For Sale by Private Treaty

LANDS AT **ASKEATON**

228 Acres of Midwest of Ireland Strategic Land Bank near the Shannon Estuary, Ireland

92 HECTARES

228 ACRE

Strategic land bank suitable for a wide range of industries in the Midwest of Ireland.

CONTENTS

01 OPPORTUNITY

KEY FEATURES

The Askeaton Land Bank is a strategic national asset comprising approximately 228 acres (92 hectares) near the Shannon Estuary and Limerick City.

- 228 acres of zoned land available immediately for development to progress the economic, social and environmental growth of the Mid-West Region
- A prime greenfield estuarine site on the southern bank of the Shannon Estuary – one of the most valuable natural resources in Ireland.
- Site is identified as a Strategic Development Location in the Strategic Integrated Framework Plan for the Shannon Estuary.
  Visit **www.shannonestuarysifp.ie/askeaton** for more details. This designation benefits from both statutory and policy support at local and national level.

01
OPPORTUNITY

CONNECTIVITY

- Only 10 kilometres to Foynes Port, an EU Ten-T Tier One Port, which handles a range of liquid, break and dry bulk vessels as well as providing warehousing, cargo handling and logistics services, with a minimum water depth of 10.5 metres.
- Extensive frontage to existing national primary road (N69). This route connects Limerick City (30km) and Foynes Port (10km). Road connectivity is due to be further improved with the planned Limerick to Foynes motorway which will bring motorway access to within 700 metres of the site at Askeaton.
- Road connectivity with Limerick Southern Ring Road provides access to major cities via Ireland's motorway network, while linkage with Limerick Tunnel allows easy direct access to Shannon International Airport.
- Direct access to Shannon International Airport, which serves major hubs in the USA, UK and Europe daily in addition to airfreight services.
- High-speed broadband is available from multiple Telecoms providers.

DEVELOPMENT CONSIDERATIONS

02
LOCATION

The lands at Askeaton occupy a pivotal location along the N69 road corridor in close proximity to Limerick City and Foynes Port, enabling swift movement and heightened efficiency.

The development landbank is located 10km from Foynes Port, 46km from Shannon Airport and 28km from Limerick City – important logistical considerations for supply chain management.

The road infrastructure is due for a significant upgrade with the new Limerick-Foynes road project, which will enhance connectivity.

The Shannon Estuary is one of the most valuable natural resources in Ireland and the Mid-West Region in particular. The fringe lands and the marine asset offer both space and location for development, activities and opportunities to progress economic, social and environmental growth within the region.

Annual shipping trade on the Shannon Estuary (mainly consisting of coal, oil, bauxite, chemicals, alumina, fertiliser, timber etc.) is in excess of 10 million tonnes per annum and vessels of up to 200,000 DWT are regularly handled.

The following marine based heavy industry infrastructure projects are already located on the Shannon Estuary:

- Moneypoint Power Station
- Tarbert Power Station
- Aughinish Alumina

Statutory jurisdiction over the Shannon Estuary lies with Shannon Foynes Port Company **www.sfpc.ie**

IRELAND / SHANNON REGION


MONEYPOINT POWER STATION


TARBERT POWER STATION


AUGHINISH ALUMINA

02 LOCATION

SUSTAINABLE DEVELOPMENT

Initiatives, such as the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary 2013-2020, aim to provide an inter-jurisdictional land and marine based framework plan to guide the future development and management of the Shannon Estuary.

The SIFP was commissioned in 2011 by Clare County Council, Kerry County Council, Limerick City and County Councils, Shannon Development (now Shannon Commercial Properties) and the Shannon Foynes Port Company.

The project is being overseen by a multi-agency steering group composed of the above and other key stakeholders with an interest in the Shannon Estuary.

The estuary area is a multi-functional zone, with the waters and adjoining lands supporting a range of functions, uses and activities.

Most notable are:

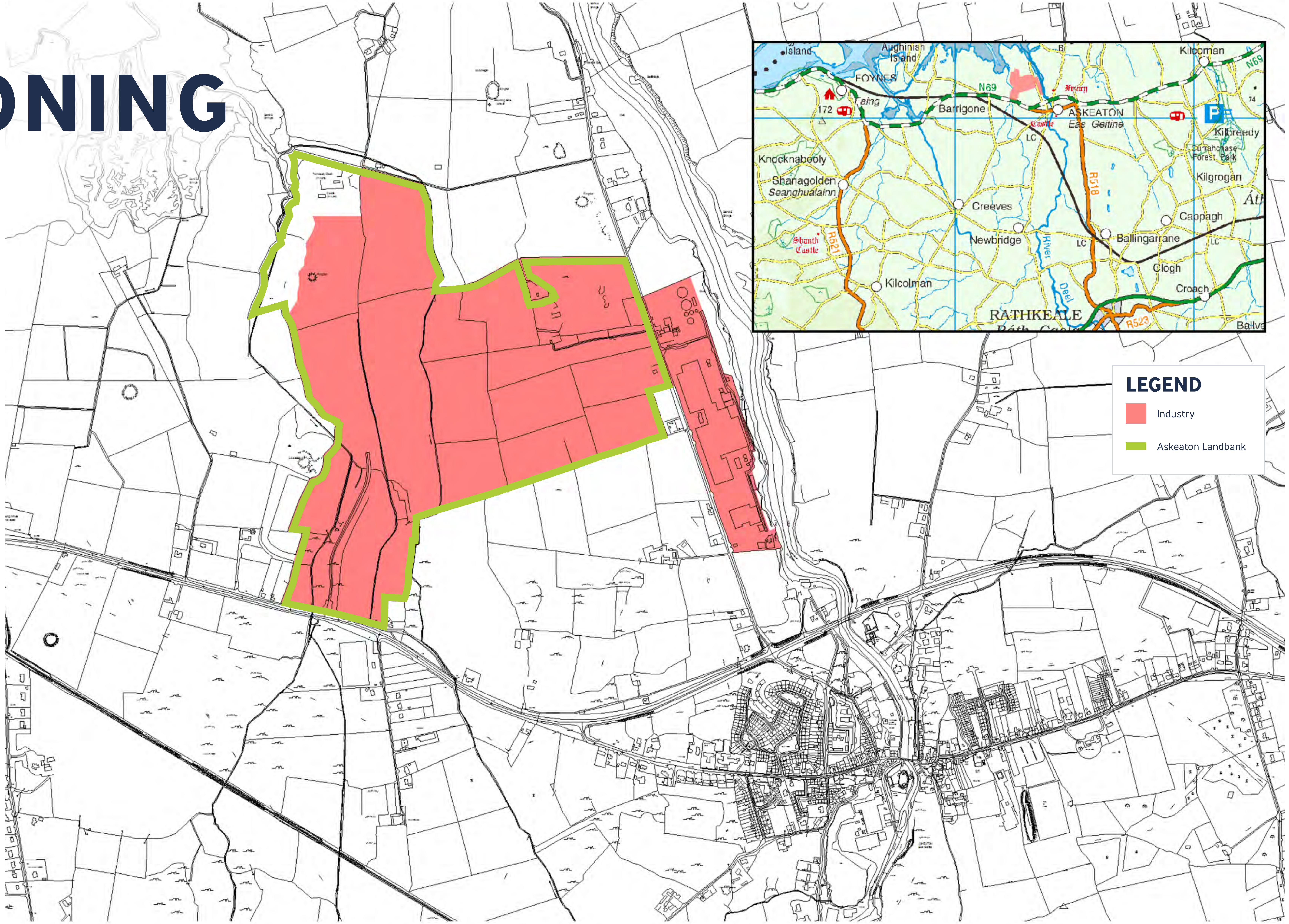
- Shipping / Port functions
- Marine-related Industry / Industry
- Fishing / Aquaculture
- Marine Tourism, Leisure and Recreation
- Energy Generation
- Fuel Storage
- Aviation
- Heritage and Landscape
- Valuable Habitats and Species

03
LAND USE ZONING

Under the Limerick County Development Plan 2010-2016 (as extended to 2022), 211 acres of the Askeaton landbank are specifically zoned 'Industry'. Furthermore, the landbank is specifically referenced within the plan under Objective ED 05 as follows: "It is the objective of the council to ensure that the 97.76 hectare site at Askeaton... is safeguarded for the accommodation of large establishments of regional importance."

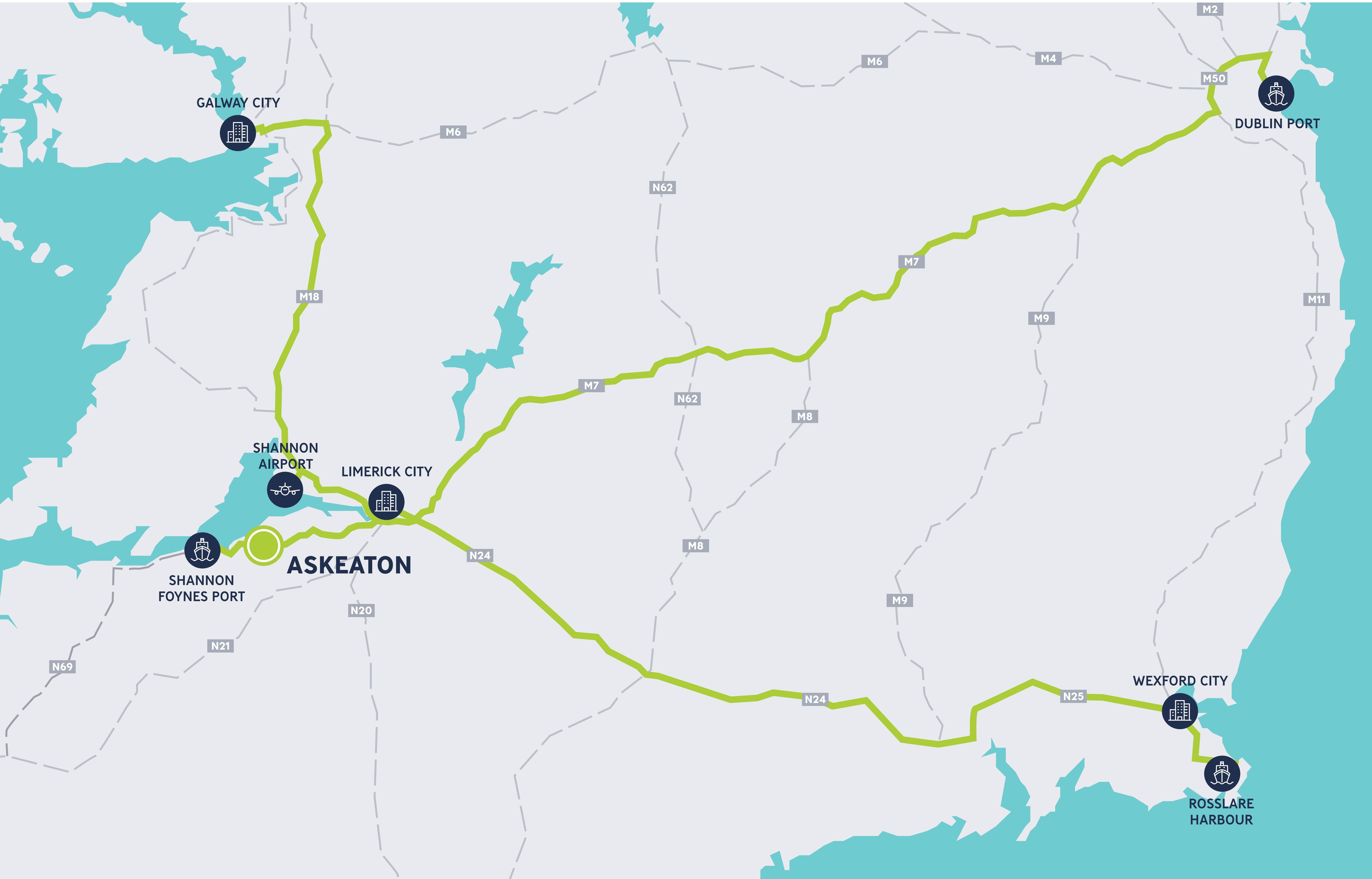
Furthermore, the site is identified as a Strategic Development Location in the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary. The development objective of the plan for the landbank is: "To support the continued safeguarding of the industrial lands at Askeaton for accommodation of large establishments of regional importance, and to encourage, in particular, the development of major sustainable projects where they complement the overall objectives of the SIFP. Marine related development will be subject to compliance with the criteria set out in Objective SIFP MRI 1.2." This designation benefits from both statutory and policy support at local and national level.

Visit **www.shannonestuarysifp.ie/askeaton** for more details.



04

DEVELOPED INDUSTRY & TRANSPORT



ROAD NETWORK

The Askeaton Land Bank is serviced by the coast road, which meets the N69 at Tarbert, joining the N18 at Limerick City providing access to both Shannon Airport and the M7 motorway to Dublin.

Typical journey times by road from the Land Bank are:

Shannon Foynes Port	**10 mins**
Limerick City	**30 mins**
Shannon Airport	**45 mins**
Dublin Port	**150 mins**
Galway City	**100 mins**
Wexford City	**180 mins**
Rosslare Harbour	**190 mins**

www.tii.ie

04

DEVELOPED INDUSTRY & TRANSPORT

SHANNON FOYNES PORT

Shannon Foynes Port Company is Ireland's second largest port operation and has statutory jurisdiction over all marine activities on a 500km^2 area on the Shannon Estuary. The company provides a variety of services, from controlling navigation and marine safety, to warehousing, logistics and cargo handling.

www.sfpc.ie

AUGHINISH ALUMINA PORT

Aughinish Alumina is one of the most technologically advanced and energy efficient alumina production facilities worldwide.

Built between 1978 and 1983, the plant had an initial rated capacity of 800,00 tonnes a year and represented an investment of US$1 billion in the Irish economy. The site infrastructure includes a deep water terminal on the Shannon estuary that facilitates efficient delivery to European smelters.

In 2012, the refinery increased its production capacity to 2 million tonnes of alumina per annum.

www.rusal.ru/en

INTERNATIONAL AIRPORT

Shannon Airport is also located on the Shannon Estuary and offers scheduled international passenger and cargo services to a range of US, UK and European destinations. The airport has the longest runway in Ireland, can handle the largest cargo and passenger aircraft, has unrestricted 24/7/365 operation with no noise restrictions or curfews, and ample space to develop airside and landside facilities for logistics, warehousing, production and offices.

www.shannonairport.ie

LIMERICK CITY

Limerick City is located at the head of the Shannon Estuary where the river widens before it flows into the Atlantic Ocean. With a population of 95,854, Limerick is the 3rd biggest urban area in Ireland and the main economic region outside of Dublin and Cork. Its economic success has been driven in part by the University of Limerick, Limerick Institute of Technology, Shannon Airport and Shannon Group.

Limerick is home to several multinational companies including Johnson & Johnson, Analog Devices, Stryker, Dell, Northern Trust and Regeneron.

www.limerick.ie/business

05

IRELAND’S ELECTRICITY NETWORK

The Galway to Limerick high pressure natural gas pipeline (70 bar pressure) is located approximately 1.5km to the south of the site. A spur from the main pipeline would be required to supply gas to this development.

Power is supplied via a 110kV line, which runs close to the south-western aspect of the site.

INFRASTRUCTURE AND MATERIAL ASSETS

- A new wastewater treatment plant is under consideration therefore development proposals may need to consider an onsite WWTP subject to the volume and characteristics of effluent to be treated.
- There are restrictions on potable water supply but proposals to pipe water from a water treatment plant in Limerick are under consideration.

ELECTRIC TRANSMISSION SYSTEM

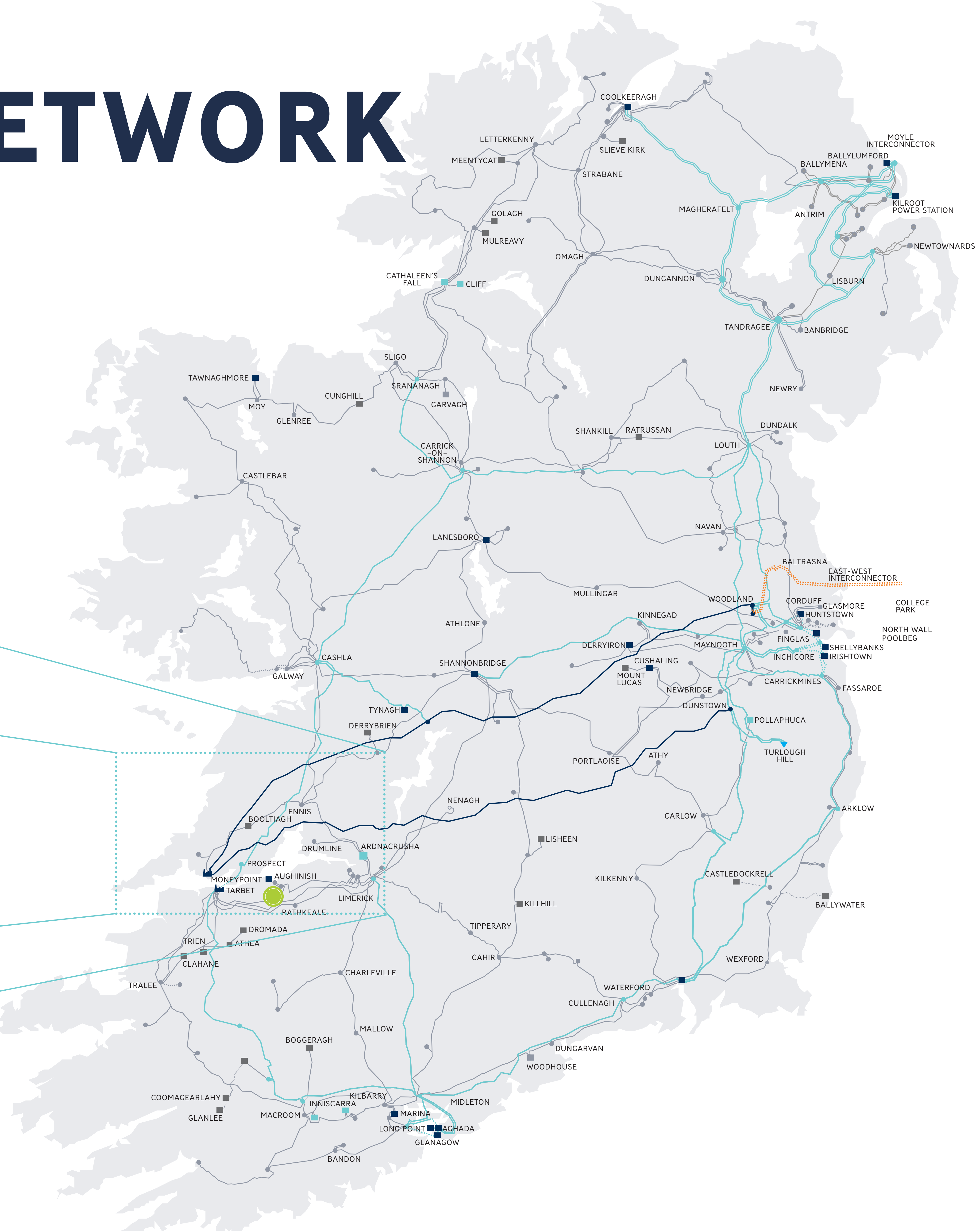
400kV Lines
275kV Lines
220kV Lines
110kV Lines
220kV Cables
110kV Cables
HVDC Cables

400kV Stations
275kV Stations
220kV Stations
110kV Stations

Transmission Connected Generation

Hydro Generation
Thermal Generation
Pumped Storage Generation
Wind Generation

CLOSE PROXIMITY TO THE NATIONAL GRID



WHY IRELAND?

"IRELAND IS ONE OF THE BEST PLACES IN THE WORLD TO DO BUSINESS. INTERNATIONAL COMPANIES ARE ATTRACTED FOR A VARIETY OF REASONS, BUT THE FACTS SPEAK FOR THEMSELVES"

IRISH DEVELOPMENT AGENCY

06
WHY IRELAND?

500M
ACCESS TO OVER 500 MILLION EU CONSUMERS

+3.4%
GDP GROWTH FORECAST FOR 2020

NO. 1
FOR PRODUCTIVITY IN INDUSTRY

12.5%
CORPORATE TAX RATE

NO. 1
IN EUROPE FOR EASE OF PAYING BUSINESS TAXES

56.3%
OF 30 – 35 YEAR OLDS HAVE A THIRD LEVEL QUALIFICATION

NO. 1
IN THE WORLD FOR INVESTMENT INCENTIVES

33.3%
OF WORKFORCE LESS THAN 25 YEARS OLD

+1200
INTERNATIONAL COMPANIES ARE LOCATED IN IRELAND

Size	70,000 sq km
Population	4.8 million people
% Population under 25	33%
Capital City	Dublin
Currency	€uro
Language	English
Timezone	GMT (+0.00)

06

WHY IRELAND?

WHY INVEST IN IRELAND?

Forbes magazine has ranked Ireland as one of the best countries for business. This is not just for large multinationals, but also the potential multinationals of the future. IDA nurtures these high-growth companies, helping them forge their future success in Ireland.

IMPRESSIVE TRACK RECORD

Ireland's performance as a hub for Foreign Direct Investment is unrivalled.

Ireland has a proven track record as a successful location for world leading established and high growth multinational companies from around the world. One third of multinationals in Ireland have had operations in the country for over 20 years, illustrating the longevity, resilience and commitment of these companies to Ireland.

BEST COUNTRY in Western Europe to invest in

1ST for flexibility and adaptability of people

1ST IN THE WORLD for inward investment by quality and value

1ST IN THE WORLD for investment incentives

IN THE TOP 15 most innovative countries in the world

06

WHY IRELAND?

AHEAD OF THE CURVE

Ireland is home to many of the world's leading high-performance companies including Intel, Twitter, Pfizer, Citi, Huawei, Takeda, Fujitsu, Novartis and Trend Micro. The country is also positioning itself to become a world leader in the Internet of Things, Big Data, ICT Skills, Energy Efficiency, Health Innovation and Cloud Computing.

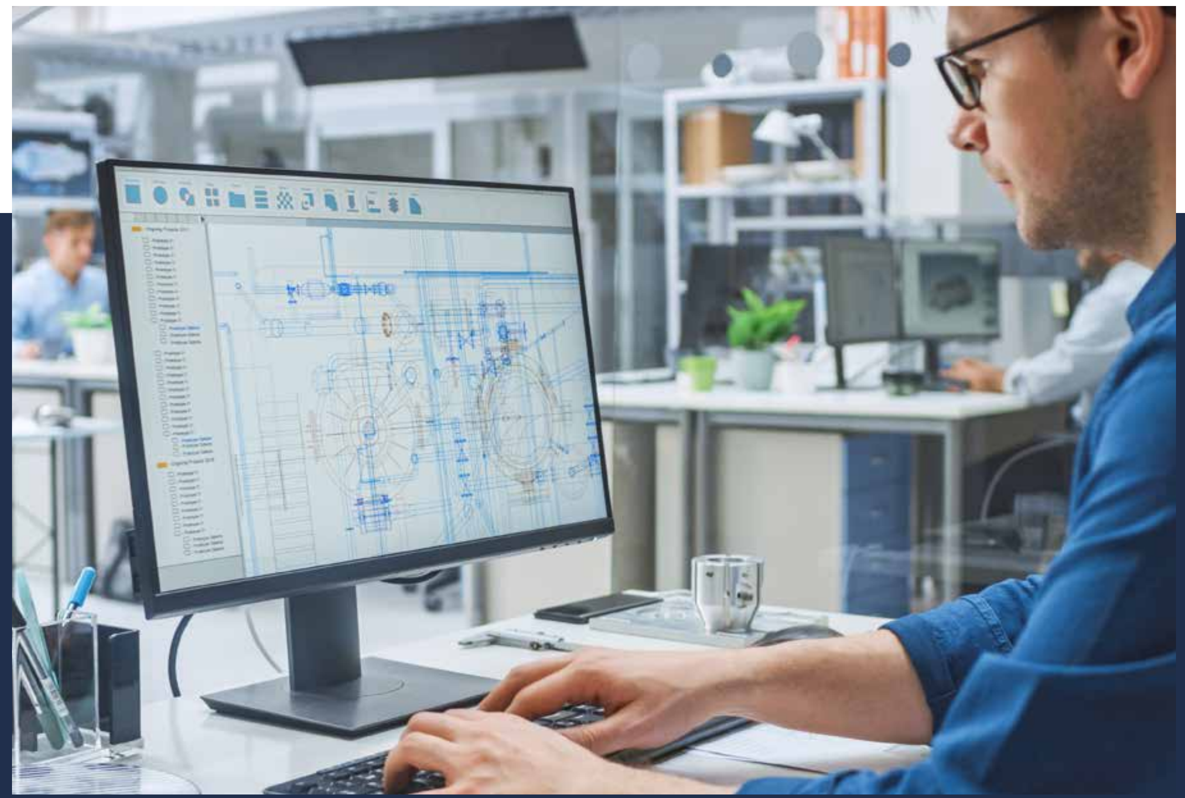
THE TOP 5
global software companies

14/15
top medical tech companies

18/25
top financial services companies

10/10
top pharma companies

8/10
top industrial automation companies



07
SHANNON GROUP PROFILE

SHANNON REGION

Ireland's Shannon Region accounts for about 10% of the country's land area and population.

The city of Limerick is the region's capital.

Leading companies like GE, Intel, Northern Trust, EMC, Johnson & Johnson, Analog, Dell, AerCap and many more have chosen the Shannon Region for major foreign direct investment projects.

www.limerick.ie

SHANNON GROUP

Shannon Group is a commercial semi-state group comprising of three companies (Shannon Airport, Shannon Commercial Properties and Shannon Heritage), focused on delivering economic benefits for the West of Ireland and the wider economy.

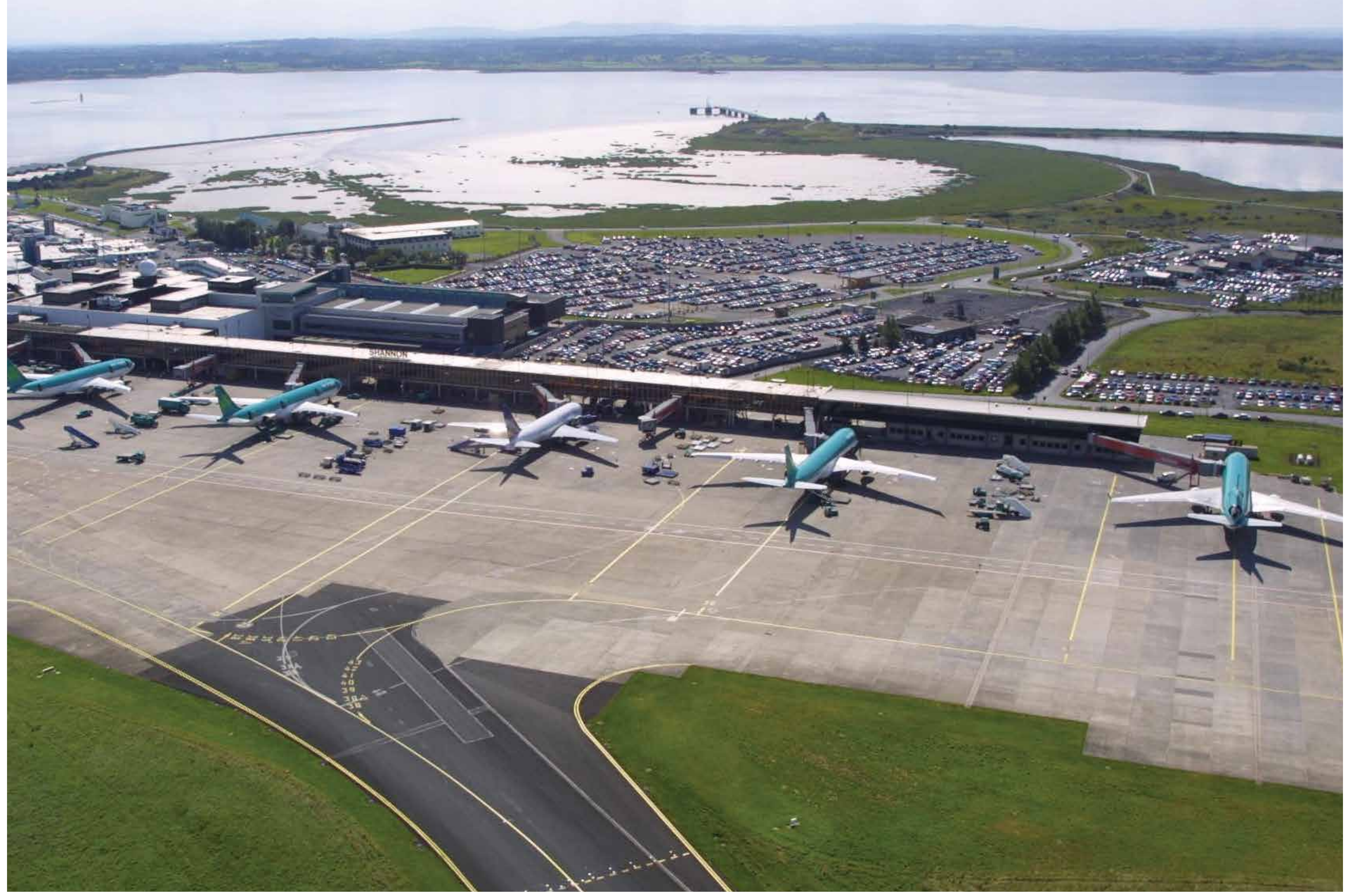
www.shannongroup.ie

SHANNON COMMERCIAL PROPERTIES

Shannon Commercial Properties is a commercially focused property development company, managing and developing an extensive commercial property portfolio in the wider Shannon region.

Shannon Commercial Properties own the Askeaton Land Bank.

www.shannonproperties.ie



07

WORK WITH AN EXPERT PROPERTY TEAM

COLLABORATE WITH OUR EXPERIENCED TEAM

We provide a complete commercial property solution from leasing and selling, developing and managing industrial, business and office parks together with fully serviced development sites for a wide range of new and repeat clients.

Sales & Leasing, Property Development and Facilities Management across 6 locations in the West of Ireland

We deliver high end and turn-key, commercial property solutions for customers ranging from start-ups to multinationals.

Our team has developed over 2 Million ft^2 of new and upgraded commercial space across Ireland's Mid-West.

Visit **www.shannonproperties.ie** for more information.

shannon COMMERCIAL PROPERTIES

PART OF shannon GROUP

Gerry Dillon, Managing Director;
Grainne McInerney, Head of Engineering;
Deirdre Whitney, Airport Property Manager

JLL Ireland

Woody O'Neill
Nigel Healy
Cathal Morley
+353 1 673 1600

Shannon Commercial Properties

David Neylon

+353 61 710 000

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LANDS AT
ASKEATON