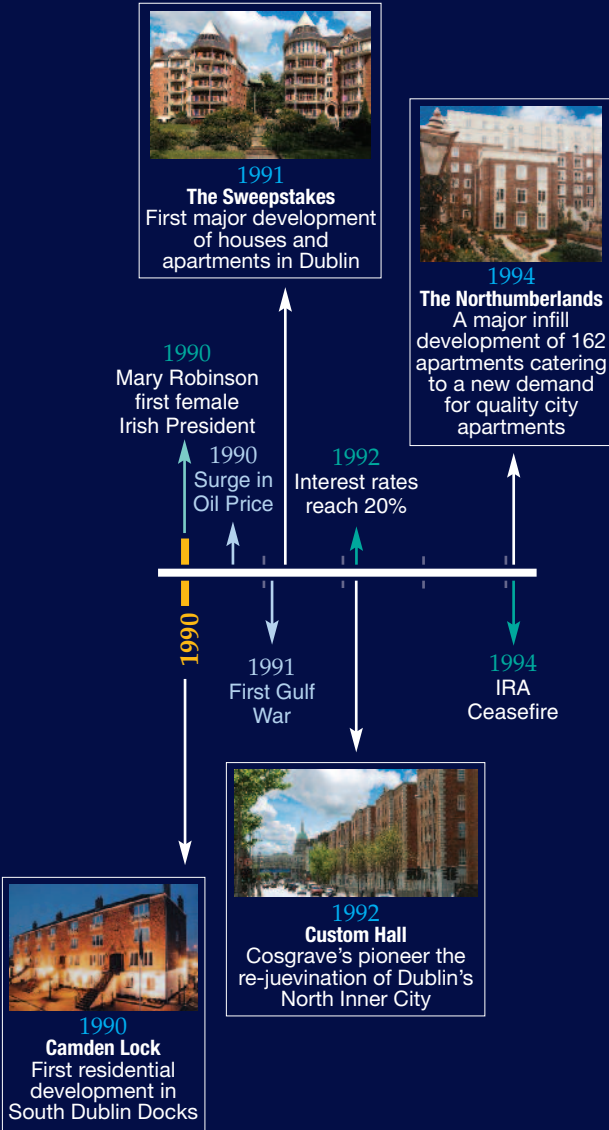


1990 - 1994 Expanding the Vision



By 1990 they began producing mixed developments adding retail and office space to the residential elements. At Camden Lock they became the first to re-develop in the south Dublin Docklands. More mixed developments were successfully undertaken at Ha’penny Bridge House on Ormond Quay and Grafton Hall on Aungier Street.

In 1991 Cosgrave’s built the now famous Sweepstakes in Ballsbridge. This became a flagship development for the city; its 247 units made it the first major combined apartment and townhouse development in Dublin. In 1992 Cosgrave’s completed Custom Hall on Gardiner Street, this was a brave step that made them the first developer to take on the rejuvenation of the North Inner City.

The Group continued their production of high value apartments and duplex homes with projects like The Northumberlands at Lower Mount Street and Salthill in Monkstown.

DEVELOPMENT	RESIDENTIAL UNITS	COMMERCIAL SPACE
1990 Crannagh, Milltown, D6.	17	•
1990 Camden Lock, South Docklands, D4.	77	•
1990 Integrity House, South Docklands, D4.	•	6,250SQFT/580SQM
1990 Salthill, Monkstown, Co Dublin.	108	•
1991 St Patrick’s Road, Dalkey, Co Dublin.	5	•
1991 Caryfort Court, Dalkey, Co Dublin.	5	•
1991 The Sweepstakes, Ballsbridge, D4.	247	•
1992 Monkstown Gate, Monkstown, Co Dublin.	8	•
1992 Custom Hall, Gardiner Street, D1.	173	•
1993 Airfield Park, Donnybrook, D4.	3	•
1993 Clipper View, Sarsfield Quay, D7.	24	•
1993 Grafton Hall, Aungier Street, D2.	62	5,000SQFT/465SQM
1993 Cedar Cottages, Stillorgan, Co Dublin.	5	•
1993 Ha’penny Bridge House, Ormond Quay, D1.	76	5,000SQFT/465SQM
1994 Lisalea, Frascati Park, Blackrock, Co Dublin.	39	•
1994 Christchurch Hall, High Street, D8.	40	10,000SQFT/930SQM
1994 Liffey Street West, D7.	8	•
1994 Ranelagh Road, Ranelagh, D6.	7	•
1994 The Northumberlands, Lower Mount Street, D2.	162	•
TOTAL	1,066	26,250SQFT/2,438SQM

Crannagh

Prospect Lane, Milltown, Dublin 6.

Project Summary
New build residential
Constructed in 1990
17 luxury townhouses



Camden Lock

South Dublin Docklands, Dublin 4.

Project Summary
New build residential
Constructed in 1990
45 luxury apartments
22 duplex homes



Salthill

Monkstown, County Dublin.



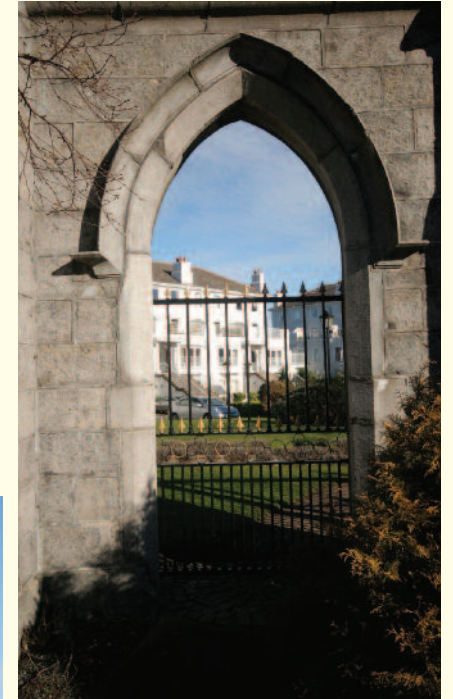
Project Summary

New build residential

Constructed in 1990

36 duplex homes

72 luxury apartments





Integrity House

South Dublin Docklands, Dublin 4.

Project Summary
New build commercial
Constructed in 1990
6,250 sqft / 580 sqm office space



The Sweepstakes

Ballsbridge, Dublin 4.

Project Summary
New build residential
Constructed in 1991
197 luxury apartments
32 exclusive houses
18 luxury cottages

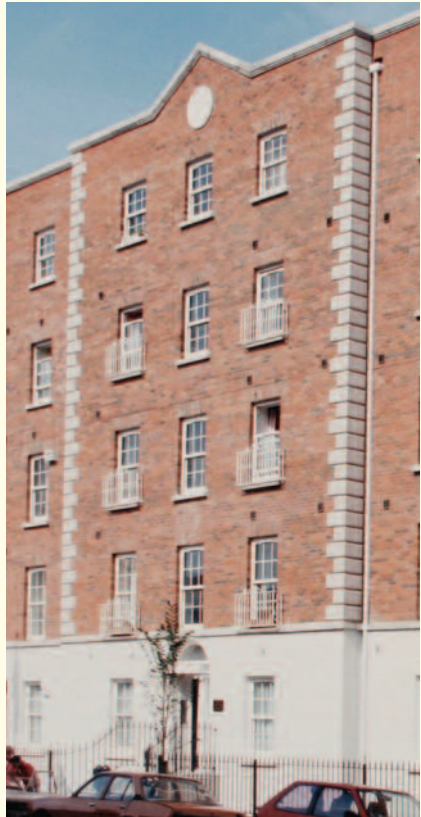




Custom Hall

Gardiner Street, Dublin 1.

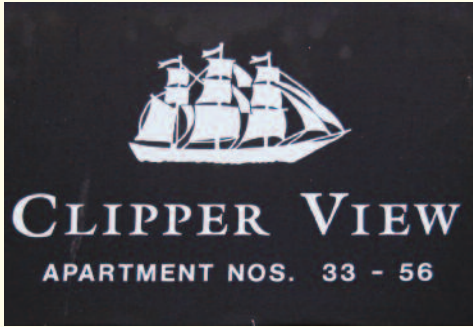
Project Summary
New build residential
Constructed in 1992
173 city centre apartments



Clipper View

Sarsfield Quay, Dublin 7.

Project Summary
New build residential
Constructed in 1993
24 city centre apartments



Grafton Hall

Aungier Street, Dublin 2.

Project Summary
New build residential / commercial
Constructed in 1993
62 city centre apartments
5,000 sqft / 464 sqm retail space



Ha'penny Bridge House

Ormond Quay, Dublin 1.

Project Summary
New build residential / commercial
Constructed in 1993
76 city centre apartments
5,000 sqft / 464 sqm retail space



Lisalea

Frascati Park, Blackrock, County Dublin.

Project Summary
New build residential
Constructed in 1994
39 luxury apartments



Christchurch Hall

High Street, Dublin 8.

Project Summary
New build residential / commercial
Constructed in 1994
40 city centre apartments
10,000 sqft / 929 sqm retail space



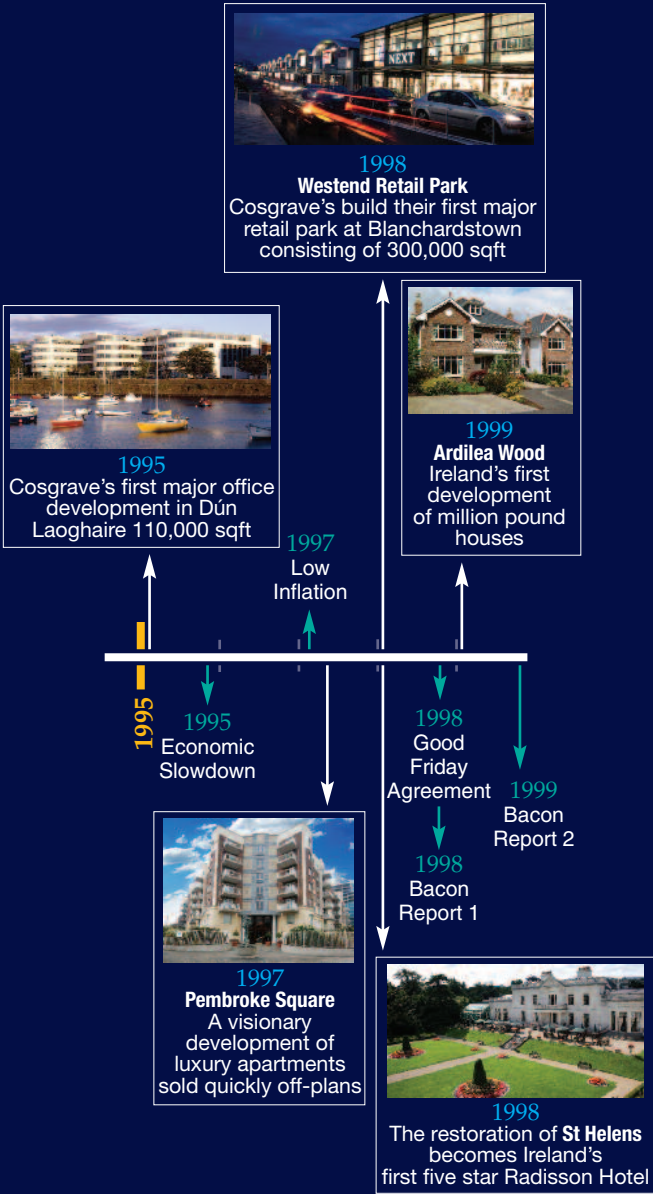
The Northumberlands

Lower Mount Street, Dublin 2.

Project Summary
New build residential
Constructed in 1994
162 luxury city apartments



1995 - 1999 Attention to Detail



Rathmines Town Centre was constructed in 1995 as well as having a residential and retail element it also included their first hotel. Over the next four years Cosgrave's built 1,210 homes and 586,500 square feet (54,486 sqm) of commercial space in developments like; Pembroke Square, Grand Canal Street, Harcourt Green of Harcourt Street, Simmonscourt Square at Ballsbridge and the largest project being Westend Retail Park, Cape House and Westend Village, at Blanchardstown shopping centre.

In 1998 the prestigious St. Helen's Hotel was completed in Stillorgan and became the first Radisson Hotel in Ireland. In 1999 Ardilea Wood was launched in Clonskeagh and featured on the national news for being Ireland's first million pound housing development and it sold out quickly.

DEVELOPMENT	RESIDENTIAL UNITS	COMMERCIAL SPACE
1995 Clearwater Cove, Dún Laoghaire.	126	•
1995 Rathmines Town Centre, Rathmines, D6.	169	50,000SQFT/4,645SQM
1995 Shandon Green, Phibsborough, D7.	11	•
1995 West Pier Business Campus, Dún Laoghaire.	•	110,000SQFT/10,219SQM
1995 Woodpark, The Rise, Glasvnevin, D11.	3	•
1996 Harcourt Green, Charlemount Street, D2.	169	15,000SQFT/1,393SQM
1996 Glengariff Crescent, St Ignatius Ave, D7.	19	•
1996 The Orchard / The Courtyard, Ranelagh, D6.	25	•
1996 30 Whitehall Road, D14.	1	•
1997 Pembroke Square, Grand Canal Street, D2.	201	•
1997 Fitzwilliam Quay, Ringsend, D4.	102	9,500SQFT/882SQM
1997 Simmonscourt Square, Ballsbridge, D4.	72	•
1997 Glenarm Square, Dargle Road, Drumcondra, D9.	39	•
1998 St Helen's Hotel, Stillorgan, Co Dublin.	•	100,000SQFT/9,290SQM
1998 Temple Manor, Celbridge, Co Kildare.	96	•
1998 Westend Retail Park, Blanchardstown.	•	200,000SQFT/18,580SQM
1998 Cape House, Blanchardstown.	•	65,000SQFT/6,038SQM
1998 Westend Village, Blanchardstown.	144	•
1998 Westend Commercial Village, Blanchardstown.	•	37,000SQFT/3,437SQM
1999 Millar's Wood, Herbert Road, Bray.	22	•
1999 Ardilea Wood, Clonskeagh, D14.	11	•
TOTAL	1,210	586,500SQFT/54,486SQM