

A modern multi-story apartment building with balconies and a courtyard with trees and orange sculptures. The building features a mix of dark grey and light beige panels. The balconies have glass railings and some have outdoor furniture. The courtyard in the foreground is lush with greenery, including several trees and three large, abstract orange sculptures. The sky is blue with some light clouds.

GREYSTAR™

THE GREYSTAR ADVANTAGE

Bringing The Build-To-Rent Evolution To Ireland



Griffith Wood



Quayside Quarter



Griffith Wood



Quayside Quarter



Quayside Quarter



Griffith Wood

Message from our CEO

Since our inception in the Irish market in 2019, Greystar have strived to create and deliver high-quality residential accommodation, with our onsite teams delivering world-class service to our residents. We are long-term investors and developers, with decades of experience in the Private Residential Sector across the globe. Our goal is to create sustainable residential communities that integrate and enhance the areas in which they are located.

To date in Ireland, we are operating two schemes – Quayside Quarter in Dublin Landings and Griffith Wood. As with all our developments, we worked with the developers to create residential offerings which are truly modern and ambitious. On top of this, the living experience at these locations is enhanced by our teams who work with our residents and provide 24/7 support.

We have an exciting opportunity in Monkstown, where we are planning to create a unique offering which will be truly world-class. Nestled among mature planting and located in an area of great historical significance, we have the ability to deliver residential accommodation of a quality not experienced in Ireland previously. This South Dublin development will deliver the promise of true quality living to its tenants, including resident amenity spaces, and public access through the property to enjoy the landscape including a restored walled garden with fruit and herb gardens. It will also include a variety of unit types to provide choice to our residents at various stages of life, including our active adult accommodation range for senior residents. These different options will cater for many different backgrounds and life phases, all supported by our on-site team.

Greystar also aims to work towards building and supporting communities at all our locations including schools, community groups and local businesses. This includes supporting local employment with training programmes for our local teams, and opportunities to grow and develop within Greystar.

We are acutely aware of the environment in Ireland, and across other regions, with regard to housing. The housing market is facing steep challenges, but Greystar aims to bring well-designed rental accommodation to all our locations, and with the highest standards of management. Greystar manages our properties directly and are fully committed to successfully delivering communities where people choose to live with us for prolonged times. We are unique in the Irish market in terms of our ability to not only purchase land and deliver housing, but to directly plan and manage communities for the long term.

In this document you will discover more about our unique approach, the benefits which it delivers to our residents, and details on the developments and communities we are building in Ireland.

An evolution in Build-to-Rent housing has arrived.

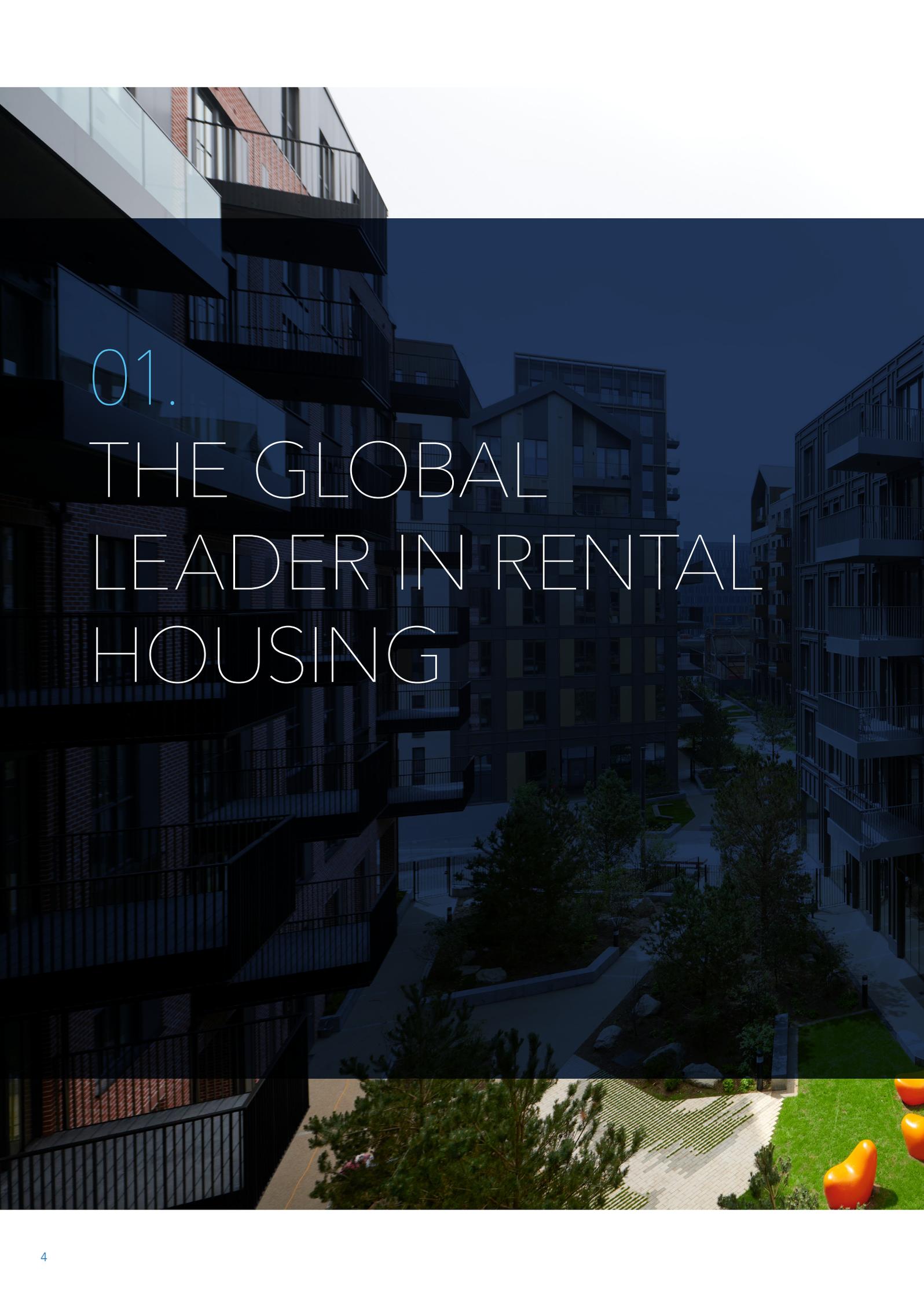
Claire Solon
Managing Director, Greystar Ireland





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01.

THE GLOBAL LEADER IN RENTAL HOUSING



Quayside Quarter



OUR MISSION

WE ENRICH THE
LIVES WE TOUCH BY
DOING THINGS THE
RIGHT WAY

In 1993, Founder, Chairman and CEO, Bob Faith had a vision of Greystar as a rental housing industry leader with the highest integrity and character, delivering world-class services to residents, property owners, and investors.

Almost three decades later, Bob Faith and our team at Greystar continue to fulfill our mission to enrich the lives we touch, continually striving to provide beautiful living environments and innovative services that transform lives; inspire lasting community.

THE GREYSTAR APPROACH

Influenced by resident and team member feedback across our portfolio, Greystar design strives to create communities built for everyone. Our drive is towards building well-managed, sustainable, and inclusive communities that support diverse interests and activities.



INTENTIONAL
PLANNING AND
PREMIUM DESIGN



STATE-OF-THE-ART
AMENITIES



THOUGHTFUL
RESIDENT SPACES



THE GREYSTAR ADVANTAGE

Greystar is the global leader in rental housing. With more than 50 offices in nearly 200 markets and over 19,000 employees, we build places people like to call home.

Our World-Class Approach

We deliver apartment living that is purpose-built for the urban and suburban rental market on a global level. Geared for institutional long term investment and operated by Greystar, our developments are centres of employment as well as places that contribute to the local community.

Exceptional Service is Key

With over €200 billion in rental assets under our operational management, the Greystar model delivers quality

apartment living underpinned by exceptional service. Offering a menu of lifestyle options that form part of the rental package, residents can 'move in and just press play.'

Dedicated to Building Community

As investment managers and developer operators, we design and build products that stand the test of time. Our cross disciplinary teams of professionals live and work locally while benefiting from a reservoir of global talent. We create innovative

housing products designed and built for specific rental markets.

Kindred With Council

One of the resounding benefits of the Greystar Advantage rests in our alignment with Councils' objectives. With a long-term institutional investment strategy that favours quality assets that perform well over time, we are financially geared to deliver civic-minded developments that generate thriving communities within our buildings and the local area.

THE GREYSTAR PLATFORM

There has been a global shift towards rental housing, particularly amongst younger generations. More people are renting for longer periods and later in life, either due to individual or household circumstances or as a positive lifestyle choice.

A Rental Evolution is Here

Greystar brings decades of expertise in design and management to apartment living. We combine best-in-class innovation and globally informed designs with an appreciation of cultural nuances and local climatic sensibilities. The Greystar platform offers reliable assets that deliver stability and certainty to investors and communities alike.

Unparalleled Asset Knowledge

Our purpose-built designs respond to data collected from hundreds of thousands of resident survey respondents. Their preferences inform our designs, including the fixtures, fittings and technologies that we invest in, bringing a standard of amenity that delivers the ultimate contemporary apartment living experience.

Local Presence

Our local presence is integral to our solution. We employ people in the cities and locales where we build and operate our assets. These 'on the ground' executives are geographically- focused and connected to the community, bringing knowledge and appreciation of the market and resident expectations.

The Greystar Platform comprises three interdependent lines of business.



Investment Management

Managing institutional investment to drive our developments.



Development & Construction

Creating places where communities thrive.



Real Estate Operations

Excelling in service standards that maintain assets and facilitate vibrant communities.



US\$200+ billion

Real Estate Under Management

Voted #1

US Apartment Manager

Voted #3

US Housing Developer

660,000+

Apartments Under Management

2,400+

Communities Managed Worldwide

US\$15+ billion

Developments Underway

As at Q1 2020. * Voted #1 and #3 in the 2019 National Multifamily Housing Council (USA).



Griffith Wood

The Greystar Platform sustains expertise across geographies and rental housing sectors.



Existing Markets Target Markets

Our Real Estate Operations platform underpins our global rental housing portfolio, regardless of demographic.
 Student Housing + Multifamily / Build-to-Rent + Corporate Housing + Active Adult

NEARLY 200
GLOBAL MARKETS

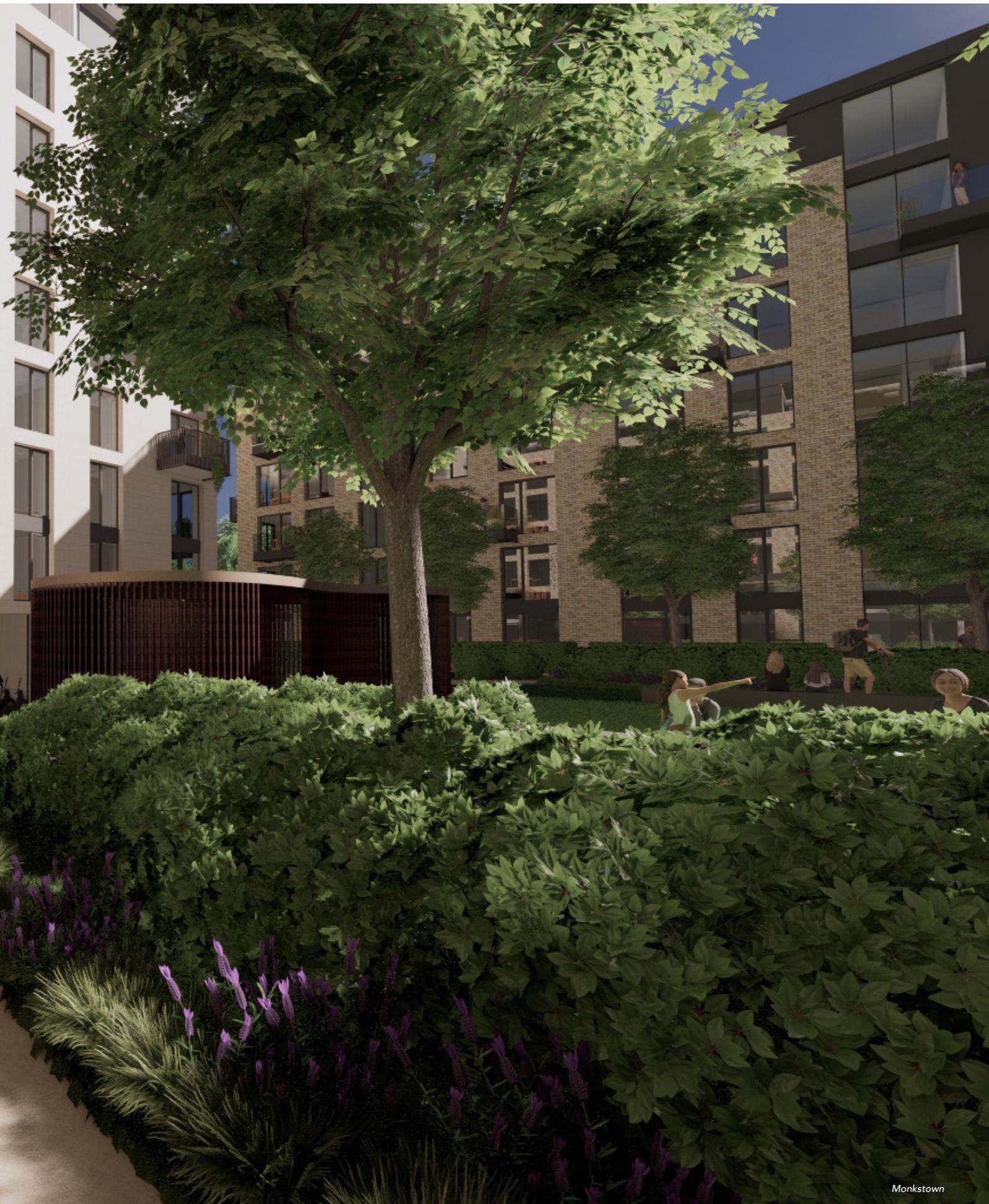
MORE THAN 50
OFFICES

19,000+
EMPLOYEES

As at Q1 2020.

An architectural rendering of a modern residential building. The building features a mix of light-colored stone and dark panels, with multiple balconies and large windows. The scene is set in a lush, green environment with trees and bushes. The lighting is soft, suggesting a late afternoon or early morning setting. The text is overlaid on the left side of the image.

02.
GREYSTAR
IRELAND:
THE STORY
SO FAR



THE GREYSTAR ADVANTAGE ARRIVES IN IRELAND

In 2019, Greystar established a local team to bring a true evolution in Build-to-Rent housing to Ireland, developing modern, purpose-built student accommodation and rental housing for Irish communities.

Our Greystar Ireland Team

The Greystar Irish executive team averages over 23 years of cross disciplinary industry experience, providing diverse perspectives and expertise to support our entry into new markets. In Ireland, we employ a dynamic team of experts who are bringing to life the Greystar Advantage to Irish communities.



Claire Solon
Managing Director,
Greystar Ireland

Claire leads the investment, development, and operational business in Ireland, while also being responsible for growing Greystar's presence in the Irish market through identifying acquisition and development opportunities for both multifamily and student assets. It's a big task, but with Claire's previous experience as Head of Property at Aviva Ireland, where she managed property funds of over €600 million, she has a proven track record in delivery. On top of all this, in 2016, Claire became the youngest person to be elected to the role of President in the Society of Chartered Surveyors Ireland (SCSI), and continues her voluntary work there today.



Ward Frisby
Development Director,
Greystar Ireland

Ward oversees the development, construction, financial, and reporting facets of the Irish portfolio of development and building projects. From acquiring and securing new development opportunities all the way through to ensuring on-budget completion of assigned projects, Ward is there to lend support at each stage of the developmental cycle. With a prior role as Head of Property at Harvey Norman Ireland under his belt, Ward has the experience needed to guide and coordinate the development of Greystar Ireland's portfolio.



Miguel Fitzgerald
Investments,
Greystar Ireland

Miguel is responsible for growing Greystar's assets under management in the Irish market by identifying acquisition and development opportunities for both multifamily and student assets, and assisting on the raising of equity and debt. He has a keen eye for identifying potential investments, which was developed during his previous role as Investment and Asset Management Associate at a large investment fund.



Maeve Casey
Operations Manager,
Greystar Ireland

The most recent member of the Greystar Ireland team brings a wealth of experience with her. Maeve developed the Aparto brand in Ireland as the market leader in student accommodation and won the NSHS awards three years in a row as the best student accommodation provider. During her time as Head of Operations for Ireland and Scotland at a leading investment fund, Maeve was involved in overseeing the growth of the portfolio to over 2,500 beds, and is looking to continue that success at Greystar Ireland.

BRINGING THE RENTAL EVOLUTION TO GRIFFITH AVENUE

Ireland's Premier Housing Destination

Located in a leafy suburban stretch that runs along the outer edge of Dublin City, Griffith Avenue is famous for being the longest purely residential tree-lined avenue in Europe.

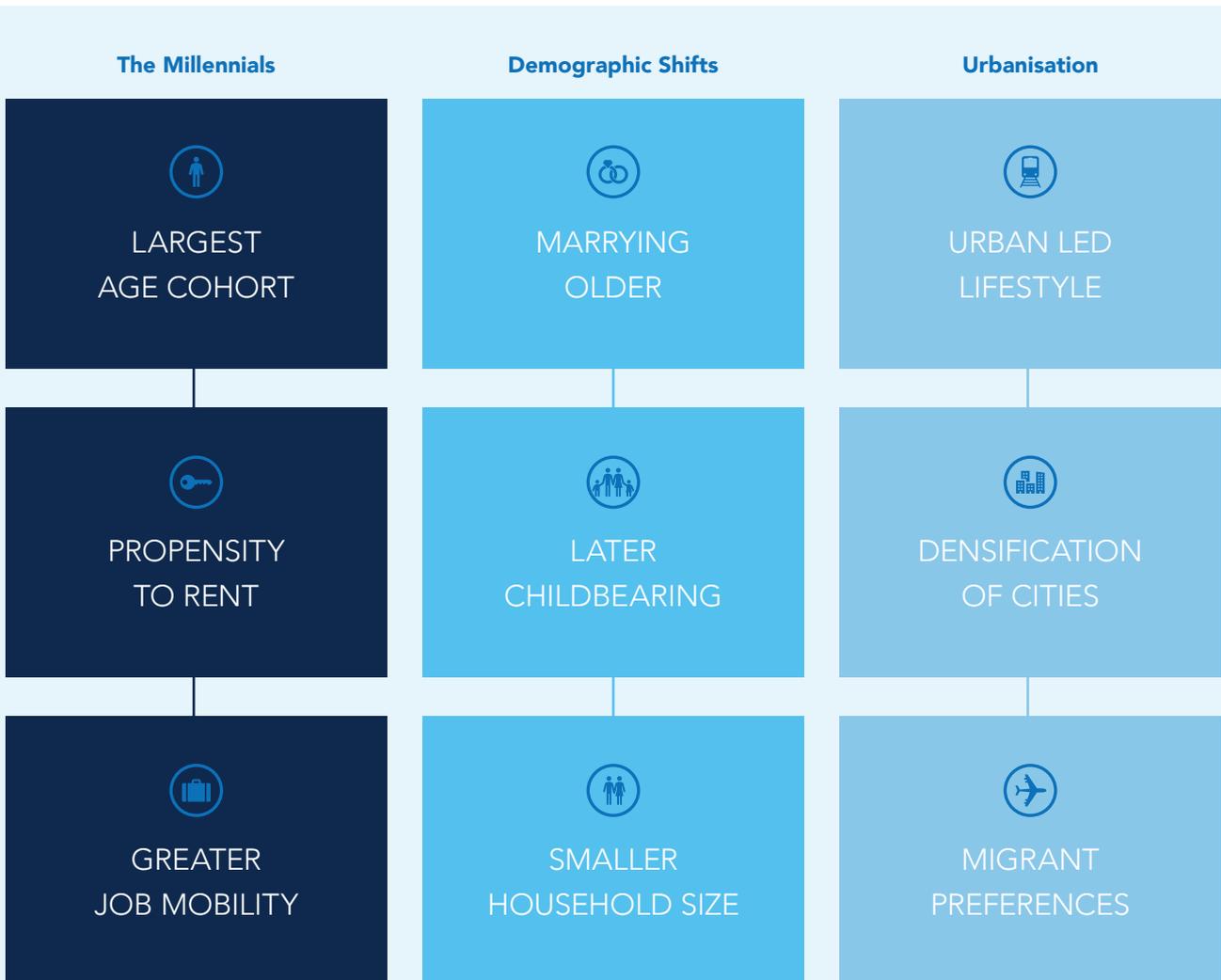
Connecting Glasnevin to Marino, it's the perfect location for young professionals and growing families to get their foothold in the Irish housing market.

Dublin itself is a bustling city with thousands of businesses providing jobs for the approximately 500,000 workers* living in Dublin and its suburbs. Over the years, Dublin has become a hotbed for ambitious new start-ups, while also attracting large, multinational tech companies to set up shop in the Capital. Due to this explosion in business, the city has become increasingly young and diverse as fresh talent makes its way to the city to find employment. But with a surge in population, comes a crisis in housing, and accommodating this has become an ever-increasing challenge.

*Statistics taken from the 2016 National Census, provided by the Central Statistics Office.

Dublin City	Ireland
Population 1.26 million	Population 5.02 million
Population growth 1.13%	Population growth 1.02%

Statistics taken from the preliminary results of the 2022 National Census, provided by the Central Statistics Office.



CASE STUDY: GRIFFITH WOOD, THE HEART AND LUNGS OF DUBLIN

The Greystar strategy in Ireland is initially focused on Dublin, prioritising development opportunities along with the acquisition of assets under forward purchase structures and operational platforms. Dublin's strong demographics and sustainable economic growth has resulted in an acute housing shortage offering a tailwind for future investment prospects.

For Greystar Ireland, finding well-connected and strongly established locations for our developments is paramount in our goal of creating high-quality urban and suburban communities. This Dublin 9 location comes with a wealth of transport options at hand and a wide variety of amenities in the surrounding neighbourhood – from shops and restaurants to schools and hospitals. Chosen for the benefits it brings to residents and the diverse living options it makes possible, Griffith Wood is a true modern living experience.

Where the suburbs meet the city, Griffith Wood offers that Dublin City lifestyle while remaining local and authentic, offering a wide range of benefits and opportunities to residents.

Located on the prestigious Griffith Avenue in Dublin 9, Griffith Wood is where the vibrancy of city life meets the slower pace of the suburbs. Providing communal spaces for both work and play, this development allows residents to get the best out of their home life while taking advantage of the wealth of options which the city provides.

Greystar is providing modern apartments and a premium service within a purpose-built development surrounded by green space, which elevates what could be just rental accommodation into a true rental experience.

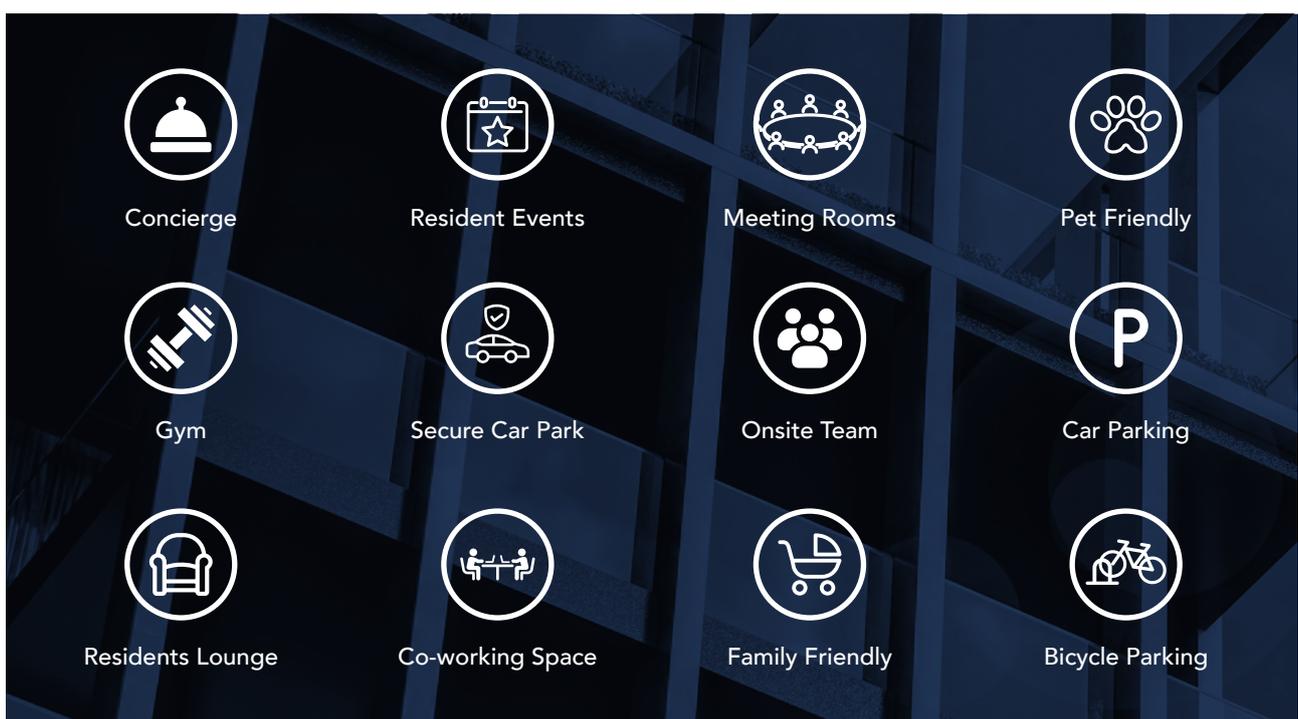
Ready for a Rental Evolution

Greystar considered Griffith Wood, on Griffith Avenue, the ideal location to provide a high-quality and purposely designed rental accommodation, that provides both onsite management teams and highly amenitised spaces. The

development brings the community high-quality rental housing, and caters towards a broader and more diverse audience, providing them with a suite of housing options and rental packages. Comprising a range of apartment types and price points with best-in-class amenities,

the development will feature co-working spaces, meeting rooms, a concierge service, and an onsite gym. Along with these amenities the development provides the support of a permanent onsite team who are ready to meet any of our resident's needs.

Amenities:



Everything Is Close To Home

All our locations must be well supported by local amenities, and Griffith Wood is no different. With local shops, cafés, restaurants, parks and schools just a short stroll away, our residents are never lacking in options.

Location and Transport

Transport options are always carefully considered when deciding on a location for a Greystar development, and with Griffith Wood, the transport links to the city and beyond are abundant. Supported by a well-connected public bus system, the Drumcondra Train, and the Clontarf DART station, residents are never left without options on how they choose to travel. When it's time for work, the IFSC and the East Point Business Park are within a 15 minute cycle. and when residents need to take a longer trip abroad, Dublin airport is only a 15 minute drive away.



10

minute drive to
Fairview Park



15

minute cycle ride
to the IFSC



25

minutes to the city
center by DART



15

minute cycle ride to
Eastpoint Business Park



15

minute drive to
Dublin Airport



2



03.

BUILD-TO-RENT
IS REDEFINING
RENTAL HOUSING



Griffith Wood

BUILDING LASTING COMMUNITIES

Managing to Put Placemaking at Heart

Build-to-Rent is not just about bricks and mortar, it's about building communities. Our focus is on managing successful rental communities into the future.

The Greystar model for rental housing is predicated on single ownership and single management buildings, with residential and mixed-use placemaking at its heart.

Ongoing operational management is Greystar's core business, and our developments are designed with a focus on exceptional resident experience – both in the quality of the private space and shared amenities and through the level of service provided to the residents within their communities.

These on-site services are underpinned by stable residential leasing options creating the conditions for people to feel comfortably settled into their chosen locale. Surrounding communities are buoyed by this sustained presence, which is a feature of our Greystar platform, bringing overall alignment with long-term Council objectives.

Traditionally, owner-occupiers are seen as the bedrock of communities, given that they have long-term investments and assumed commitment to an area. Tenants are generally seen to be more transient and less likely to engage in local networks. However, in reality, many investors buy homes for tenants they have never met and have no affiliation to the community beyond the rental income and capital appreciation.

The success of the Greystar model depends on our ability to retain tenants and to build an inclusive environment that people want to be a part of. Greystar utilises the communal amenity spaces within its developments to bring together residents and encourage long-lasting community interaction.

With a focus on development and operations to support our long-term investment strategy, we bring jobs to the area with teams of on-site staff, while engaging local subcontractors to support our asset management and maintenance programs.





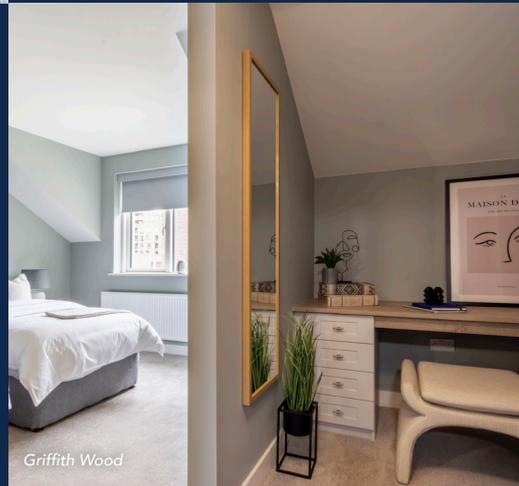
SINGLE OWNERSHIP
SINGLE DIRECT MANAGEMENT

PURPOSE BUILT
MODERN, HIGH QUALITY HOUSING
DEDICATED ON-SITE TEAM



RESIDENT COMMUNITY CREATION
RESIDENT EXPERIENCE FOCUS

EXTENSIVE COMMUNAL FACILITIES
LOCAL COMMUNITY ENGAGEMENT



Aligned to long-term community needs, Build-to-Rent provides high quality sustainable housing that delivers wider social and economic benefits. That's the Greystar Advantage.



Delivering Homes to Meet Demand

Offering a solution to poor quality rental stock, an insecure rental market and unaffordable home ownership options, the Greystar Advantage delivers attainable, high quality apartment living to premier locations.



Stimulating Growth and Employment

Providing additional housing options within the community, the Greystar Advantage attracts new residents to the municipality and creates new jobs through the Greystar operations platform.



Placemaking and Vibrant Communities

Activating the ground plan with retail shops and spaces for residents and the wider community to enjoy, the Greystar Advantage creates accessible places that are curated to form a functional stitch into the existing community fabric.



Promoting A Seamless Resident Journey

Offering competitive, flexible and all-inclusive rental packages, the Greystar Build-to-Rent product gives residents peace of mind, freeing up time and costs so that they can get on with the business of living.



Accelerated Delivery of Housing Supply

Without the need to achieve pre-sale targets before construction can commence, the Greystar platform accelerates the delivery of housing supply to the community.



Driving Innovation in Housing

With a long-term interest and a mission to deliver and maintain high standards in design, delivery and customer service, the Greystar Build-to-Rent product will lead innovation in the housing industry to create places that improve community living standards.



Greystar's Build-to-Rent solution is designed to succeed where traditional housing models cannot.

Security of Rental Tenure

Our offer to residents comes with the assurance of security of tenure. This feature of the Greystar Advantage goes hand-in-hand with single, long term institutional ownership and an investment strategy that favours stability best served by long-term residents.

Improved Housing, Diversity of Choice

With a range of apartment layouts and product types in the development, tenants can choose options to suit their lifestyle. And if their circumstances change, we can offer them the flexibility to upscale or downscale their apartment to suit their needs whilst remaining in their community.

High Quality, Purpose-built for Renting

The Greystar Advantage delivers more communal space per square metre compared to Build-to-Sell developments. Purpose designed and made to measure, we select and maintain high quality fixtures and fittings to ensure our assets withstand the test of time.

Globally Benchmarked Amenity

With the benefit of global research on resident preferences and a focus on quality, we provide an enduring standard of amenity provision and apartment fit-out, including white goods and options of furnishings.

Appointment of Space

We dedicate premier aspects to hotel-grade, communal amenities that offer residents enduring luxe standards not typically associated with rental living. Top floors and rooftops feature club lounges, bookable dining rooms, connected work zones, gyms and outdoor facilities.

Community and Wellbeing

We design our buildings and curate the amenity spaces to encourage residents to enjoy the facilities outside of their private apartments, creating a sense of belonging and community, contributing to improved health and wellbeing.

Dedicated Management and On-site Teams

Our teams go to work each day to make our residents' lives easier. Managing leading and coordinating access makes moving in and out as smooth as possible. Virtual tours and online bookings bring ease to intercounty and global customers.

Professional Maintenance

Our professional maintenance services are coordinated and executed by local tradespeople so that onsite repairs can be conducted swiftly, with clear and timely communication processes to keep tenants informed.

In-house Services

Globally benchmarked, best-in-class amenity is provided with expert curation for a connected and engaged community. Sophisticated technologies and integrated management systems including features such as keyless entry and digital dashboards to access services are standard features of Greystar rental packages.

CONCIERGE
RESIDENTS LOUNGE
CHEF'S KITCHEN
DINING ROOMS
MAINTENANCE TEAMS



24 HOUR SECURITY
BUSINESS CENTERS
CO-WORKING HUBS
GAMES ROOMS
SERVICED GYMNASIUMS



GROUP WORKOUTS
GREEN SPACES
PLAY AREAS
OUTDOOR DINING
PET PARKS



Quayside Quarter

Quayside Quarter

CATERING TO ALL PEOPLE IN THE COMMUNITY

Students

With years of experience in on- and off-campus housing development and management, Greystar has the vision and expertise to create modern housing communities for undergraduates, graduates, staff and alumni. By tailoring our developments towards convenience and the availability of thoughtful amenities, we are creating a campus life for students which accommodates their basic needs, and therefore allows students more time to pursue their studies.

Young Professionals

Ireland has thriving professional services, technologies, healthcare

and IT industries which employ a majority millennial workforce. With the knowledge of our design teams at hand, we are able to supply the perfect homes for these young professionals, providing short commutes to nearby work hubs, saving them valuable time for the things that matter most.

Growing Families

Young families can face a lot of challenges when it comes to housing, with the need to find somewhere affordable which also gives them space for the children and family to grow. Understanding this, Greystar offers housing near parklands with convenience to shops, schools and

public amenities. With competing demands for their time and budget, they seek comfort, affordability, amenity and security of tenure from their housing.

Active Adults

Recognising the oncoming need to provide senior housing to the increasing number of active adults on the market, Greystar has worked to create purpose-built communities that cater directly to their needs. Value-conscious and with a focus on easy living, these developments provide seniors with a vibrant and active community to spend their well-earned retirement.



Quayside Quarter





04.
GREYSTAR'S
COMMUNITIES



Quayside Quarter

INNOVATIVE HOUSING, PURPOSEFULLY DESIGNED

We are dedicated to creating communities which are fit-for-purpose and built upon the foundation of affordability by design.



- 

Connectivity and convenience for tech-savvy and sustainability-minded renters.
- 

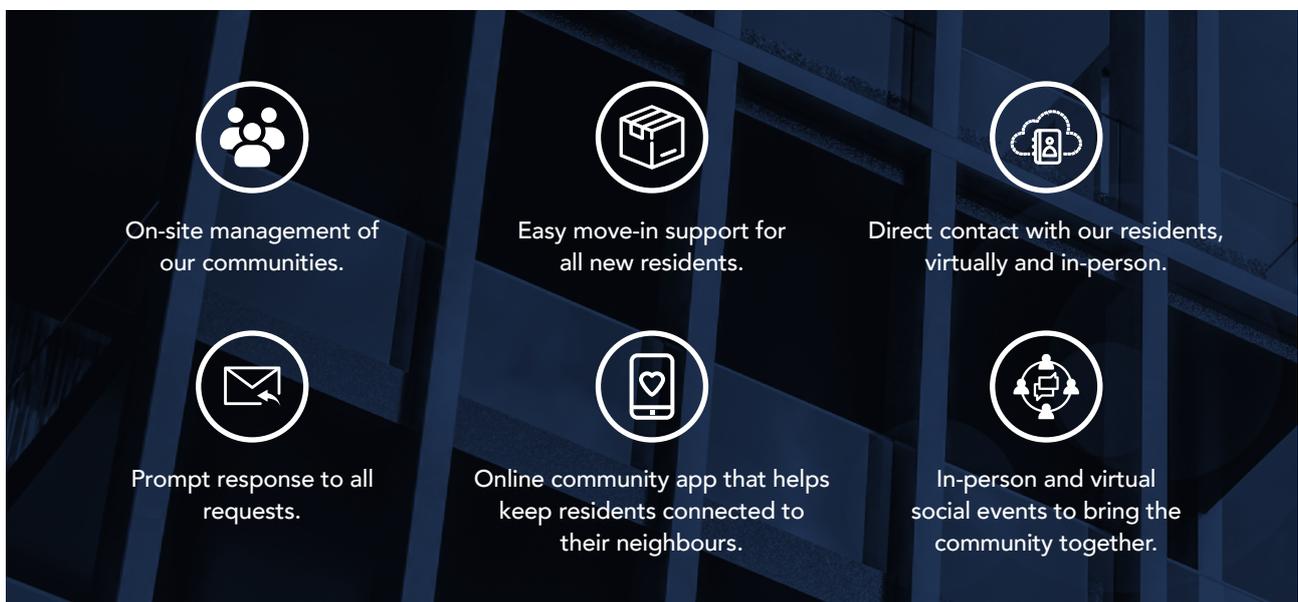
Long-term community building open to the existing local communities through active ground floors and other building facilities which are open to non-residents.
- 

Expanded co-working spaces to support future flexible working arrangements.
- 

A customer-first approach that creates a full-service, well-managed community.

PROMOTING ALL-INCLUSIVE COMMUNITIES

Greystar developments are all professionally-managed communities with a built-in focus on great resident service support, meaning the needs of our residents will always be met, no matter the challenge.



- 

On-site management of our communities.
- 

Easy move-in support for all new residents.
- 

Direct contact with our residents, virtually and in-person.
- 

Prompt response to all requests.
- 

Online community app that helps keep residents connected to their neighbours.
- 

In-person and virtual social events to bring the community together.

TRANSFORMING SPACES

Public Spaces

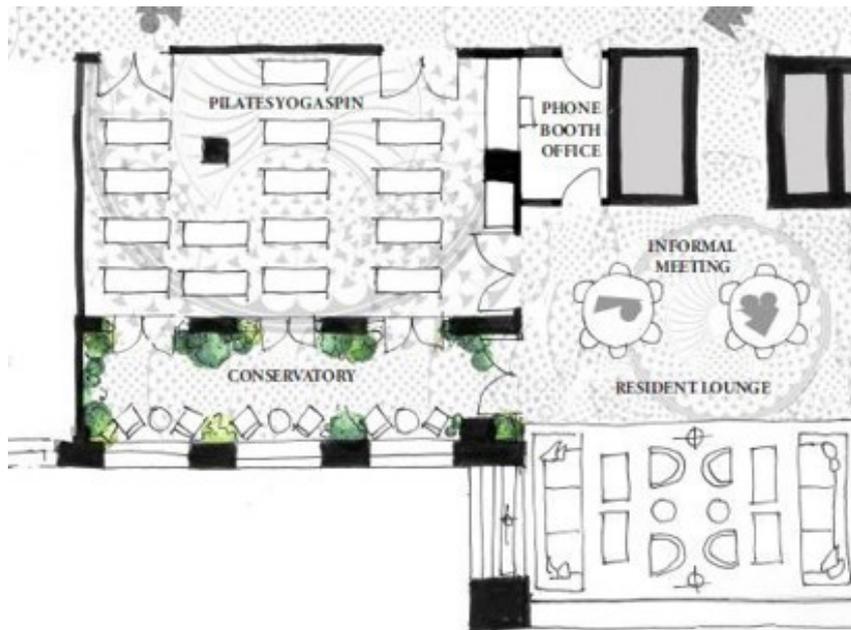
Greystar developments provide business opportunities and draws the community together through our ground floor activations – coffee shops, co-working spaces, cycle workshops, and social events all run through these spaces.



Shared Building Spaces

Along with public spaces, Greystar also maintains shared building spaces for our residents to make use of. These spaces are flexible to allow for different types of activities to take place – for example, an open space could be used for a yoga class and then transformed for a lecture or into a performance space for the community.

Fitness Workspace



Performance Space



Shared Community Spaces



PRODUCTIVITY AREAS:

- CREATIVE CO-WORKING SPACES
- MAKER SPACES
- SMALL PRIVATE OFFICES
- HANDCRAFTING AREAS

SOCIAL AREAS:

- LOUNGES WITH SEMI-PRIVATE SPACES
- LIBRARIES
- GAME ROOMS
- CINEMAS
- OUTDOOR LEISURE SPACES
- PRIVATE DINING AND COMMUNAL KITCHENS FOR SHARED OR PRIVATE EVENTS



FITNESS & WELLNESS AREAS:

- GYM SPACES
- VIRTUAL CLASSES
- SPIN/INDOOR CYCLING
- DANCE STUDIOS
- MEDITATION/QUIET ROOMS
- OUTDOOR WELLNESS SPACES
- PET SPA



Griffith Wood

Griffith Wood

Quayside Quarter

Griffith Wood

PROMOTING SUSTAINABILITY

Greystar believes that energy management, promoting health and wellbeing, and sustainable practices help to preserve the environment for future generations.

Through smart sustainability practices, Greystar aims to strengthen the communities we own and manage. We are fundamentally committed to addressing and minimising sustainability risks and environmental impacts. To accomplish this, we work on continuously improving Environmental, Social and Corporate Governance (ESG) performance, sustainable design and operating standards, as well as transparency.

Our Sustainability Objectives



SPARKING COMMUNITY INVOLVEMENT

Connecting Communities

The success of any development requires building strong relationships with the communities in which they are located. Greystar provides homes for our residents and works to ensure we build positive connections with those around our developments, as we help improve and support the greater community as well.

At Greystar, we have been exceptionally successful in implementing and promoting thoughtful event and outreach programmes via multiple channels.

These efforts include PR, pop-up leasing centres, festival sponsorships, artist and farmers' markets, prospect events, guerrilla marketing and much more. These are events that both our residents and the wider community benefit from and enjoy, aiding both retention and leasing efforts. To keep events trending, Greystar's Marketing team creates robust, structured campaigns promoting unique ideas that are hyper local and authentic, and ultimately promote the retention of our residents within their chosen community.

Supporting Local Business

In addition to the above, we endeavor to support local communities, encouraging collections for food banks and supporting local charities. We look to partner with established and local events in the area, further embedding the brand, our residents and team into the local community.

We also reach out to local businesses and offer them event space in our assets. The benefits being two-fold – bringing footfall to the building, and events that our residents can attend – to engage further with the community.

COMMUNITY EVENTS:

Invite local business to access current residents by hosting events in the amenity space.

EXTERNAL OUTREACH:

Using our outreach programme to build links with large corporate businesses to host networking events and build working relationships.

ACTIVATION SPACES:

Build a consistent event programme keep our residents engaged, our communities connected, and our spaces lively.



05.
DELIVERING
OPERATIONAL
EXCELLENCE WITHIN
OUR COMMUNITIES

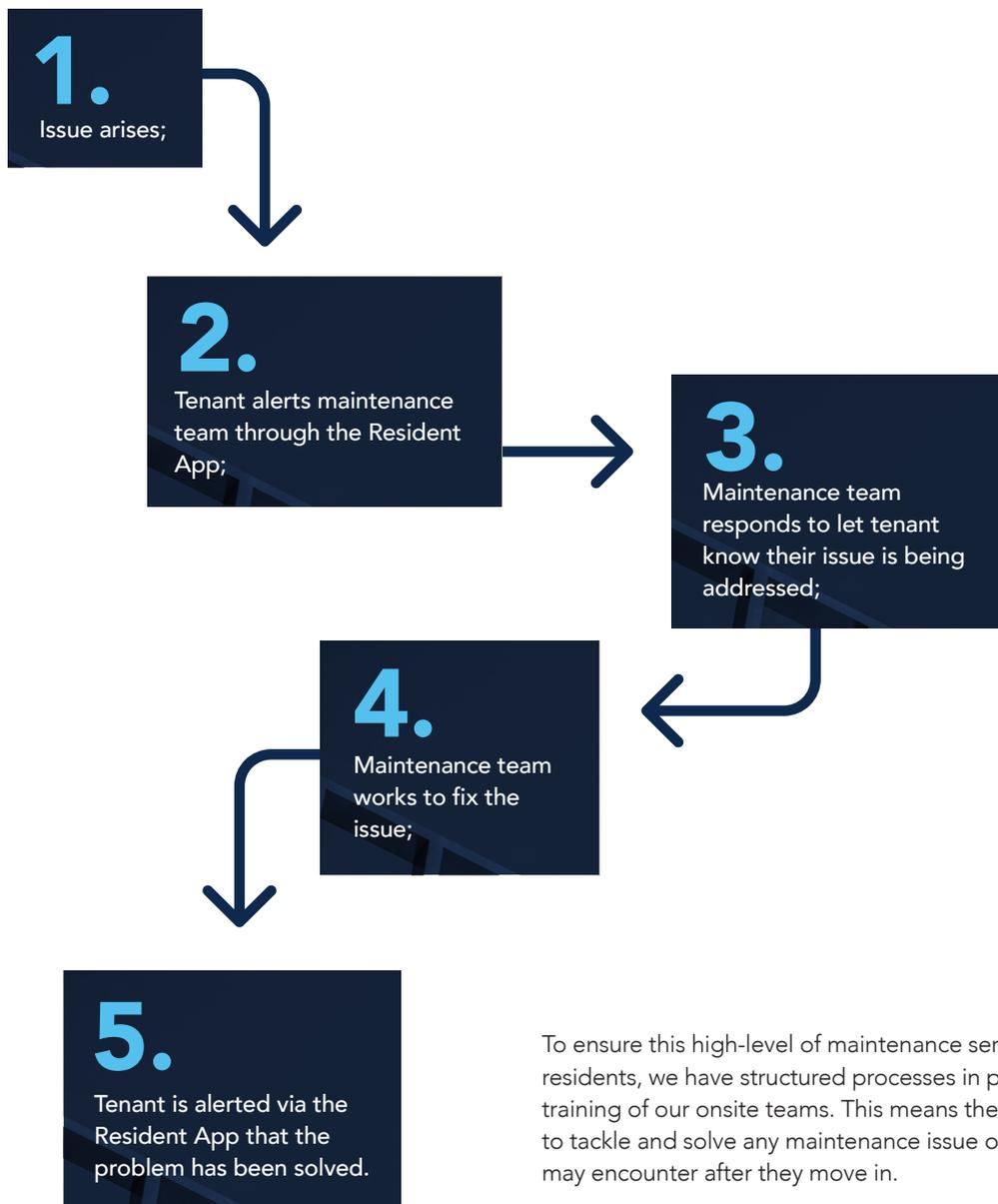


Whenever an issue arises for our residents, the Greystar onsite management team is there to meet the challenge.

Greystar recognises the importance of enabling our residents to quickly report all problems which surface on any given day. Modern living can be stressful, so we are always determined to meet our residents' needs when we can. In providing a permanent

property management service, our residents can be confident that their problems are always acknowledged, addressed, and ultimately resolved. This whole process is enabled through our Resident App, which allows reporting of, and updates

on, any problems residents may come across. Importantly, the on-site maintenance engineers are alerted to problems through their own specific maintenance app, and the resolution updated accordingly, in line with agreed standards.



To ensure this high-level of maintenance service for our residents, we have structured processes in place for the training of our onsite teams. This means they are able to tackle and solve any maintenance issue our residents may encounter after they move in.

Our maintenance procedures

MOBILISATION PROCESS FOR ON-SITE STAFF AT 6-12 MONTHS PRIOR TO HANDOVER.



ALL REACTIVE MAINTENANCE SHOULD BE ACKNOWLEDGED WITHIN 24HRS OF RECEIPT. THE ON-SITE TEAM WILL COMMUNICATE WITH RESIDENTS WITHIN A REASONABLE AMOUNT OF TIME, SHOULD WORKS BE DELAYED. ALL WORKS WILL BE FOLLOWED UP ON, WITHIN 48HRS OF COMPLETION.



TO UNDERTAKE TRAINING ON THE BUILDING SYSTEMS.



UTILISE SMART TECHNOLOGY TO FORECAST BREAKDOWNS, PREPARED FOR PLANNED MAINTENANCE AND IDENTIFY DEFECTS IN ADVANCE.



INTRODUCE STORAGE SYSTEMS TO THE ON-SITE TEAM.

DEVELOP THE ASSET REGISTER TO HELP SET UP THE PLANNED PREVENTATIVE MAINTENANCE AND LIFE CYCLE COSTS FOR THE ASSETS.



SUPPORT OF THE ESG1 INITIATIVE THROUGH SET UP OF ALL UTILITIES.



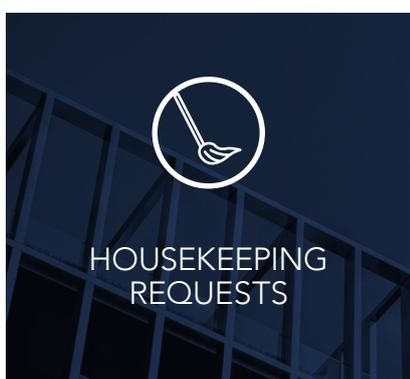
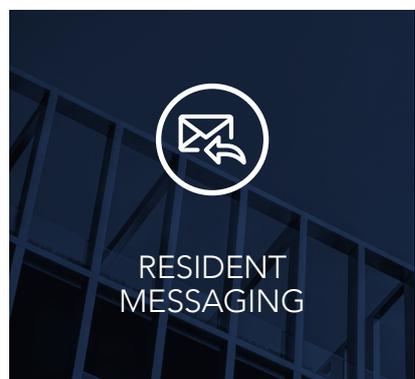
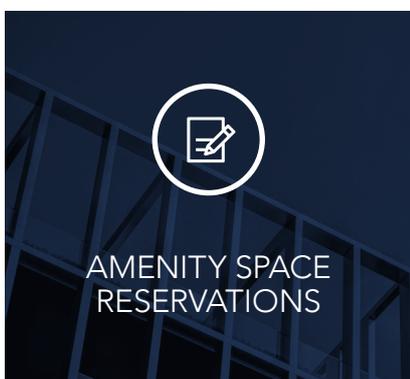
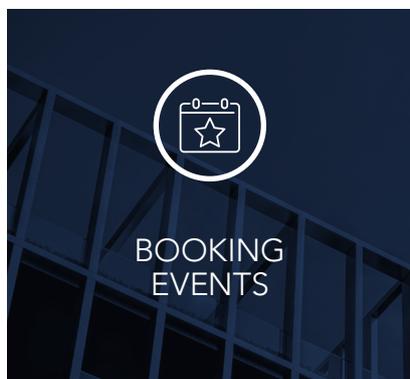
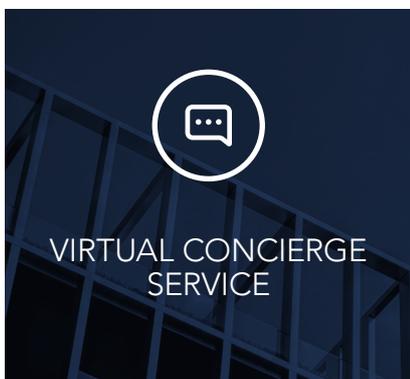
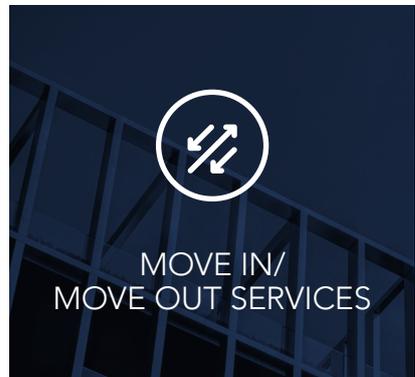
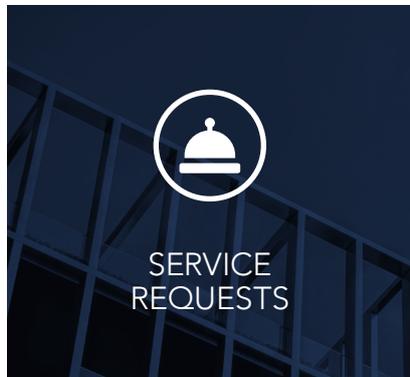
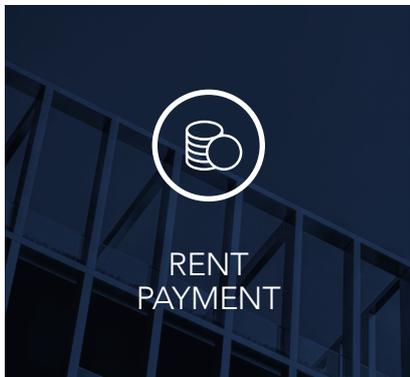
ESTABLISH THE DEFECT MANAGEMENT PROCESS FOR THE DEFECT'S LIABILITY PERIOD.



FIRE MANAGEMENT PLAN TO BE SET UP BY HEALTH & SAFETY DIRECTOR.

A MULTIFAMILY TECHNOLOGY PLATFORM

As mentioned previously, our Resident App allows tenants to address any issues which arise within Greystar communities, however, it is not the only means in which we support our residents through digital solutions.



This availability of options through market-leading tools ensures that a Greystar resident's journey from initial search through moving in, occupancy and ultimately to departure, may be effectively and efficiently managed with consistency.

ENSURING OPERATIONAL EXCELLENCE THROUGHOUT DEVELOPMENT

At Greystar Ireland we understand that to bring our modern developments and world-class design to fruition, high-quality operational management must be present at all stages of the process. This

encompasses everything from those early planning stages, right through to welcoming new residents. To encourage this, and ensure that the final product is in line with what has been approved with local

councils, the way in which we work is of utmost importance. From selecting reliable partners to communication, training, and marketing – operational excellence runs through everything we do.

From selecting reliable partners to communication, training, and marketing - operational excellence runs through everything we do.

Pre-Development

Greystar can undertake a full pre-development consultancy, with advice on design, layouts of both units and amenity space, specifications, construction management and, ultimately, lease up and the operations of a scheme.

Construction Phase

We also provide an ongoing range of services during the construction of our properties that ensure all finished developments are up-to-standard and inline with all design specifications.

Property Management

Greystar hires, trains, and promotes ongoing learning and development

for all key onsite staff for our developments. This includes access to the Greystar Business School as well as resourcing support for regional staff (e.g Regional Operations Manager, Regional Facilities Manager, etc.)

Lease Up

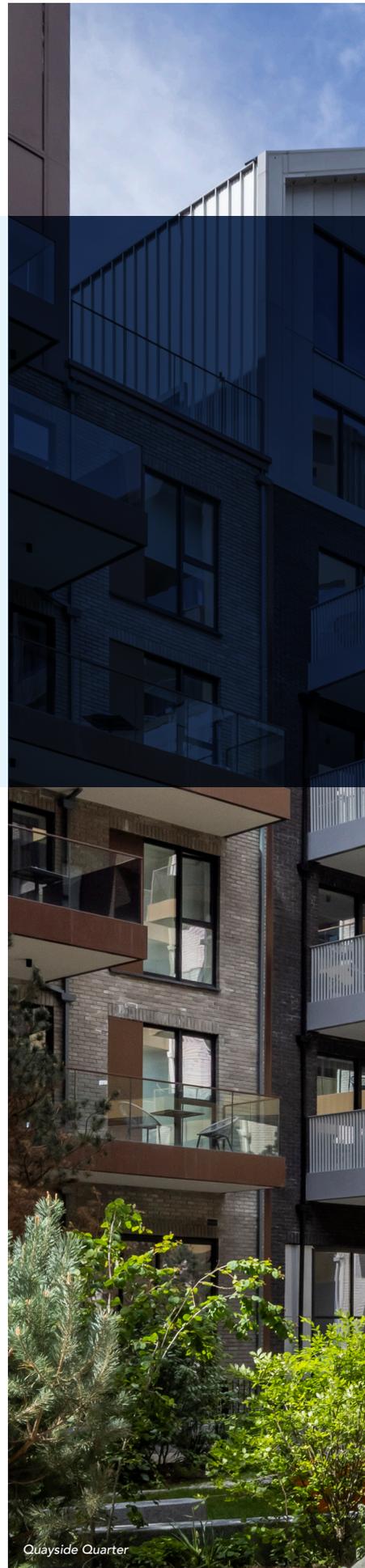
We take great pride in the chosen team responsible for leasing the building/buildings and they have support from our head office all the way through the process.

GREYSTAR™

Greystar

Greystar Ireland
Quayside Quarter
North Quay
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Quayside Quarter