

# Ireland

The latest results across Ireland show the Occupier Sentiment Index falling to -45 in Q2, marking a further decline from the figure of -31 returned in Q1. Tenant demand plummeted across the retail sector, with a net balance of -92% of respondents reporting a decline. Alongside this, a steep decline was also cited across the office sector while interest in industrial space was also seen falling over the quarter.

Availability continued to increase at the headline level, although this was predominately driven by a rise in vacancies across the retail sector. Conversely, vacant space edged down across the industrial segment,

Although still firmly negative in most cases, respondents slightly reduced the rate of decline expected in rents over the next twelve months compared with Q1. Nevertheless, secondary retail rents are still seen posting near double digit declines, while the outlook remains downbeat across the office

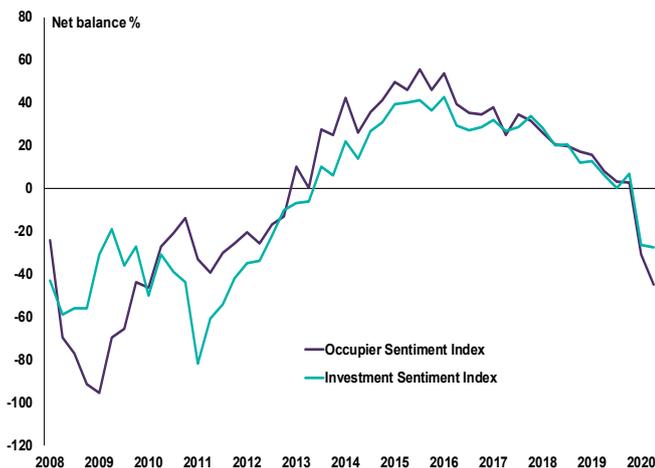
sector. For prime industrial space, contributors are now expecting rents to increase by 1% in the year to come (upgraded from a negative projection of -2% returned in Q1).

The headline Investment Sentiment Index remained at -27 in Q2, consistent with a still subdued backdrop. Indeed, investment enquiries fell across each sector, led by an especially steep fall in demand for retail properties.

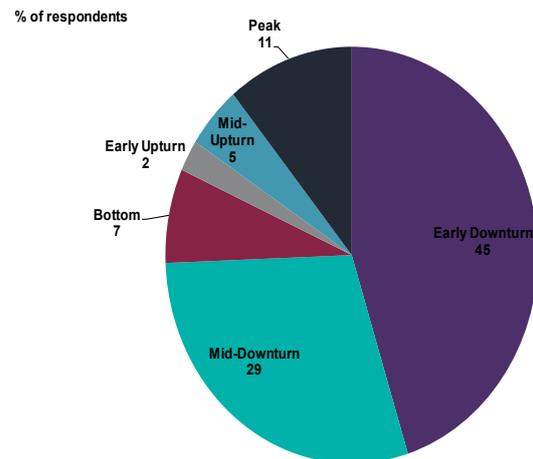
Twelve-month capital value projections remain negative across both prime and secondary portions of the retail sector in Q2. At the other end of the scale, prime industrial values are now expected to chalk up marginal gains. For the office sector, both prime and secondary values are still expected to come under significant downward pressure over the year ahead.

74% of respondents consider the commercial property market in Ireland to be in the downturn phase of the cycle (64% in Q1).

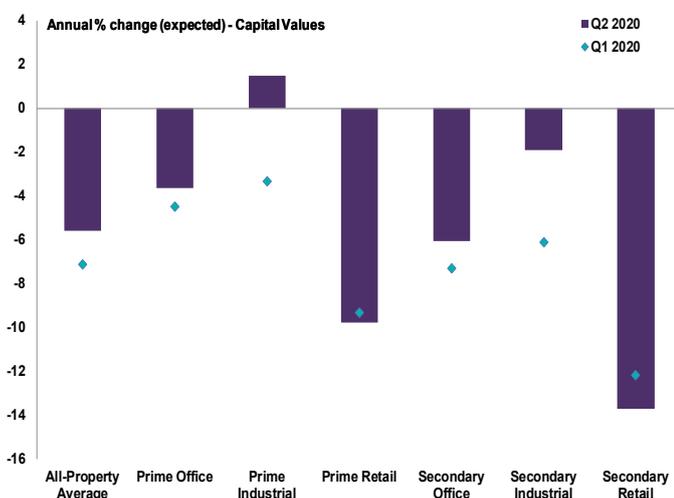
## RICS OSI and ISI



## Phase of the Cycle



## Twelve Month Capital Value Projections



## Twelve Month Rental Value Projections

