Prime Galway Office Investment Opportunity

Alcantara

Bonham Quay, Galway

CUSHMAN & WAKEFIELD

Alcantara is a landmark, highly sustainable best-in-class Grade A office building in the heart of Galway City.

Alcantara offers the opportunity to acquire Galway's premier office building overlooking Galway's historic harbour

Best in class waterfront office building with panoramic views.

Situated in **Galway's prime office location**, close to all transport links.

Multi-let eight storey over basement office building extending to approximately **6,596 sq m (70,997 sq ft)**.

100% Occupied to Institutional Grade Covenants with parent company guarantees.

Tenants include **Genesys, CVS Health, Liberty Information Technology** and **H91 Fitness**.

Total annual rent of **€2.388m per annum**.

Reversionary potential to €2.75m within the next 18 months (15% increase).

Weighted average unexpired lease term is **11.68 years to expiry/ 6.68 to break**.

End of trip facilities finished to the **highest specification**.

ESG Leading Building

GALWAY IN FOCUS

Ireland's cultural capital and third largest city with a county population of over 277,737.

A highly accessible and connected location, approximately 210 km west of Dublin, 85 km north of Shannon international Airport and 90 km south of Knock Airport.

Galway, the largest city on Ireland's Atlantic coast, is the nearest European city to North America and has developed a reputation for its educated and talented workforce. The city benefits from a strong student population with students of University of Galway and ATU Galway accounting for approximately 20% of the population during term time.

Galway is an attractive business location due to its skilled workforce from local universities, established med-tech and ICT sectors, thriving innovation hubs and supportive entrepreneurial ecosystem. This highly-educated and creative workforce has helped it become a global centre of excellence for med-tech. Galway has fast become a major technology hub with leading names such as SAP, Cisco, EA Games, Valeo, Fidelity and Aspect Software calling it their home. More recently US health data platform Datavant, Irish medtech Aerogen and UK chip company Arm have expanded to Galway.

The Alcantara building is located at the forefront of the Bonham Quay office development, overlooking Galway's Docks. Bonham Quay comprises a mixed use development of modern office buildings with complimentary retail units and 8,500 sq m of landscaped space. Bonham Quay further forms part of the Augustine Hill regeneration which includes the redevelopment of Ceannt Station proposed to include the development of a 186 key hotel, 345 bed purpose built student accommodation, new pedestrianised streets, retail, café, cinema and cultural spaces.

Alcantara is located within 350 metres of Eyre Square, Shop Street and William Street, on the doorstep to many of Galway's well known amenities.

TRANSPORT LINKS

By Road
Galway is linked by motorway (M6) to Dublin with a journey time of 2 hours and by motorway (M18) to Limerick with a journey time of 1 hour.

By Rail
Galway Ceannt train station is located at the south end of Eyre Square and 400 metres north of Bonham Quay, providing rail services directly to Dublin and Limerick, in turn providing daily connection routes to Waterford, Cork, Tralee and Clonmel.

By Bus
Aircoach, Bus Eireann, Citylink and GoBus offer regular daily services between Dublin and Galway, with Bus Eireann and CityLink serving the Galway - Limerick route.

By Air
Shannon International Airport is located approximately 85 km south (1 hour drive time) of Galway city centre, with Ireland West Airport at Knock, County Mayo is approximately 90km, both serving the west of Ireland region. Shannon offers daily flights to the US and key European cities.

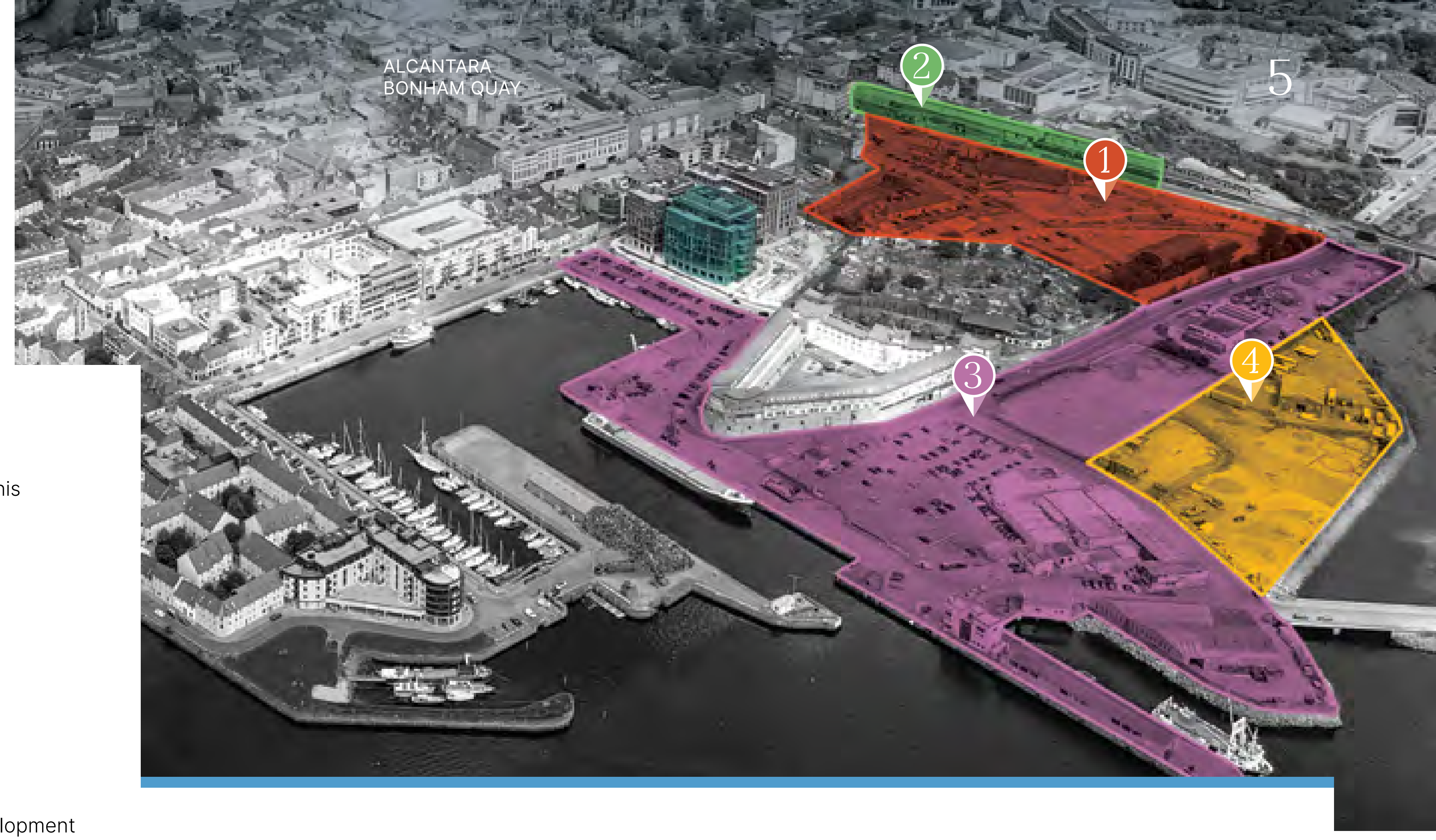
GALWAY

A city undergoing major transformation with over €1 billion being invested in the next five years

Galway is experiencing unprecedented inward investment, driven by large-scale urban regeneration projects that will redefine the city's core and waterfront. At the heart of this transformation is the Alcantara building and Bonham Quay.

These projects collectively aim to:

— Expand Galway's city centre.
— Boost economic growth and job creation.
— Enhance connectivity and transport infrastructure.
— Create a world-class waterfront destination.



1 Augustine Hill Masterplan

The proposal for Augustine Hill comprises a mixed-use urban regeneration development on a 3.64ha site, arranged over 10 blocks (including six residential towers) with an overall proposed gross floor area in excess of 125,000 sq m.

The mix of uses includes:

- Residential (260 apartments).
- Retail (26,449 sq m) over 1-3 levels comprising 28 retail units and two department stores.
- 189-bedroom hotel (9,010 sq m).
- Cafes and restaurants principally contained within the adapted and extended Protected Structures of the Train Shed and the Stables, as well as in the Dining Terrace other uses including a multi-use cultural space and community facilities.

2 Ceannt Station Upgrade

Irish Rail is investing €24 million to transform Ceannt Station into a modern, accessible transport hub to be completed in 2026.

Planned Enhancements

- Expansion from two to five platforms.
- New southern entrance and façade.
- Improved accessibility from Bonham Quay.

3 Galway Inner Harbour Masterplan 2025

Commissioned by Galway Harbour Company and designed by Scott Tallon Walker Architects, this plan aims to transform the Inner Harbour into a vibrant city-centre district.

Core Vision

- Extend the city centre to the harbour waterfront.
- Create pedestrian and cycle routes along rivers and coastlines.
- Develop a marine event space for international events such as:
  — The Ocean Race
  — The Tall Ships Race
- Integrate Galway's cultural identity into a distinctive place to live, work, and enjoy.

4 Amharc Atalia Housing Development

A partnership between the Land Development Agency and Galway Harbour Company to deliver 356 cost-rental and social homes in the Inner Harbour at Galway Port.

Project Highlights

- New public plaza.
- Landscaped coastal walking path.
- Communal gardens and play areas.
- Retail units and a crèche.

THE BEST OF GALWAY ON YOUR DOORSTEP

The Alcantara building is surrounded by a wide range of nearby amenities, making it an attractive location for businesses and professionals.

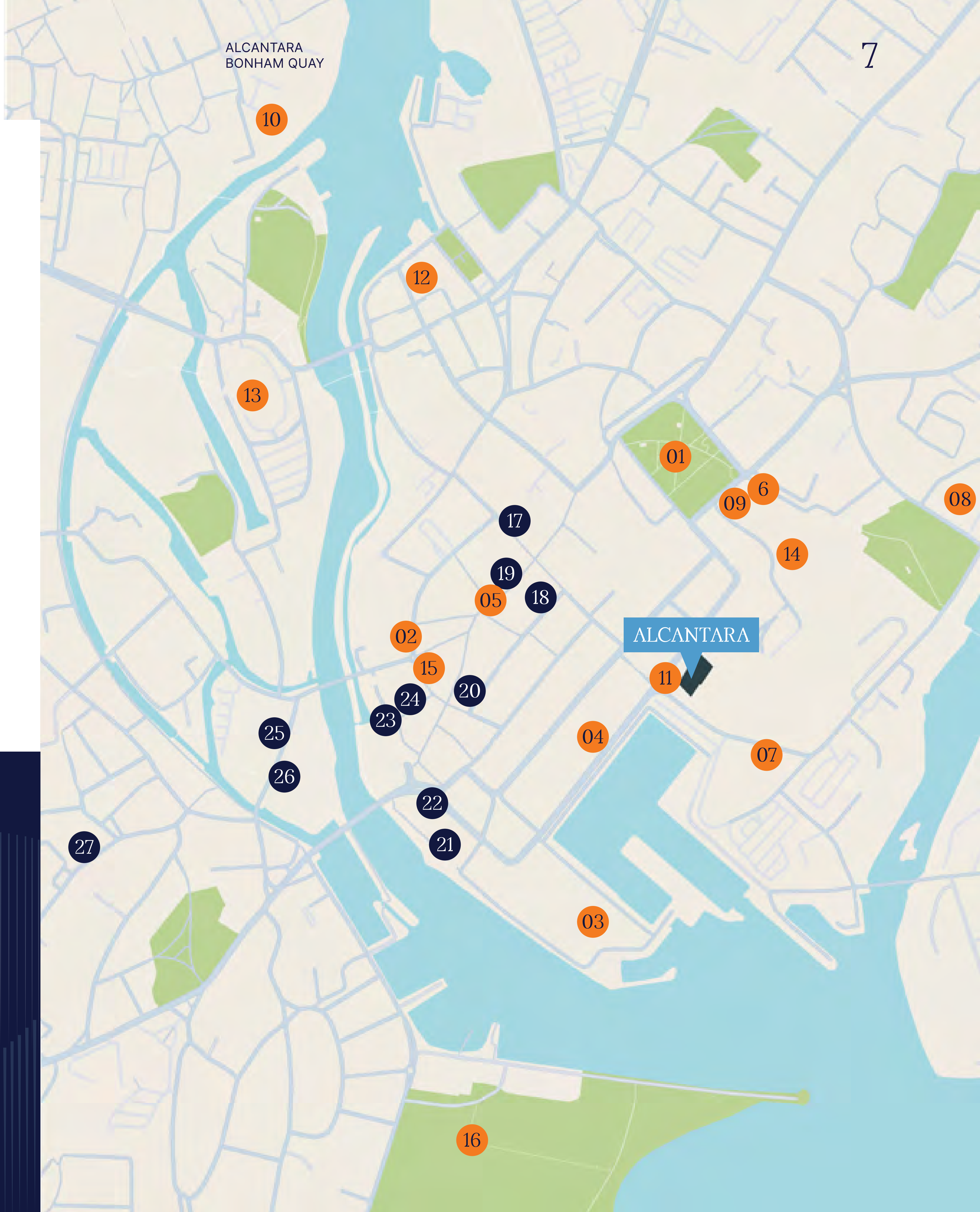
Amenities
01 Eyre Square
02 TFI Bikes
03 Galway Docks
04 Galway CBD
05 Shop Street
06 Galway Train & Bus Terminal
07 Harbour Hotel
08 Galmont Hotel
09 Hardiman Hotel
10 University of Galway
11 H91 Fitness
12 Townhall Theatre
13 Galway Cathedral
14 Ceannt Station
15 The Latin Quarter
16 South Park

Eating Out
17 Little Lane (located at Bonham Quay)
18 The Dough Bros
19 McCambridges
20 Cava Bodega
21 Ard Bia at Nimmos
22 Ré Nao
23 Kirwans Lane
24 McDonaghs Fish & Chips
25 Aniar - Michelin
26 Rouge
27 Kai - Michelin

CITY OF INNOVATION

You're in good company in a city where innovation flows from silicon to sea.

- ARM
- Siteminder
- Smartbear
- Rent The Runway
- Mathwork's
- Storm Aspect
- Genesys
- MetLife
- CVS Health
- Allergan
- EA Galway
- Fidelity Investments
- Oracle
- Xperi
- SAP
- Avaya
- PlanNet21 Communications
- PFH Technology
- Cisco
- Wood Group Kenny
- APC by Schneider Electric
- HP
- Vulcan
- Medtech
- Aerogen
- Portershed
- Galway City Innovation District
- Creganna Medical
- Merit Medical
- Celestica
- M&M Qualtech
- Slendertone
- Covidien
- Zimmer Bomet
- Boston Scientific
- Medtronic
- Advant
- Mylan Teoranta
- Chanelle Group
- Goodman Medical
- HID Global
- C&F Energy
- Port of Galway
- Marine Institute



ALCANTARA

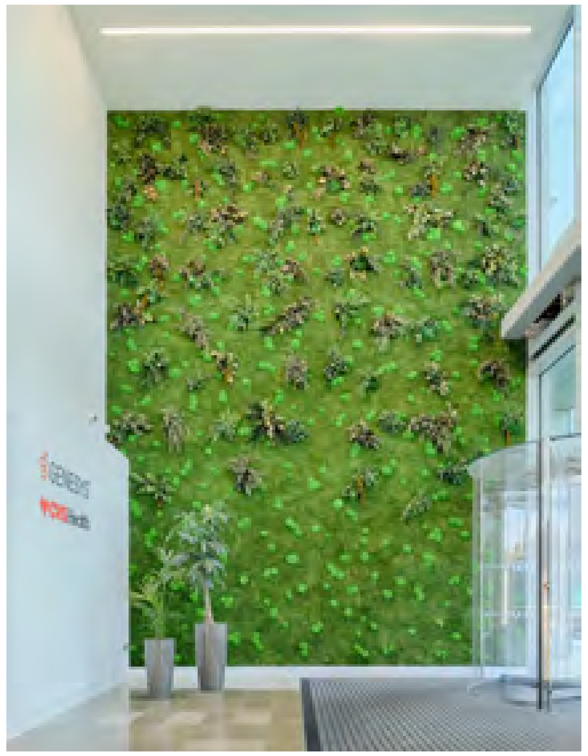
Set within the Bonham Quay mixed use development overlooking Galway Bay, Alcantara, completed in April 2022, is a best in class eight storey over basement Grade A office building incorporating a ground floor fitness unit.

The building benefits from external roof terrace and garden on the eighth floor.

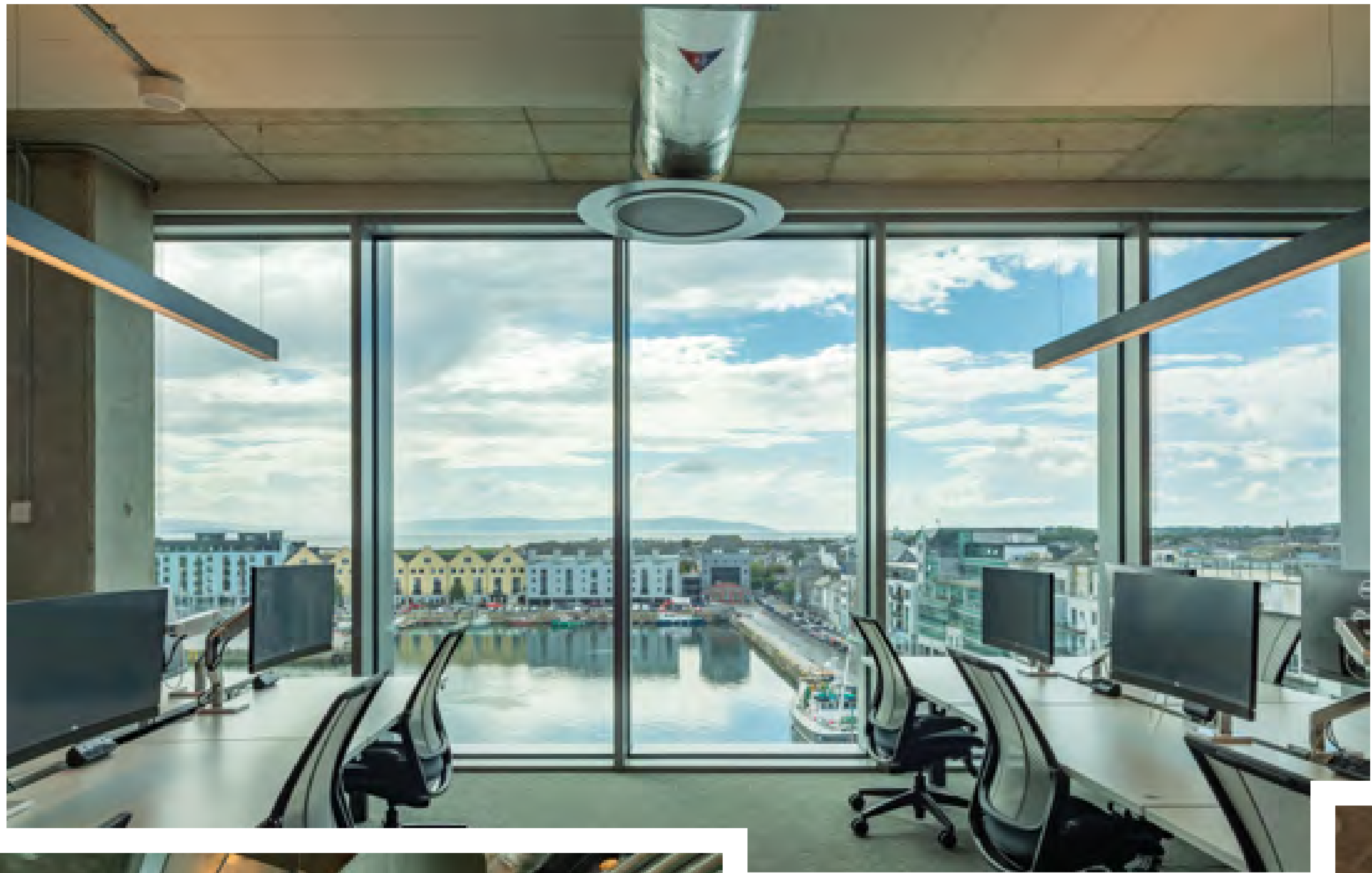
The building extends to a total floor area of approximately 6,596 sq m (70,997 sq ft) IPMS 3. Office accommodation extends to approximately 6,028 sqm (64,884 sq ft) IPMS 3 and the ground floor gym unit extending to approximately 568 sq m (6,113 sq ft).

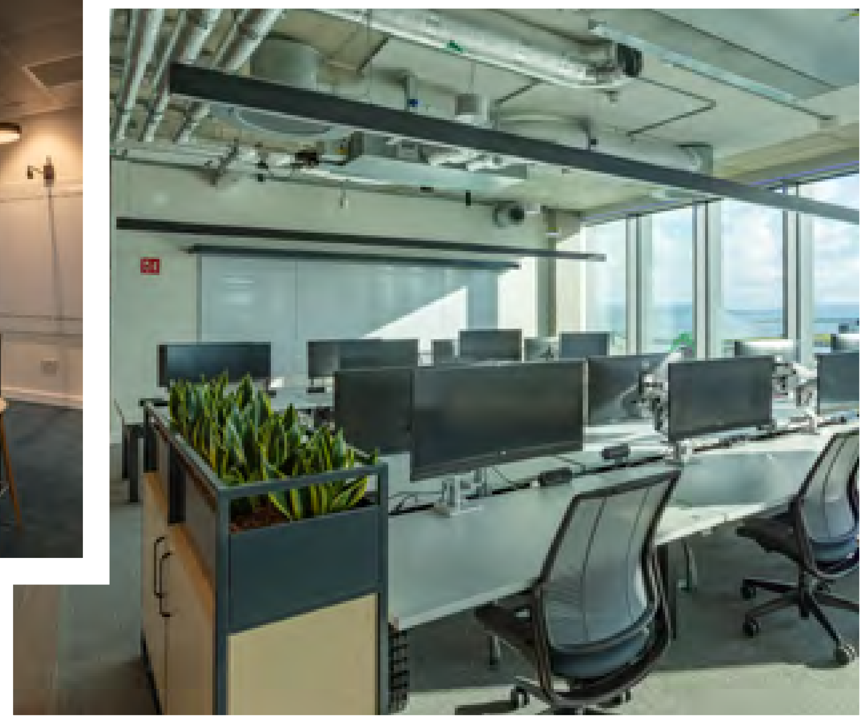
Internally, the floorplates are efficient in layout with panoramic views of Galway Bay. Key features include external terraces, an impressive double height reception area and high specification end of trip facilities that include showers, changing and bicycle parking facilities.

Alcantara stands out as one of Ireland's most sustainable office buildings, integrating environmental, social, and wellness principles into every aspect of its design and operation. Sustainability Credentials include LEED Gold, WELL Gold, BER A3, Wired Score Platnum and One Planet Living Leadership Status.



First impressions matter



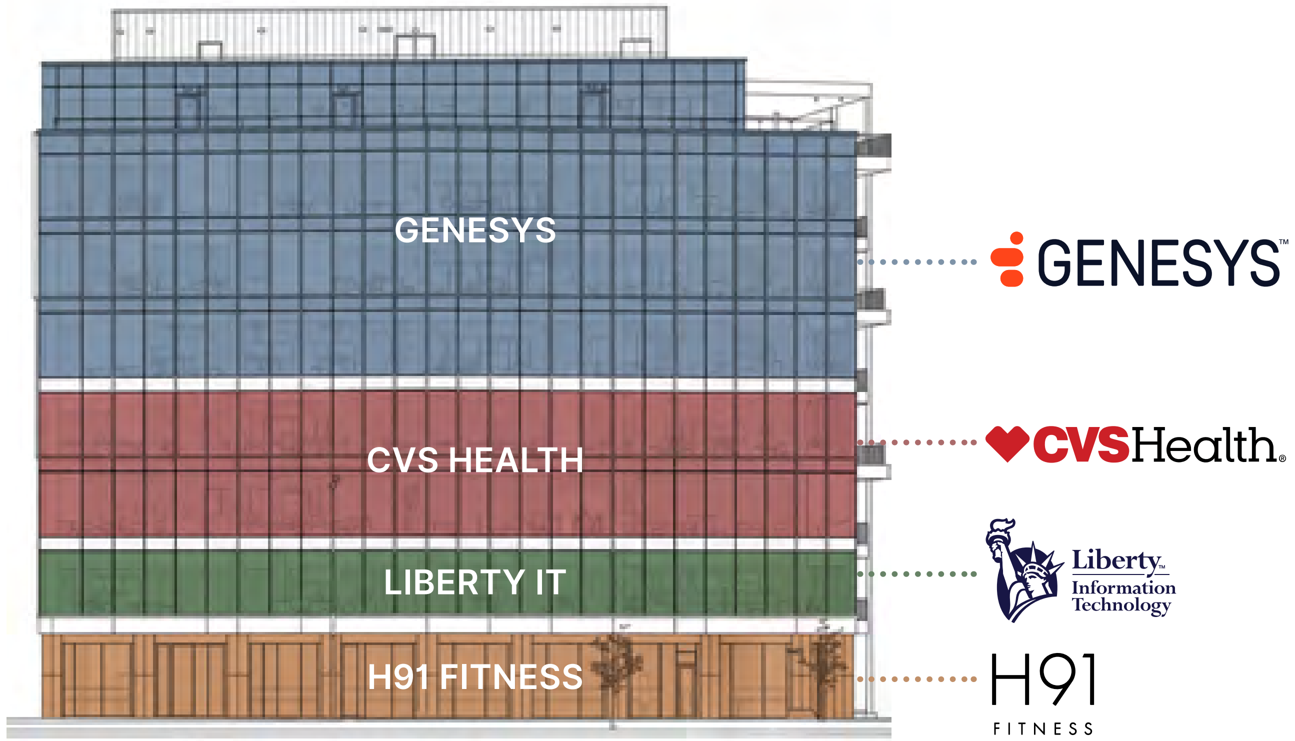


KEY FEATURES

- Alcantara forms part of the overall Bonham Quay campus extending to 34,405 sq m (370,000 sq ft).
- Central landscaped plaza extending to approximately 8,500 sq m (91,500 sq ft).
- Market leading ESG Credentials.
- Large sustainably designed green roof garden terrace boasting panoramic views over Galway Bay.
- Only One Planet Living Sustainability Framework building in Ireland.
- Full height glazing maximising natural light through the building.
- Double height reception.
- Dedicated shower and changing facilities.
- 14 No. secure basement car parking spaces.
- 304 No. secure bicycle parking spaces.
- 4 pipe fan coils with centralised energy and air handling plant at roof level.

TYPICAL FLOORPLATES

THE OCCUPIERS



SCHEDULE OF ACCOMODATION

	Demise IPMS 3	Sq m	Sq ft
Genesys	Seventh Floor	667.62	7,294
	Sixth Floor	907.04	9,763
	Fifth Floor	907.05	9,763
	Fourth Floor	906.84	9,761
CVS Health	Third Floor	907.62	9,770
	Second Floor	907.68	9,770
Liberty IT	First Floor	814.08	8,763
H91 Fitness	Ground Floor	567.93	6,113
	Total:	**6,596**	**70,997**
	Total cars: 14		

The property has been measured by Fergal Bradley & Co. Ltd accordance with the standard SCSI/RICS code of measurement practice and comprises the above Internal Property Management Standard's 3 (IPMS 3).

All intending purchasers are specifically advised to carry out their own due diligence in relation to the building measurement. Note, the above plan is provided on an indicative basis only.

TENANCY SCHEDULE

The Alcantara Building is multi-let to institutional quality tenants, with a total passing rent of €2,388,013 per annum

Demise	Tenant	IPMS 3 Sq m	IPMS 3 sq ft	Car spaces	Term commencement	Term	Rent Review	Rent review Type	Break Option	Lease Expiry	Passing Rent per annum
Ground Floor	H91 Fitness	567.93	6,113	-	12th September 2025	15 years	12th September 2030	Open Market	11th September 2035	11th September 2040	€152,829
First Floor	Liberty Information Technology Limited	814.08	8,762	2	27th September 2022	15 years	27th September 2027	Open Market	26th September 2032	26th September 2037	€310,194
Second – Third Floors	DDAT Ireland Technology Ireland	1,815	19,540	2	1st April 2022	15 years	1st April 2027	Open Market	31st March 2032	31st March 2037	€687,400
Fourth – Seventh Floors	Genesys Cloud Services Ireland Limited	3,399	36,582	10	18th February 2022	15 years	18th February 2027	Open Market	17th February 2032	17th February 2037	€1,237,590
Total				**14**							**€2,388,013**

THE OCCUPIERS

The building is fully leased by undoubted tenant covenants with parent company guarantees.

GENESYS

Genesys, is a global cloud leader in AI-Powered Experience Orchestration and cloud contact centre solutions. Founded c.1990 in the United States, the company sells customer experience and call centre technology to companies.

Genesys empowers more than 8,000 organisations in over 100 countries to improve loyalty and business outcomes by creating the best experiences for their customers and 6,000 employees.

Genesys recently announced $1.5 billion in new investment commitments from Salesforce and ServiceNow, with each company investing an equal amount, reinforcing the strength of Genesys as the strategic customer experience platform for all enterprises. This latest funding round valued Genesys at $21 billion.

Genesys began operations in Galway in 2018, quickly growing from fewer than 20 employees to over 350 in October 2022, opening its largest European R&D Centre in the city.

Genesys Cloud Services Ireland Limited is a wholly owned subsidiary of the Genesys group of companies with its ultimate parent company incorporated in the United States. For the year ending 31st January 2024 reported turnover of $392.06 million and net assets of $1.54 billion. Genesys account for approximately 51.8% of the passing income, guarantee in place from Genesys Cloud Services Holdings I, LLC.

Liberty Information Technology

Liberty Information Technology is part of Liberty Mutual Insurance, developing technologies exclusively for its parent company, Fortune Top 100 Liberty Mutual Insurance, which is a Boston based financial services group. The company employs in excess of 650 people across the island of Ireland, with offices in Belfast, Dublin and Galway. Liberty Information Technology Limited for the year ending 31st December 2023 reported turnover of £72.72 million, net profit of £7.765 million, cash reserves of £27.53m and net assets of £30.99 million. The company has a Dun & Bradstreet credit rating of 4A1. Parent company guarantee in place from Liberty Mutual Group Inc.

CVS Health

CVS Health company is a leading US healthcare technology platform. Originally occupying the Alcantara as Signify Health, opening their Galway office in June 2023, their first operation outside of the United States. CVS Health has recently rebranded following the CVS acquisition of Signify Health in March 2023 for a reported $8 billion. The acquisition was one of CVS's strategy of expanding its healthcare services businesses.

CVS Health is well known as America's largest pharmacy chains with over 9,900 stores. Founded in 1892, the company has in excess of 200,000 employees globally.

As at 10th October 2025, CVS Health had a market cap of $98.8 billion and for the year ending 31st December 2024, the company reported turnover of $372.8 billion and an EBITDA of $13.7 billion.

The tenant entity DDAT Ireland Technology Ireland is a wholly owned subsidiary of CVS Health Corporation and represents approximately 28.8% of the passing income. For the year ending 31st December 2024, the company reported turnover of €17.9 million, net profit of €3.42 million, cash reserves of €6.69 million and net assets of €5.91 million. The company has a Dun & Bradstreet credit rating of 2A1. Guarantee in place from Signify Health LLC, a subsidiary of CVS Health.

H91 FITNESS

H91 Fitness is coming soon to Bonham Quay John Greaney brings a bold new look to Galway's docklands with the launch of H91 Fitness. H91 Fitness is Galway's newest boutique gym, blending elite training, community vibes, and modern wellness under one roof.

Expert-led classes: From strength and conditioning to yoga and HYROX-inspired sessions together with Wellness Bar and Members Lounge.

Computer-generated images for guidance only.

SUSTAINABILITY FOCUSED

ONE OF THE GREENEST BUILDINGS IN IRELAND

Sustainability has been one of the key design principles of Bonham Quay and the Alcantara Building, carefully designed to achieve LEED (Leadership in Energy and Environmental Design) Gold certification accreditation.

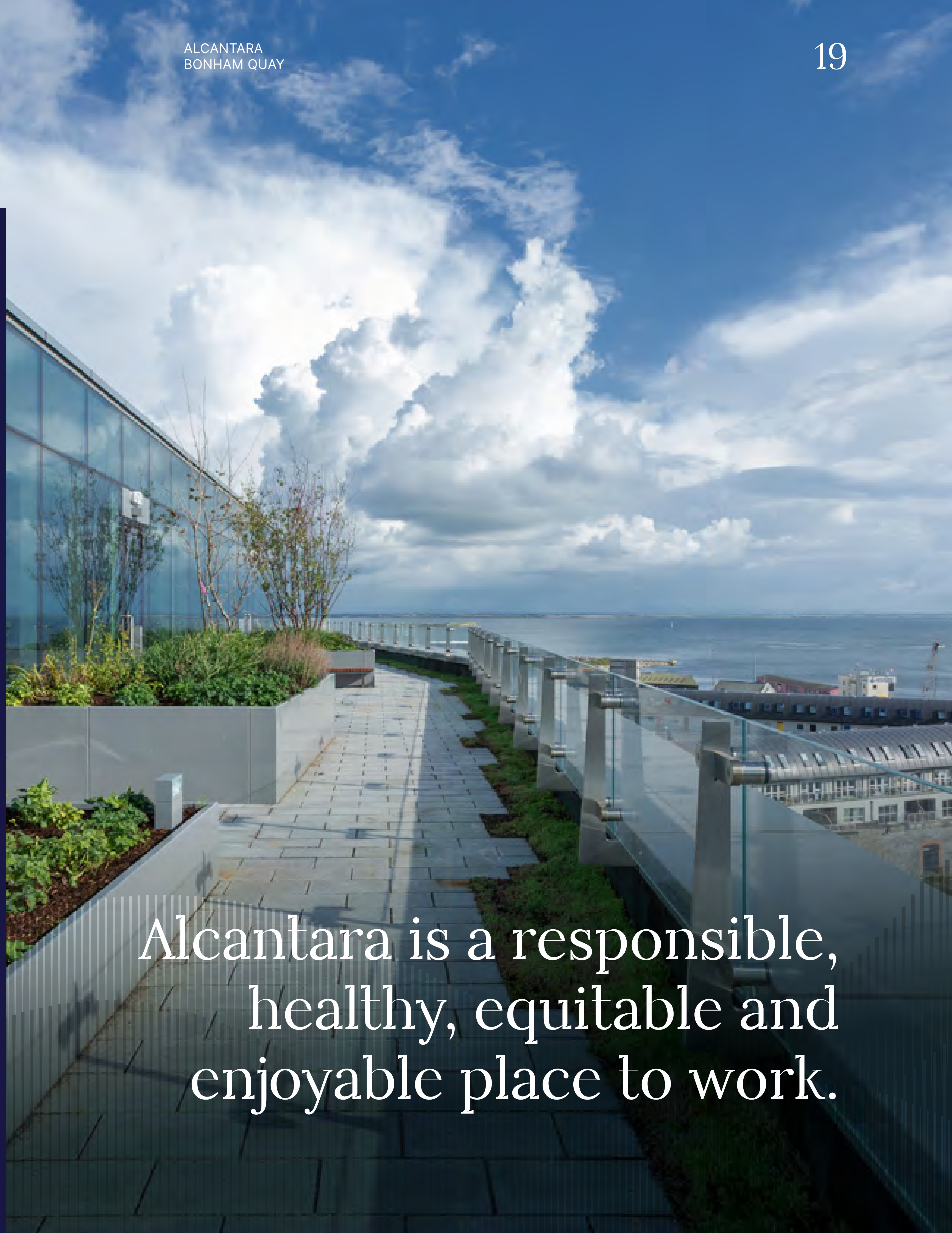
This illustrious seal of approval is now recognised around the world as the benchmark of green building standards. Every facet of this development has been carefully considered around factors including water efficiency, energy use, atmosphere, materials, resources, indoor environmental quality and operations.

The Alcantara Building has been designed to achieve gold in the WELL Building Standard®. This distinguished performance-based system measures, certifies and monitors how the features of a development's environment impact human health and wellbeing. As such, it was fully considered when designing systems that look after air, water, nourishment, light, fitness, comfort and even the mind. Bonham Quay and the Alcantara Building have also been designed to achieve a Platinum standard in the WiredScore Standard and a BER A3 Rating. What's more, Bonham Quay and including the Alcantara Building are the only developments in Ireland to adhere to the acclaimed Planet Living framework. This really is building for a better tomorrow.

The Alcantara Building is operated in accordance with the principles of One Planet Living.

One Planet Living®

One Planet Living is a sustainability framework developed by the charity Bioregional. The principles of the One Planet Living framework bring sustainability to life in communities and developments around the world.



Alcantara is a responsible, healthy, equitable and enjoyable place to work.

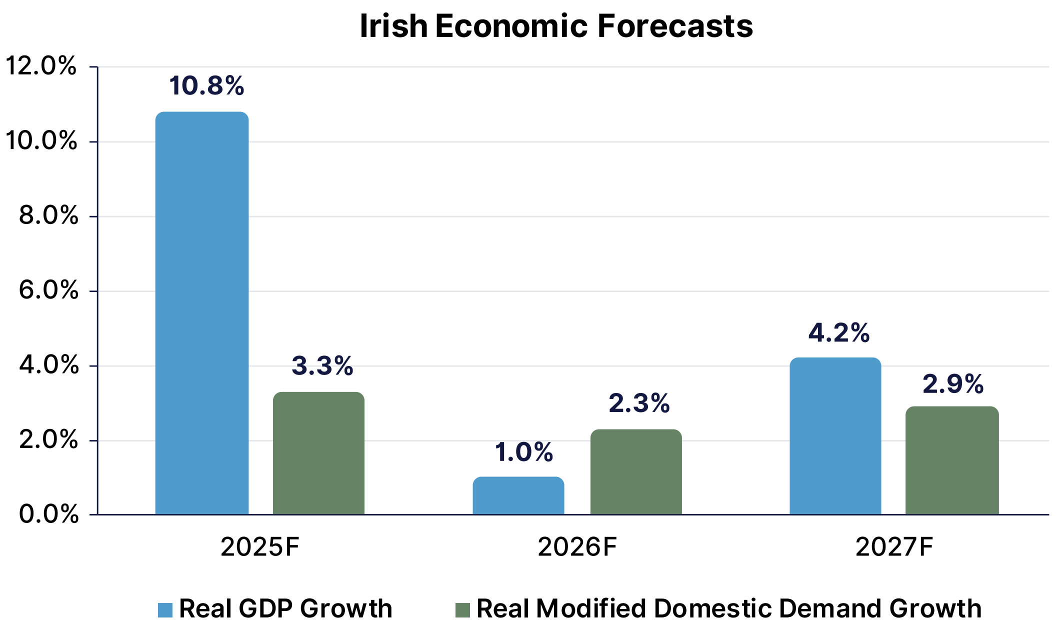
ECONOMY & MARKET OVERVIEW

The domestic economic backdrop remains solid; Modified Domestic Demand was up 3.8% year on year in Q2 2025, unemployment remains low at 4.7% and wages have grown in excess of inflation so far this year, approximately 5.3% yoy in Q2 versus September's +2.7% print for inflation.

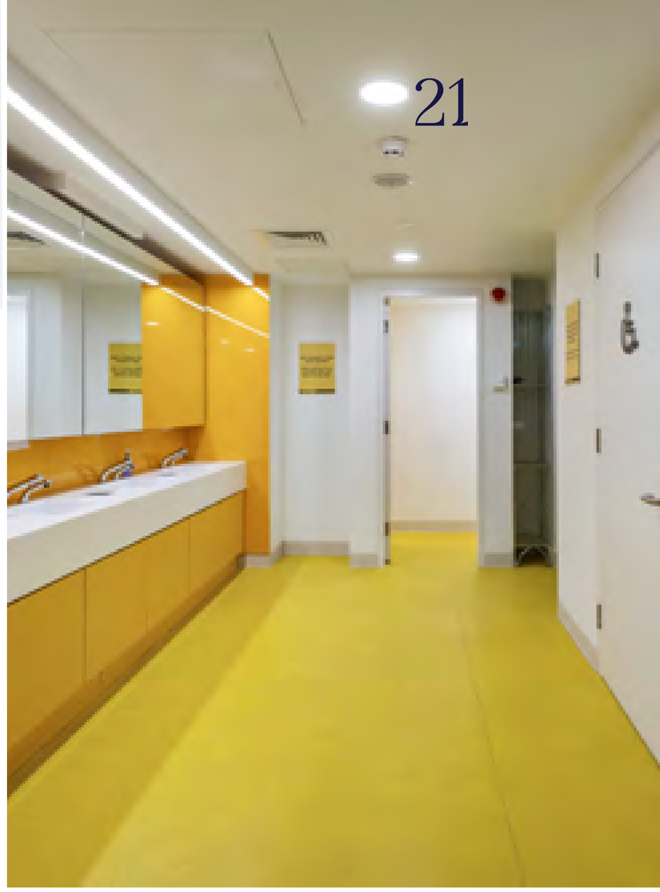
Continued growth in domestic savings (€165 billion on deposit in June 2025) and lower interest rates also help. GDP in the first half of the year has been massively skewed by frontloading of exports ahead of the US introduction of trade tariffs, expanding by a reported 22.2% year on year in Q1 2025.

Department of Finance currently forecasting MDD (Modified Domestic Demand) growth of 2.5% and 2.8% respectively for 2025 and 2026 – under a tariff scenario it models MDD to grow at 2% and 1.75% respectively for 2025 and 2026.

Based on the current market implied expectations, interest rates are close to the bottom of the cycle. Current Euribor futures are implying one more interest rate cut and interest rates to remain at that level through the end of 2026.

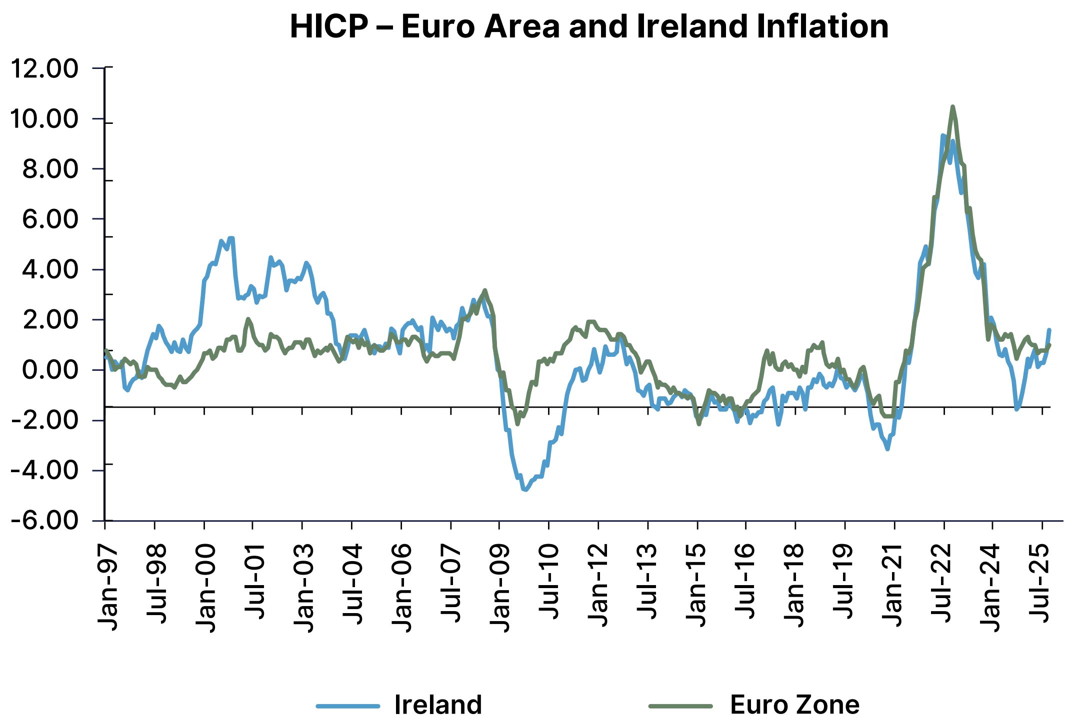


Source: Ireland Dept. of Finance, October 2025



Although Irish price pressures have eased significantly over the past two years and currently sit below the 2.0% target rate, there has been an uptick in headline inflation from a low of 0.0% y/y in September 2024 to 1.6% y/y in June 2025. Eurostat reports that euro area inflation stood at 2.0% y/y in June, which was a moderation from a six-month high of 2.5% y/y in January. Moreover, core inflation has slowed to 2.0% y/y, which was down from the high of 2.8% y/y in January.

The slowdown in inflation led the European Central Bank to begin cutting interest rates from June 2024, with the main deposit rate now standing at 2.00%



GALWAY OFFICE MARKET

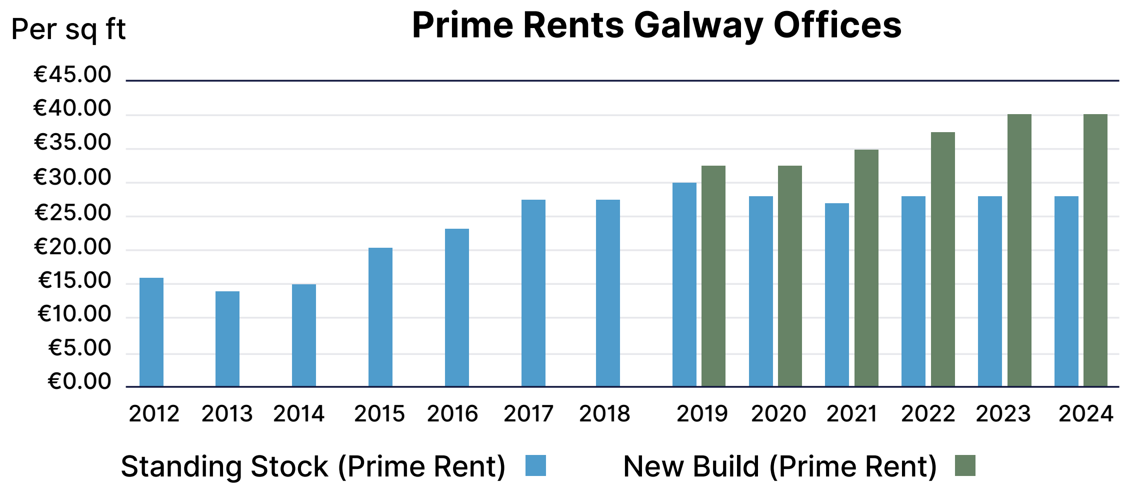
Galway has emerged as a dynamic location for FDI in Ireland, driven by its strengths in Med Tech, life sciences, ICT, and sustainability-focused innovation.

The city benefits from a strong talent pipeline, world-class research institutions, and a vibrant entrepreneurial ecosystem. IDA Ireland aims to attract 100 new investments into the West of Ireland by 2029, with Galway playing a central role.

Galway has welcomed a number of high-profile new entrants to its office market in recent years — including Diligent, CVS Health, Genesys, Site Minder, Math Works, Evernorth, Liberty IT, and Datavant — further strengthening its position as a vibrant hub for technology and innovation. Galway's innovation hubs — such as Portershed, Platform94, and university-linked incubators — are fostering a vibrant ecosystem for startups and tech firms which is highly Galway's attractiveness as an office location.

Galway is increasingly seen as a viable alternative to Dublin, offering competitive rents and a high quality of life which is evident forecast continued growth in FDI and Strong Occupier Sentiment.

Galway has a market stock of 338,200 sq m (3.64 million sq ft) with the majority being older stock dating from the 1980/1990's. When analysing available office stock by BER grade, approximately 33% of current availability is rated A or B. This marks a notable shift from the previous year and suggests that higher-quality space is being actively absorbed, highlighting the growing importance of sustainability and modern design in occupier decision-making.



The overall gross vacancy rate at the end of Q3 was 6.8%, below the five- and ten-year averages of 7.0% and 7.4%, respectively. No new office developments are currently under construction in Galway, and approximately 60% of existing stock falls below A-rated standards, only 47,943 sq ft is LEED Gold. This underscores the growing demand for best-in-class office accommodation, particularly those offering efficient floorplate design, strong sustainability credentials, and premium tenant amenities. It also should be noted there is currently no new office stock under construction, this follows a robust development cycle between 2021 and 2024 that significantly enhanced both the quality and capacity of the local office landscape

Crucially, this remains well below the long-term average of 11% since our data series began in 2003, reflecting a relatively tight market and continued occupier interest.

In light of limited new supply, Galway's prime office schemes, such as Bonham Quay, have set new rental benchmarks, reaching €430 per square metre (€40 per sq ft), reflecting strong occupier demand. With a tight vacancy rate, rising rents, and strategic developments in the pipeline, Galway is poised for a strong upward trajectory in its office market. The combination of innovation, investment, and infrastructure makes it a compelling destination for occupiers.

Further Information

Title
Effective Freehold Title

Viewings
All viewings are strictly by appointment via the sole agents Cushman & Wakefield

BER
BER A3

Data Room
Interested parties will, at the Vendors discretion, be provided with access to a dedicated Data Room.

Method of sale
Private Treaty. For the avoidance of doubt, please note that this is an investment sale, and the tenants are not affected.

Sole Sales Agents

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