

TRANSFORMING LIMERICK

LIMERICK TWENTY THIRTY^{DAC}

Limerick Twenty Thirty Strategic Development DAC (LTT) was established by Limerick City and County Council (LCCC). LTT is a 100% uniquely owned special purpose vehicle of LCCC. Established in September 2016 it is tasked to plan and develop key strategic sites in Limerick City and County that will act as anchors for enterprise and investment development across Limerick and the Midwest Region.

Limerick Twenty Thirty DAC Vision:

To be recognised internationally as an exemplar for delivering the most innovative region, reinventing Limerick as a vibrant modern and dynamic place to live, learn, work and grow up in.

Limerick Twenty Thirty DAC Mission:

Limerick Twenty Thirty reimagines & enables economic development & investment to proactively position the region for the future and improve the quality of life for all its citizens.

We self-develop and partner with other developers, as well as local and national agencies to transform strategic sites.

Limerick Twenty Thirty DAC Vision and Mission will be delivered by the following company values: Ambition, Innovation, Dynamism, Credibility and Transformations.

Contact Us

**Limerick Twenty Thirty Strategic Development DAC,
The GPO Building,
Gardens International,
Henry Street,
Limerick,
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Businesses that choose to invest in Limerick succeed.

We have a track record in attracting and retaining leading global companies. Those who locate here continue to expand their Limerick footprint, reflecting our globally competitive talent-driven value proposition.

For enquiries regarding the key strategic sites, please contact the Limerick Twenty Thirty team on:

**T: +353 (0)61 517430
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WELCOME TO LIMERICK

Welcome to Limerick, one of Ireland's fastest growing cities. A city that is at the centre of a region that offers exceptional quality of life, with a vibrant cultural and social heartbeat as well as a revitalised employment/innovation ecosystem.

Driven by a dynamic framework, 'Limerick 2030 – an Economic and Spatial Plan', Limerick is currently enjoying an economic renaissance, with record investment and employment in the city through indigenous and foreign direct investment.

The vibrant economy is underpinned by a population base of 450,927 people living within 60 minutes of Limerick, with almost 50% under 35 years. This – together with a 70,000 third level student population base living within 90 minutes of Limerick – ensures a highly educated workforce.

Limerick scores highly on accessibility, with an international airport – Shannon Airport – with direct services to the US, UK and mainland Europe just 20 minutes away; an excellent rail and motor way network and two busy commercial ports, in the city and further out the estuary at Foynes.

Limerick offers an excellent quality of life, with house prices 30% lower than the national average. It also offers an outstanding mix of high quality primary and second level schools.

Furthermore, the largest city on the longest river in either Ireland or the UK, it is also the gateway to the Wild Atlantic Way, one of the fastest growing tourism driving routes in the world today, and just 90 minutes from world famous destinations such as the Cliffs of Moher, Ring of Kerry and the Rock of Cashel.



There's something very proud and positive about the journey that Limerick is on.

Turn the clock back a decade and it was a city, not too unlike many others, without a clear future or sense of direction. Thanks, however, to a real spirit of partnership and perseverance, it now has a clear vision of what lies ahead – a city on the move, taking significant and confident strides on that journey to a much more positive future.

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After five years in which we've master-planned four projects, completed one, commenced another – our largest single programme – and built out our team, it's fair to say that momentum has gathered for Limerick Twenty Thirty.

Indeed, Limerick Twenty Thirty is now moving onto a new phase, an elevated level of activity that will change the economic, social and visual landscape of the city and county way beyond what we've already proudly achieved.

Getting to this juncture has required huge input from our team and many stakeholders, not least in terms of planning.

Notwithstanding the success of our completed and multi-award winning Gardens International and Troy Studios, the now underway Opera Square programme is our stand-out project, and for good reason.

A 555,000 sq ft development, it will be the single largest inner-city commercial/residential

Limerick Twenty Thirty DAC's role is to be a key architect of that future. As Chairman, together with our board and executive, we have a clear vision for the role it will play in this.

That vision is to be recognised not just nationally but internationally for delivering the most innovative region, reinventing Limerick as an exciting and modern place to live, learn, work and grow up in. An inclusive and sustainable city.

It's high on ambition and Limerick Twenty Thirty has a plan matching, and one that will help realise, that ambition.

It's around enabling economic development and investment in Limerick by building out our key, strategic projects – the already completed and award winning Gardens International project, the underway Opera Square, Cleeves Riverside Quarter,

Mungret Park and more – and using them as vehicles to drive the ongoing transformation of our city, county and region.

As we've already shown with Gardens International, we will develop to top international standards, with innovation, with a focus on sustainability, so that we attract investment and grow jobs in Limerick and, ultimately, continue that exciting journey for Ireland's third largest city, with Limerick Twenty Thirty very much at the wheel.

Conn Murray
Chairman
Limerick Twenty Thirty Strategic Development DAC

programme undertaken outside of the capital, reflecting the ambition and intent of Limerick and, indeed, Limerick Twenty Thirty.

It's been the most eagerly awaited programme undertaken in modern times in the city and it won't disappoint. The past year has been about demolition and enabling. The coming years will see it emerge into the Limerick skyline in various phases and blocks. A physical, economic and social pillar of the new Limerick – a vibrant city at the Atlantic crossroads of Europe and North America.

In parallel with the first of major Opera Square buildings coming out of the ground, we'll be busy on advancing plans for the next major city centre project, the Cleeves Riverside Quarter across on the northern banks of the Shannon, as well as the Mungret Park residential programme in the city's suburbs. The collective will be game-changing for Limerick.

David Conway
CEO
Limerick Twenty Thirty Strategic Development DAC

GARDENS INTERNATIONAL

Capacity: 112,000 sq. ft.
Jobs: 500+
Project Value: €20 million
Stage: Completed, tenants in place



Project Summary

The 0.6 acre Gardens International Office site is a striking example of the new standard of office space that Limerick Twenty Thirty is bringing to market.

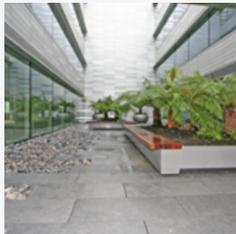
A wonderful model of 'old meets new', this project mixes the captivating architecture of the early 19th century Roches Hanging Garden and Mercantile Building, the former General Post Office developed there a century later and a new build structure into an entirely complementary architectural success. Emerging as one of the most talked-feats of office architecture in the state today, the 112,000 sq. ft of Grade A office accommodation completed in Q4 2018 after a twelve month build programme.

Designed by Carr Cotter & Naessens Architects, it is Limerick's first city centre LEED Gold certified office scheme, meeting the exacting demands of large-scale, knowledge-based enterprises looking to locate in Europe.



Awards won by Gardens International:

1. Winner of the New Build Workplace category at the Royal Institute of the Architects of Ireland (RIAI) annual awards 2019.
2. Winner of Design Project of the Year at the KPMG Irish Independent Property Industry Excellence Awards 2019.
3. Winner of Architectural Project of the Year at the Irish Building & Design Awards 2019, also shortlisted for Commercial/Office Building Project of the Year.
4. Winner of an AAI Award from the Architectural Association of Ireland 2020.
5. Highly commended as a Regional Finalist in the National/International Civic Trust Awards 2020, Garden's was one of only two Irish finalists.



OPERA SQUARE

Capacity: 550,000 sq. ft.
Jobs: 3,000
Project Value: €275 million including site cost & planning.
Stage: An Bord Pleanála granted planning permission for the development in February 2020, and works commenced onsite in Q4 2020.



Project Summary

The 3.7 acre Opera Square project will be a landmark commercial development in a regional and national context and one that will reflect Limerick's status as a leading destination for inward investment.

The city block site will be developed at an estimate construction cost of €275m and is financed, thanks in the main to €170m funding from the European Investment Bank and the Council of Europe Development Bank. John Sisk & Sons commenced site clearance and enabling works in November 2020 and the next stage of

the development involving construction of the campus-wide basement and the 6 Storey LEED Platinum Office Building, known as One Opera Square is due to be awarded and commenced in Q3 2022.

A transformational project for Limerick, the fully developed mixed use site will act as an employment, social and cultural hub for the city. The One Opera Square and 14 Storey Landmark Office Buildings will be complemented by the New State of the Art City Library, an Aparthotel and a vibrant public realm space activated by restaurants, bars and open entertainment spaces. The project has ambitious sustainability goals exemplified by the conservation and

restoration of 16 historic buildings on the site which have been carefully incorporated into the new design. The development will incorporate the highest standard of building energy performance focusing on renewable energy and carbon reduction exemplified by the office buildings which will be LEED Platinum Accredited. The project will be delivered over a 5 year period and is expected to be fully complete by the end of 2025.

Opera Square will be a key driver for increased economic activity in the City Centre with potential to deliver significant employment opportunities and act as a catalyst for other major city centre investment.

TROY STUDIOS

Capacity: 340,000 sq. ft.,
Jobs: 700+
Stage: Project completed

Project Summary

Troy Studios is a statement of the ambition and success of Limerick and how Limerick Twenty Thirty DAC's involvement with a property can succeed in bringing new life into a property and great jobs. This former 340,000 sq. ft. manufacturing site in the National Technology Park, Castletroy, lay idle for several years on the outskirts of Limerick city, it was acquired by Limerick City and County Council and through Limerick Twenty Thirty was repurposed.

Limerick recognized its potential and the concept for this now fully operational film hub was conceived when it was used



as a venue for a number of critically acclaimed shows/ events during Limerick's hugely successful National City of Culture programme in 2014.

This provided the catalyst for Troy Studios and was transformed into an acclaimed film hub that has since been working on big-budget productions such as Netflix/NBC Universal's Nightflyers and the Apple original drama 'Foundation', creating over 500 jobs.

The studio, which was owned by Limerick Twenty Thirty, has since been acquired by the world's

leading media real estate and studio services organisation, a joint venture of Hackman Capital Partners and Square Mile Capital Management. This partnership owns the world's largest independent studio and media portfolio, which now includes 360 sound stages within its MBS Group network of 65+ locations across 46 cities and four countries. This innovation by Limerick and its property development arm Limerick Twenty Thirty DAC has successfully been shown by its ability to bring a former building back into use and create employment.

CLEEVES RIVERSIDE QUARTER

Capacity: 10 acres Mixed use
Jobs: Up to 4,000
Project Value: €300 million
Stage: Masterplan



Project Summary

Cleeves Riverside Quarter is a strategic brownfield site in Limerick City centre. Located adjacent to the Condell Road, which is a main access route to the city, and the river Shannon, this potential gateway site extends to approximately ten acres overall and has a number of distinct character areas. These include the Cleeves factory site, the Shipyard site and the Salesian's site.

The site has been in use since the mid-nineteenth century and a number of the original buildings remain. These include the 150ft brick chimney stack and the 4 storey cut limestone Flaxmill building both of which are considered landmark features for the site.

Cleeves Riverside Quarter has the potential to provide a mixed use scheme of residential, commercial, educational and cultural accommodation

alongside a new riverside public realm for locals and visitors to enjoy.

The Project Team of Designers, Planners and Project Managers were appointed in September 2020 with progress to date including a comprehensive site analysis and Options Appraisal in 2021 with the Preliminary Business Case completed in March 2022. The Master Plan for the site is due for completion in Q1 2023.

MUNGRET PARK

Capacity: 60 acre/850 units
Stage: Planning Application
Completion: Phase 1 252 units complete by 2025



Project Summary

Limerick Twenty Thirty has taken the first step towards one of the largest residential projects outside the capital by delivering a framework plan and preparing a planning application for residential development on the lands adjacent to Mungret College.

Located less than ten minutes from the city centre, the site, which will have the capacity for up to 850 residential units, will significantly boost Limerick's residential market, supplementing other private and public developments elsewhere in the city.

The 60 acre site is located on the grounds of the former Mungret College and associated buildings. The initial 252 unit first phase of the development is in the planning process. The project will be part of a wider, multi-serviced campus complete with already developed schools, a public park, play-ground area and existing residential all adjacent to it.

Mungret is a priority area within the Limerick Metropolitan district and is a zoned urban extension of Limerick city under the Southern Environs Local Area Plan.