



25 March 2021

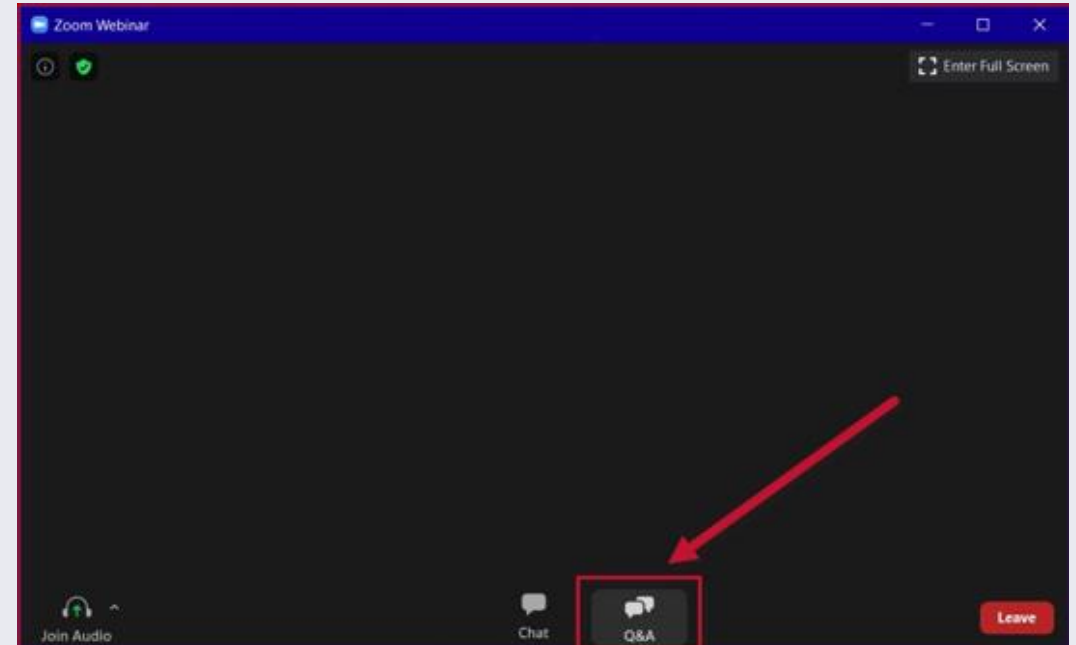
Bailey Gibson and Player Wills Project

Hines



Introduction

1. Site Overview
2. Phase Three
3. Local Community Benefit
4. Q&A



Site Overview

Player Wills, Bailey Gibson and St. Teresa's Gardens site



Dolphins Barn

The Coombe Hospital

St. Teresa's Gardens

Donore Avenue

Bailey Gibson Site

St Teresa's Church

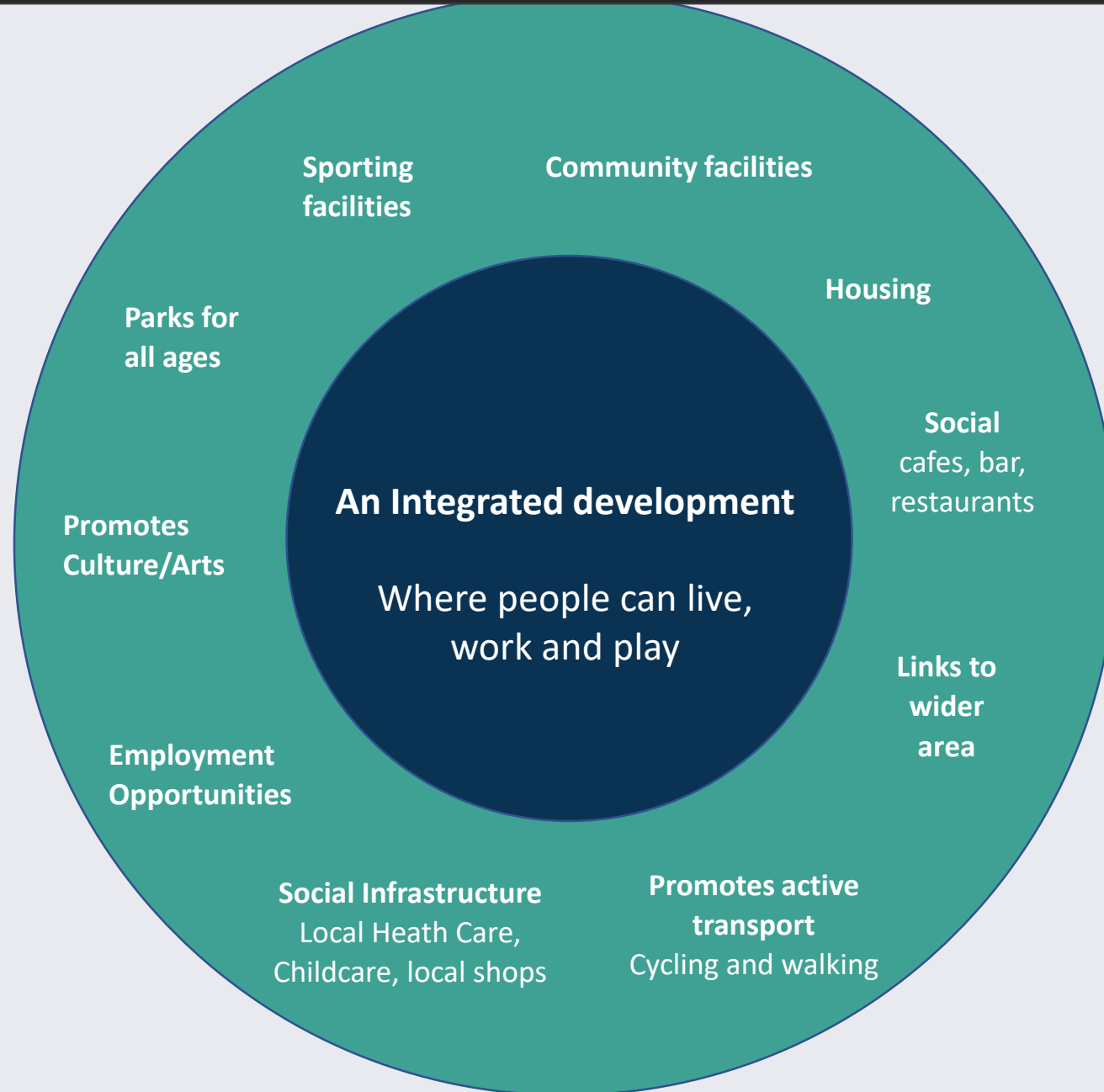
Player Wills Site

St. Catherine's
National School

South Circular Road

Indicative boundary line

The Vision for the site

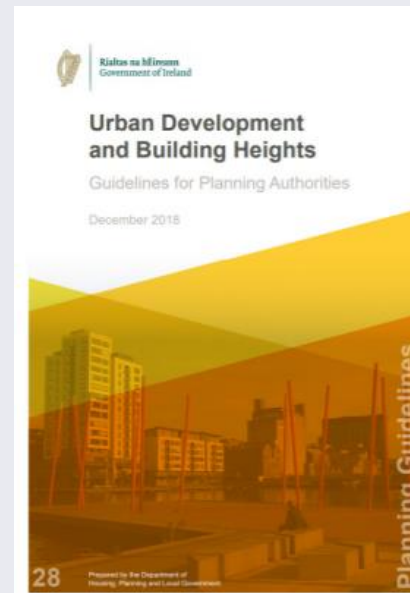
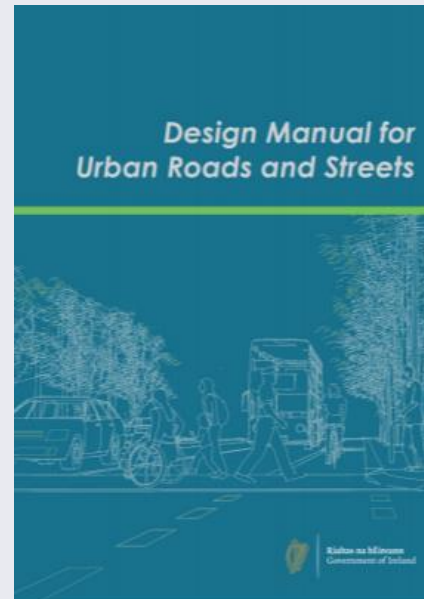
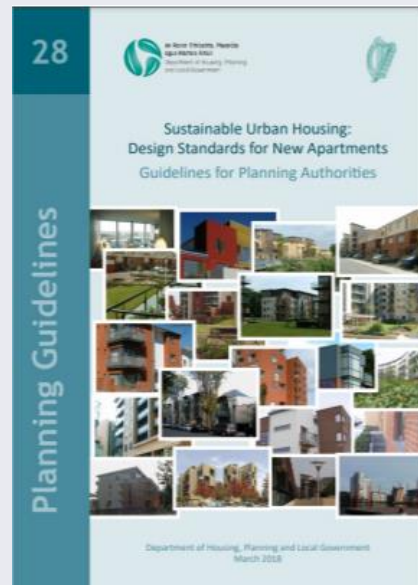
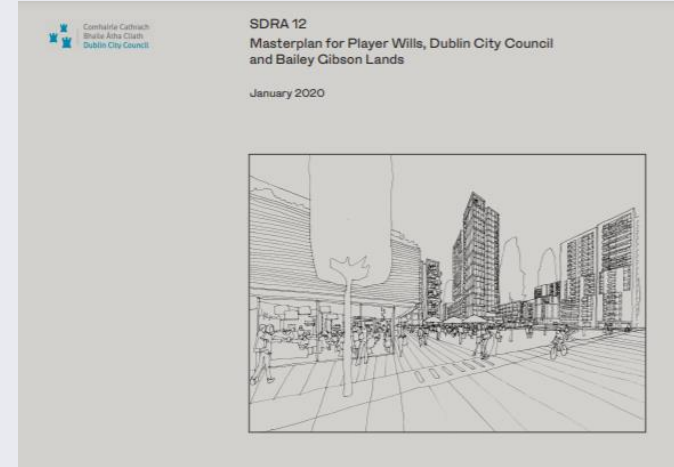
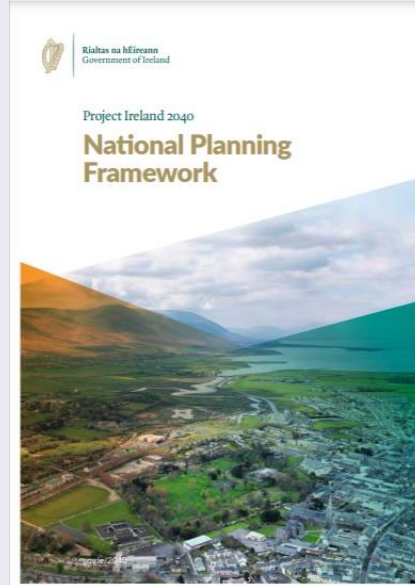


City Context: Planning Guidance

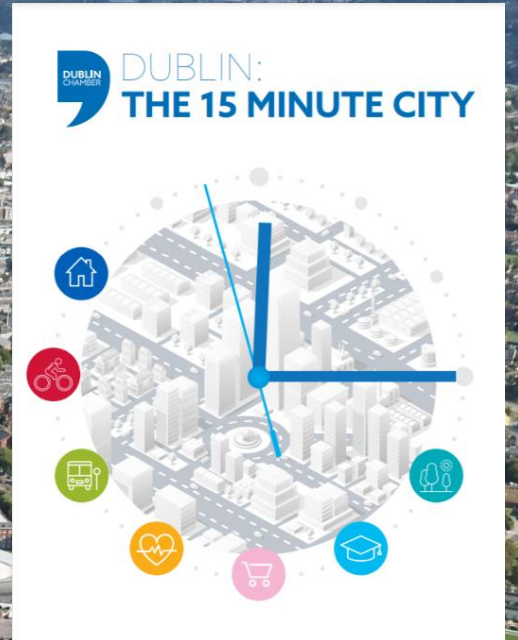
National Planning Framework 2040

Dublin City Development Plan 2016 - 2022

Strategic Development and Regeneration Area, SDRA 12



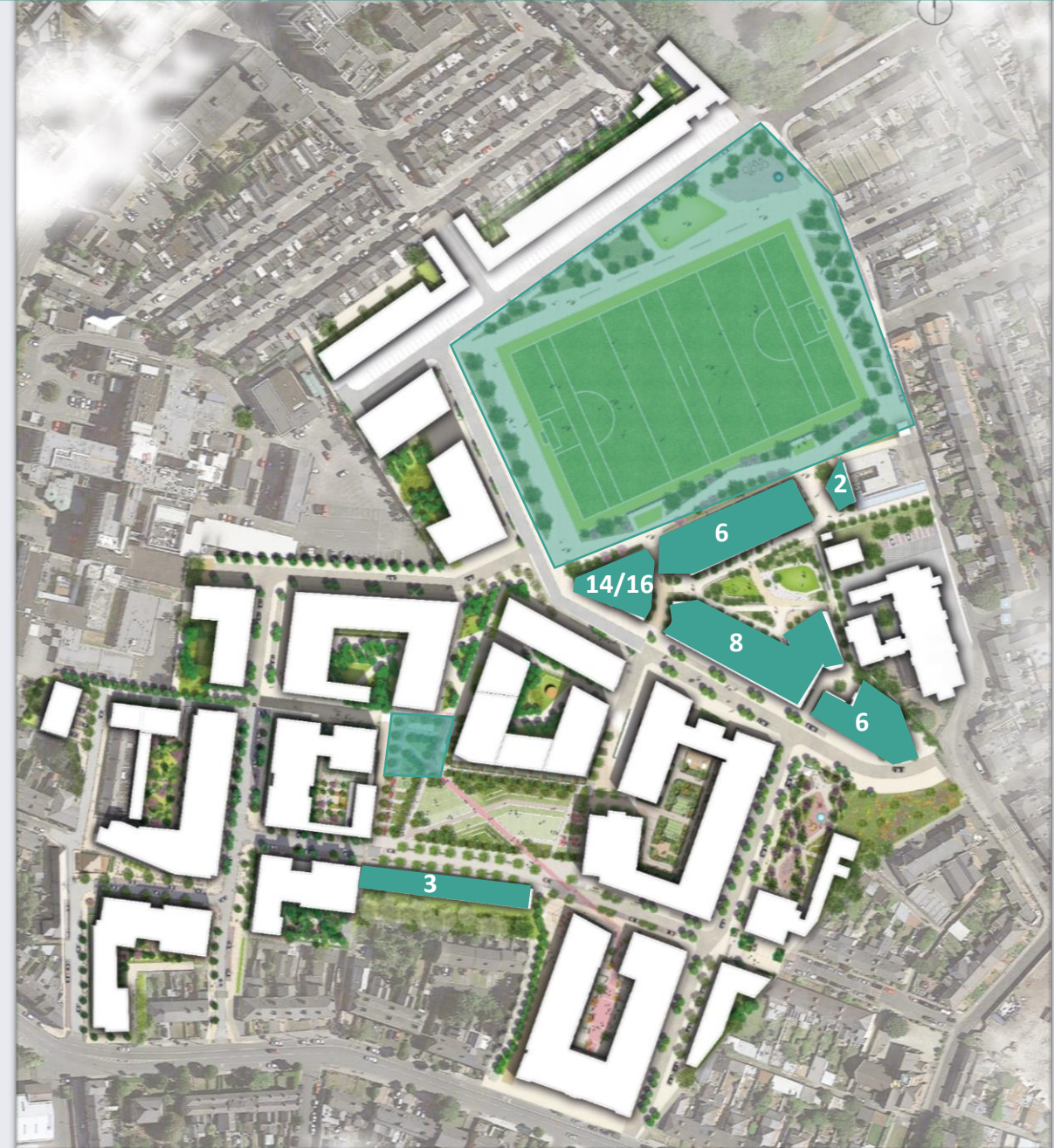
15 minute City



Phase Three

What will be delivered as part of the Phase 3 application?

- Municipal Playing Pitch
- Playground
- Extension to the Players Park
- St Teresa's Church + Parish Centre
- Community Facility + Changing rooms
- Creche facility
- Retail facility
- 6 new buildings
- 403 new homes



Phase 3: Housing



403 new apartments ranging from studio, 1 bed, 2 bed, and 2 bed duplexes with balconies

Studio: 40
1 Bed: 247
2 Bed: 107
2 bed duplex: 9



Co-working space, residents lounge, entertainment kitchens and dining rooms, gyms



10% of the site will be social housing

Typical apartment layouts across the three phases

Typical 1 Bed



Typical 2 Bed



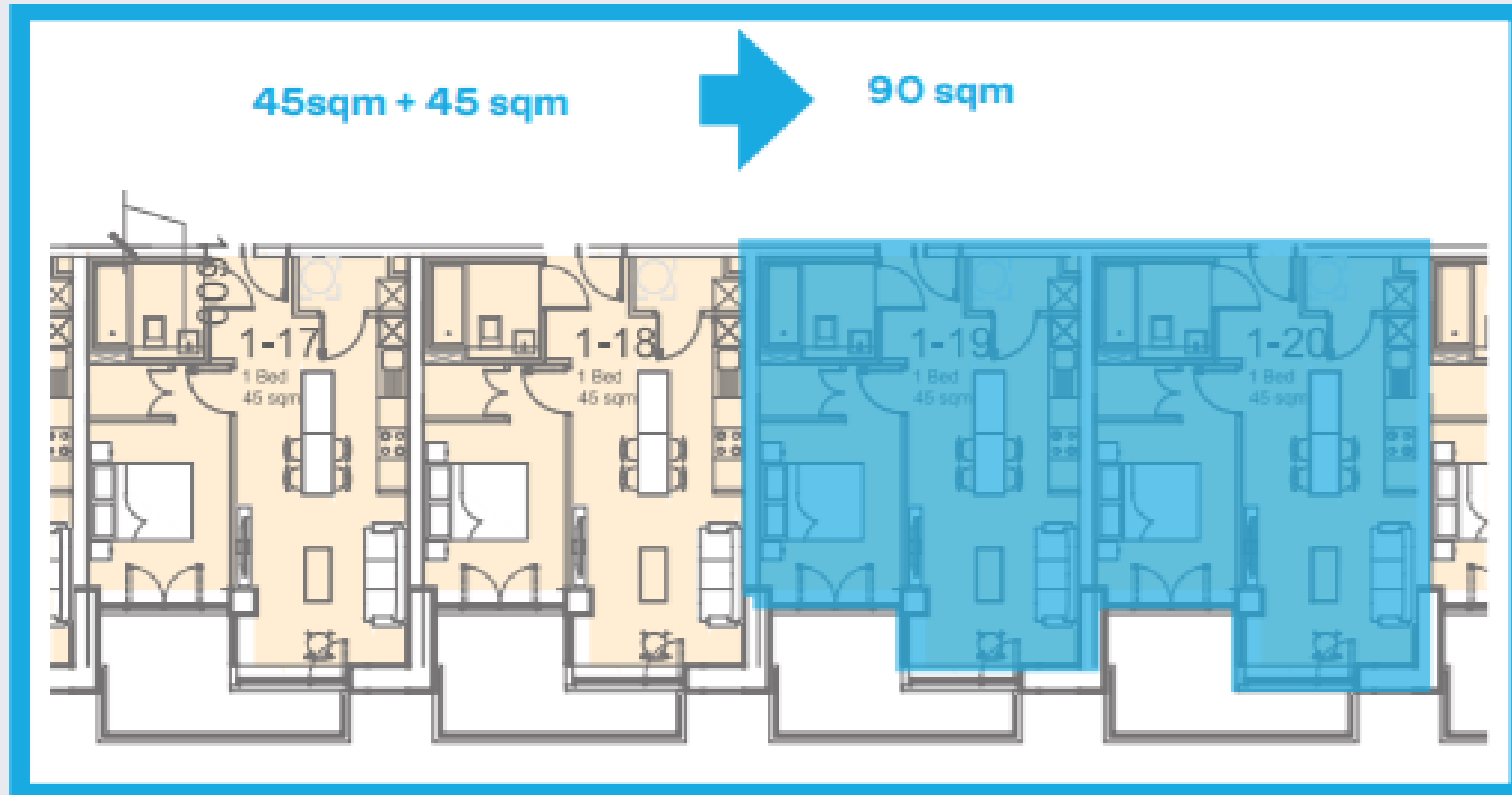
Typical apartment layouts across the three phases

Typical 3 Bed





Future Proofing Across the Three Phases

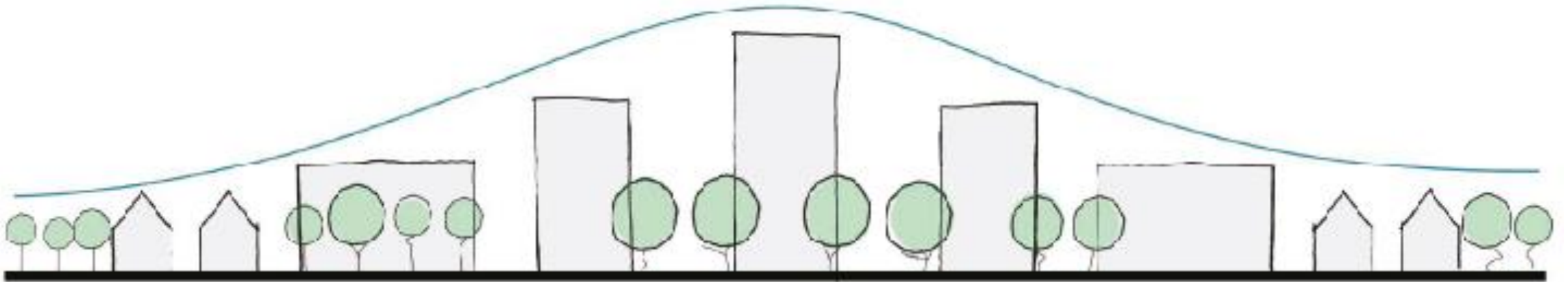


Resident Amenities Across the Three Phases

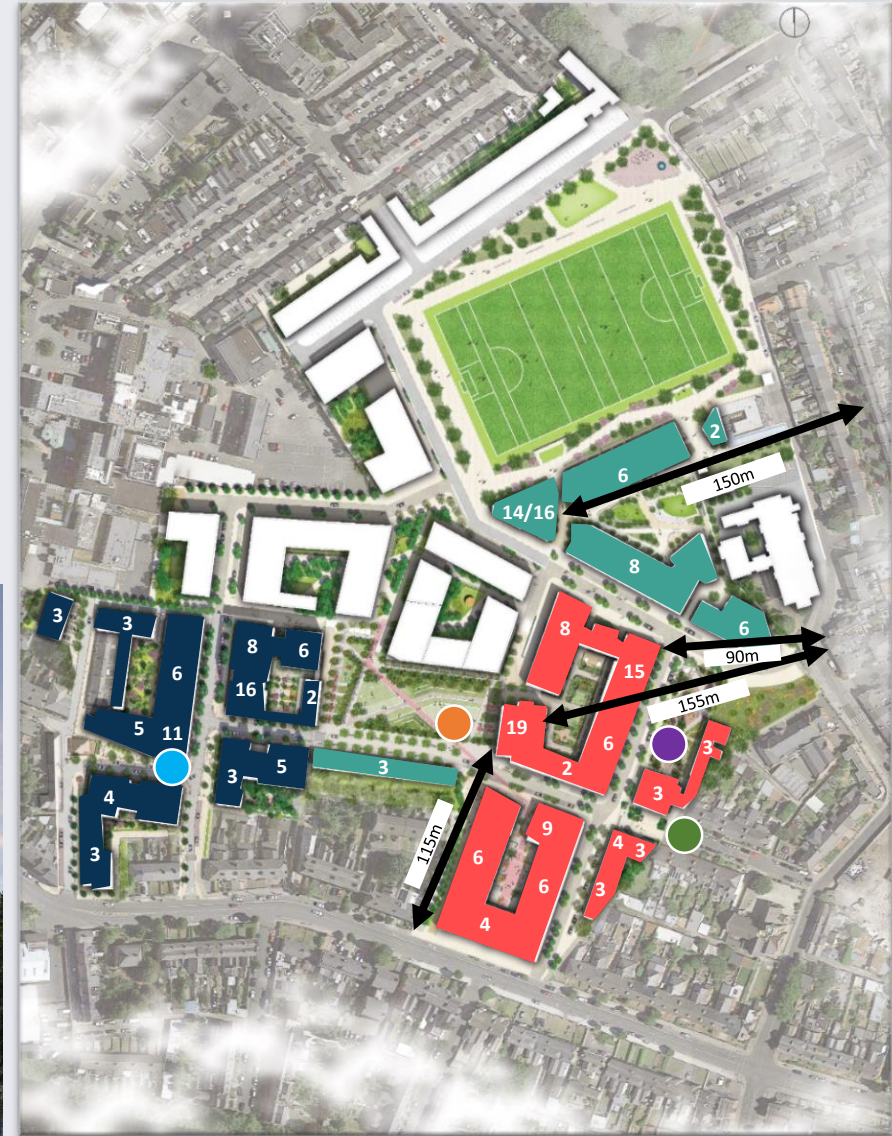


Please note that all images displayed are for example purposes only

Height – Original Concept Sketch



Height





Phase 2
CGI view St Catherine's Avenue



Phase 1
CGI view Rehoboth Place



CGI view from Donore Avenue



Courtyard View

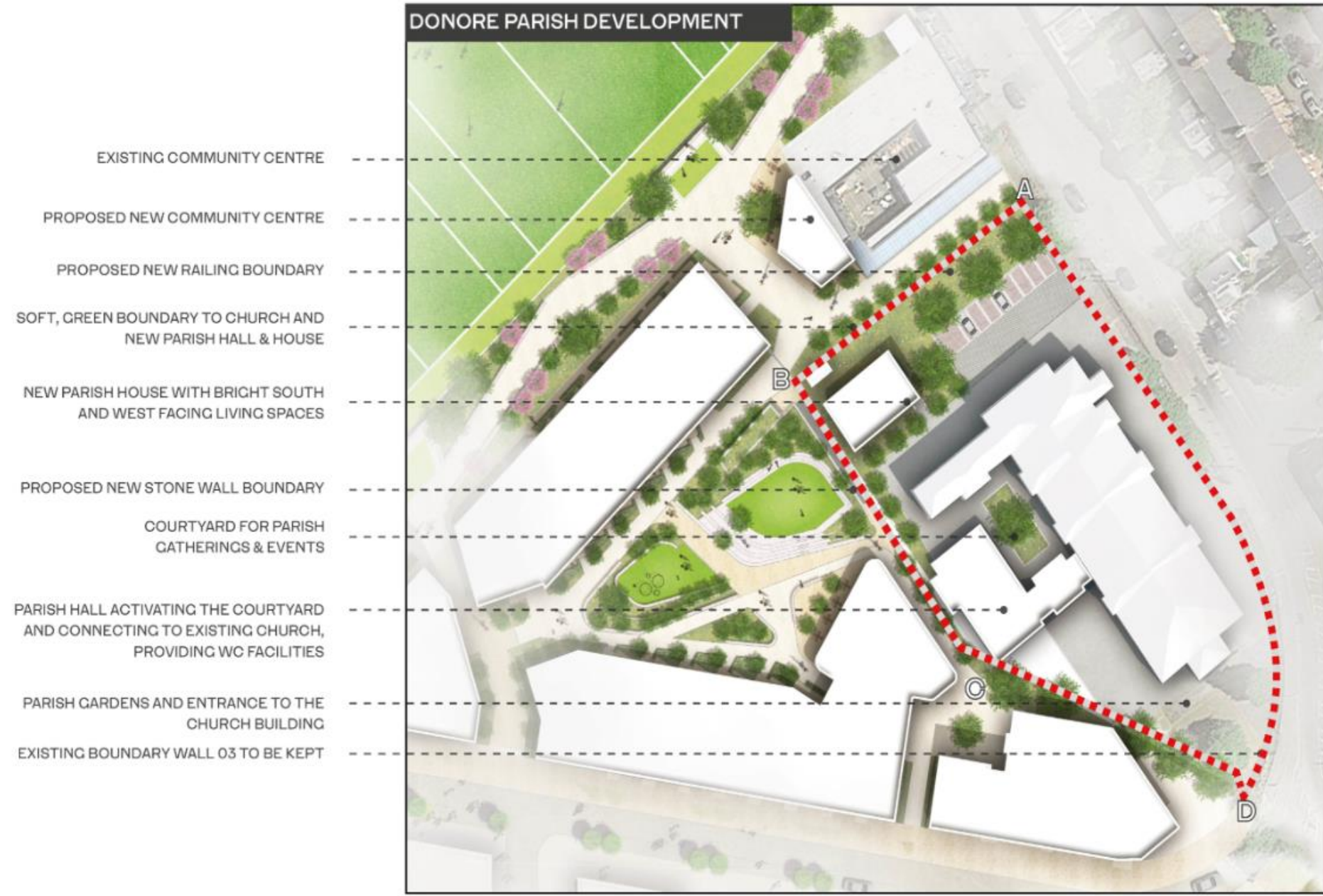


CGI view beside the municipal playing pitch



CGI view from within the proposed development

Phase 3 - Parish Development



Phase 3: Parish Development



Local Community Benefits

Community Gain: Parkland and Sports Pitches

The Masterplan includes the 20% public open space required by the Dublin City Development Plan. In total, **7 acres or 27%** of the Masterplan area is set aside for public open space



Phase 3: Open Space + Community Facilities



1. Boulevard
2. Municipal Playing Pitch
3. St Teresa's Church
4. Play Area
5. Courtyard
6. Community Centre

Municipal Playing Pitch

1. First full sized pitch for Dublin 8
2. State of the art all weather pitch
3. Multi sports & codes
4. Associated changing facilities
5. Ongoing consultation with Sporting Liberties group and DCC



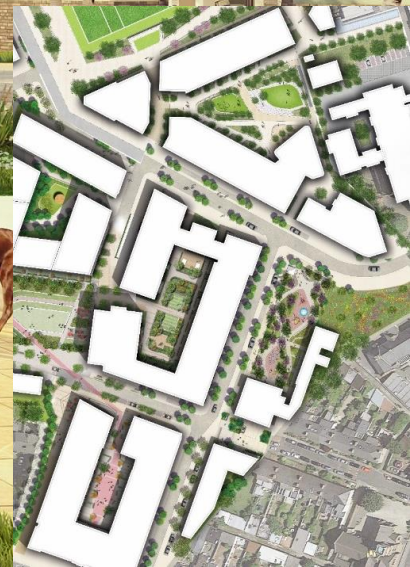
‘We have been campaigning for many years now for a full sized sports pitch.....we are very pleased that DCC and Hines have cooperated to deliver this proposal for the area’ – Sporting Liberties



CGI view of Municipal Playing Pitch



CGI view of Players Park



CGI view of St Catherine's Park

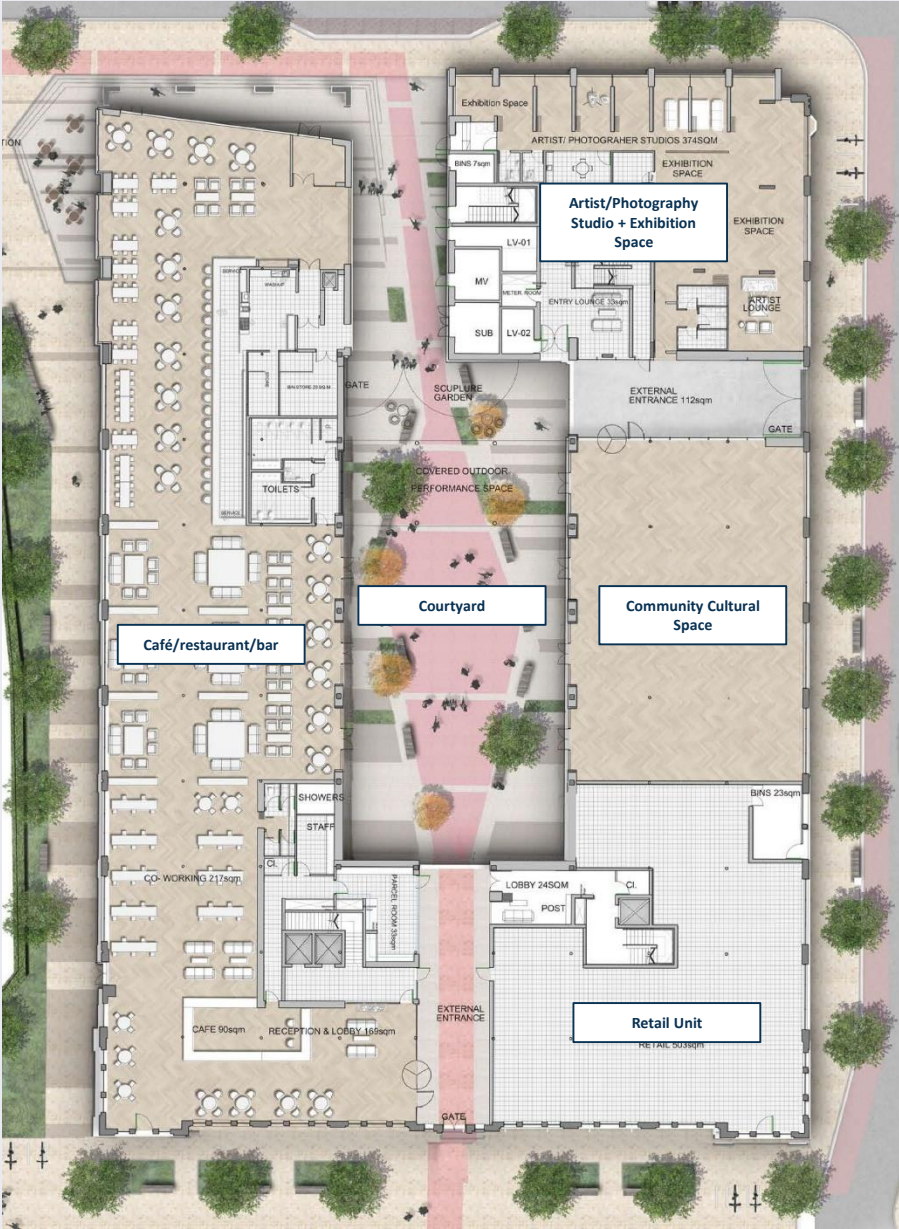
Shops, cafés, crèches and a new community hub



 Culture

 Café/Restaurant/Bar

 Retail



Player Wills Factory Building







Community Engagement

Community Engagement & Contact

- Monthly meetings with Residents' groups
- Quarterly updates and newsletters to all residents
- Site visits at earliest opportunity
- Community benefits programme
- Community engagement representative on call
- Construction liaison hotline: 087 3836512

Contact Us

- New website: www.bgpwproject.com
- Email: info@hinesopenday-d8.com
- Community Engagement with Andy Kinsella: kinsellaandy@gmail.com



Confidentiality & Disclaimer

IMPORTANT - BY RECEIVING THIS DOCUMENT YOU AGREE TO THE FOLLOWING TERMS:

CONFIDENTIAL INFORMATION

The reproduction of this document, in whole or in part, is prohibited. You are not permitted to make this document or the information contained herein available to any third parties. This document is not to be used for any purpose other than the purpose for which it was provided to you. Except as otherwise provided in a written agreement between the recipient and Hines or its affiliates, the recipient agrees (at its own cost and expense) to i) provide prompt notice of the request to Hines, ii) assert all applicable exemptions available under law and iii) co-operate with Hines and its affiliates to seek to prevent disclosure or to obtain a protective order or other assurance that the information regarding or otherwise relating to Hines or any of its affiliates will be accorded confidential treatment.

PRELIMINARY, SELECTIVE INFORMATION ONLY

This document is being provided to you on a confidential basis for the sole purpose of providing you with initial and general information at your own responsibility. This document is not suitable to inform you of the legal and factual circumstances necessary to make an informed judgement about any prospective investment. Prospective investors are requested to inform themselves comprehensively and, in particular, to verify the contractual documentation which is expected to be provided in the future. In no event should this document be viewed as legal, business, tax, accounting investment or other advice. Unless otherwise stated, the information contained herein is unaudited and may be preliminary and speaks as of the date of this document or the specific date specified. Hines disclaims any obligation to update this document in any manner.

NOT AN OFFER

This document does not constitute an offer to acquire or subscribe for securities, units or other participation rights. Any such offer will be made only pursuant to a confidential private placement memorandum and other documentation that describes risks related to the Fund, as well as other important information about

the fund and its sponsor. The Fund is reserved to professional investors. The distribution of this document may be restricted in certain jurisdictions. It is the responsibility of the recipient of this document to comply with all relevant laws and regulations.

REAL ESTATE RELATED RISKS

Investments in real estate funds such as those described herein are subject to numerous risks and uncertainties, including risks inherent in private, closed end real estate funds, such as lack of liquidity, lack of diversification and dependence on key personnel of the fund sponsor, as well as risks inherent in the types of investments such funds make, competition for investment opportunities, changes in market conditions, regulatory and environmental risks, entitlement and development risks and risks of tenant, purchaser and seller defaults on contractual obligations. Investors in real estate funds must be able to evaluate and bear the potential consequences of these and other risks, including the potential loss of their entire investment

FORWARD LOOKING STATEMENTS

This document contains projected results, forecasts, estimates and other 'forward-looking' statements concerning proposed and existing investment funds and other vehicles. Due to the numerous risks and uncertainties inherent in real estate investment, actual events or results, or the actual performance of any of the funds or investment vehicles described, may differ materially from those reflected or contemplated in such forward-looking statements. Accordingly, forward-looking statements cannot be viewed as statements of fact. The projections presented are illustrations of the types of results that could be achieved in the given circumstances if the assumptions underlying them are met, but cannot be relied on as accurate predictions of the actual performance of any existing or proposed investment vehicle.

THIRD PARTY INFORMATION

This document contains information in the form of charts, graphs and/or statements that Hines indicates were obtained by it from published sources or provided to it by independent third parties, some of whom Hines pays fees for such information. Hines considers such sources to be reliable. It is possible that data

and assumptions underlying such third-party information may have changed materially since the date referenced. You should not rely on such third-party information as predictions of future results. None of Hines, its affiliates or any third-party source undertakes to update any such information contained herein. Further, none of Hines, its affiliates or any third-party source purports that such information is comprehensive, and, while it is believed to be accurate, it is not guaranteed to be free from error, omission or misstatement. Hines and its affiliates have not undertaken any independent verification of such information. Finally, you should not construe such third-party information as investment, tax, accounting or legal advice, and neither Hines nor any of its affiliates nor any of their respective partners, officers, affiliates, employees, agents or advisors has verified or assumes any responsibility for the accuracy, reliability or completeness of such information.

HINES TRACK RECORD

The Hines property investments and investment programs referred to herein were made at different times, with materially different terms and in materially different market conditions than those contemplated for the Fund. The results of the investment programs presented illustrate results that could be achieved in certain conditions if the underlying assumptions prove to be correct. They cannot be relied upon as accurate predictions of the actual results that will be achieved by the investment programs shown that have not yet been fully monetized or those that could be achieved by the Fund. Several of Hines' prior programs have experienced adverse economic developments in recent years due to global financial crisis and deteriorating economic conditions in certain U.S. and foreign markets. The adverse market conditions may cause these programs to alter their investment strategy, generate lower returns than expected or ultimately incur losses.

DISCLAIMER

The statements in this document are based on information which we consider to be reliable. This document does not, however, purport to be comprehensive or free from error, omission or misstatement. We reserve the right to alter any opinion or evaluation expressed herein without notice. Statements presented concerning investment opportunities may not be applicable to particular investors. Liability for all statements and information contained in this document is, to the extent permissible by law, excluded.