Zoned Objective RS – Retail Warehouse under South Dublin County Development Plan 2022-2028

The stated zoning objective is: “To provide for and consolidate retail warehousing”.



BER

The properties are BER C2 with certificates available upon request.

BER C2

Proposal

The portfolio is being offered for sale in excess of €29,000,000. We anticipate that the rent in September 2027 will increase to approx. €2 million p.a., increasing the net yield to approx. 6.2% allowing for purchase costs of 9.96%

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Viewings

Viewings are to be strictly arranged through the selling agents TWM and JLL.

Tenure

We understand that Avoca, Kilmacanogue is held Freehold and Avoca, Rathcoole is long leasehold in excess of 900 years.

Data Room

Access to the VDR can be requested through TWM and JLL.

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