

Company name **Irish Res Prop REIT**
Headline **Interim Management Statement**

RNS Number : 3029M
Irish Residential Prop REIT PLC
06 May 2015

6 May 2015

Irish Residential Properties REIT plc - Interim Management Statement

Irish Residential Properties REIT plc ("I•RES" or the "Company"), an Irish multi-unit residential property investment company, today issues its interim management statement for the period from 1 January 2015 to 5 May 2015.

Corporate activity

On 26 March 2015, the Company issued 215,000,000 ordinary shares (nominal value €0.10 per share) at €1.00 each per share pursuant to a firm placing and placing and open offer raising net proceeds of approximately €204.5 million.

On 27 March 2015, the Company repaid the entire €70.0 million borrowings drawn under its bridge facility and also repaid €43.0 million of the €55 million drawn under its revolving facility, using the net proceeds from the capital raise.

On 31 March 2015, the Company, using a further €90.6 million of the net proceeds of the capital raise, completed the acquisition of the Rockbrook portfolio via the acquisition of IRES Residential Properties Limited ("Rockbrook SPV") from CAPREIT Limited Partnership for approximately €0.9 million and repaid the loan owed by Rockbrook SPV to CAPREIT Limited Partnership of approximately €89.7 million. The Rockbrook portfolio represents a strategic acquisition consisting of 270 residential suites, some of which are in developments where the Company already has a number of residential suites.

Trading

The Company has generated strong growth in all key performance metrics during the period with occupancy levels close to 99% and strong rental growth across the portfolio, with average rental increases of 10% - 15% in the period. Net income for the quarter ending 31 March 2015 was €2.0 million.

Investment Properties portfolio values

Following the acquisition of the Rockbrook portfolio, the Company's investment portfolio is made up of the following properties:

	Property	Location	Date Acquired	Value (1) (€Millions)	Number of Suites Owned
1	Kings Court	Smithfield	10 Sep 2013	16.3	83
2	Grande Central	Sandyford	10 Sep 2013	18.6	65
3	Priorsgate	Tallaght	10 Sep 2013	17.0	102
4	Camac Crescent	Inchicore	10 Sep 2013	16.1	90
5	The Laurels	Tallaght	27 Jun 2014	2.7	19
6	The Marker	Docklands	18 Jul 2014	54.8	84
7	Beacon South Quarter	Sandyford	7 Oct 2014	76.2	217
8	Charlestown	Finglas	7 Oct 2014	47.8	235
9	Bakers Yard	Portland Street North	7 Oct 2014	19.3	85
10	Lansdowne Gate	Drimnagh	7 Oct 2014	54.8	224
11	Rockbrook Portfolio	Sandyford	31 March 2015	89.7	270
	Total owned portfolio to date			413.3	1,474

Note 1: The value of the properties 1 to 10 above represents the fair value as at 31 December 2014, being the most recent fair values as determined by a qualified external appraiser. The value of property 11, the Rockbrook Portfolio represents the purchase price excluding transaction costs on acquisition, 31 March 2015.

Balance sheet

As at 31 March 2015, the Company had cash on hand of €8.8 million and has an undrawn committed debt facility of €48 million. Assuming gearing at 45%, the Company has the capacity to take on up to approximately €300 million of bank debt to be used to further grow its portfolio.

David Ehrlich, the Company's Chief Executive Officer commented:

"We continue to see excellent performance of the portfolio and see strong growth opportunities going forward. With the recent capital raise, it allows for significant portfolio growth and better economies of scale. Rates in the debt market have decreased further and are at extremely attractive levels. As opportunities arise we will be able to increase our yield significantly based on a leveraged return as we use our 45% to 50% target gearing. We are also, in addition to acquisitions, pursuing the potential development of a significant number of units where we having planning permissions."

For further information please contact:

Irish Residential Properties REIT plc
David Ehrlich, CEO
+1 (416) 861-2467

About Irish Residential Properties REIT plc

Irish Residential Properties REIT plc is an Irish Real Estate Investment Trust ("REIT") listed on the Irish Stock Exchange. The Company is the first REIT established in Ireland primarily focused on the multi-unit residential rental sector. The Company will continue to seek to acquire, hold and manage investments primarily in multi-unit rental residential real estate in Ireland. I•RES currently owns 1,474 residential suites. Further information can be obtained from the Company's website at www.iresreit.ie.

The Company's Interim Management Statement dated 6 May 2015 for the period from 1 January 2015 to 5 May 2015 is available on the Company's website at www.iresreit.ie.

Note on forward-looking information**This note applies if and to the extent that there are forward-looking statements in this Announcement.**

This announcement contains forward-looking statements, which are subject to risks and uncertainties because they relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends, and similar expressions concerning matters that are not historical facts. Such forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, performance or achievements of the Company or the industry in which it operates, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. The forward-looking statements referred to in this paragraph speak only as at the date of this Announcement. The Company will not undertake any obligation to release publicly any revision or updates to these forward-looking statements to reflect future events, circumstances, unanticipated events, new information or otherwise except as required by law or by any appropriate regulatory authority.

This announcement has been issued through the Companies Announcement Service of the Irish Stock Exchange.

This information is provided by RNS
The company news service from the London Stock Exchange

END

ISEZMGGKVVNGKZG

Close window