

PROPERTY MANAGEMENT STRATEGY REPORT

PROPOSED DEVELOPMENT

PLAYER WILLS

OCT 2026

CLIENT

CWTC MULTI FAMILY ICAV

aramark

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ABOUT US

Section 1 - About us

Aramark Property is the largest dedicated property and facilities management company in Ireland.
We have been providing clients with property management services and strategic advice across all classes of property for over 70 years.

Our property and facilities management team are supported by a multi-disciplinary team which includes a dedicated sustainability consultancy division, a building consultancy and professional services team, energy specialists and health & safety advisors.

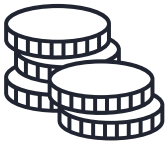
Aramark Property is one of a portfolio of companies that form Aramark Ireland.

The group is headquartered in Dublin and is part of the global Aramark Corporation, an international services group with an annual turnover of over $18 billion. In Ireland, Aramark works across property, facilities, & food services including retailing as Avoca.



165+

EMPLOYEES



250M+

ANNUAL RENT COLLECTED



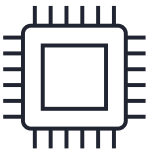
120M+

ANNUAL S/C COLLECTION



10,000

RESIDENTIAL UNITS



75

INDUSTRIAL & TECHNOLOGY BUSINESS PARKS



100+

OFFICE BLOCKS



35+

RETAIL SHOPPING CENTRES & RETAIL PARKS



25+

LOGISTICS PARKS

Summary of Relevant Experience

Aramark Property is the largest dedicated property management provider in Ireland, with over 40 years' experience in residential, office, retail, and mixed-use developments.

Some of our relevant case studies on major schemes that involve residential management would include:



CLIENT	Lansdowne Place OMC
PROPERTY	Lansdowne Place
UNITS	215



CLIENT	Pontegadea
PROPERTY	OPUS, 6 Hanover Quay
UNITS	120



CLIENT	Kennedy Wilson
PROPERTY	Capital Dock Residence
UNITS	190



CLIENT	Marlet
PROPERTY	Grand Canal Harbour
UNITS	596

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MANAGEMENT STRATEGY SUMMARY

Section 2 – Management Strategy Summary

Aramark Property have been instructed by CWTC MULTI FAMILY ICAV, to provide an updated report on the property management strategy for their proposed development and amendments to the previously permitted residential development under ABP-308917-20 (DCC Ref: SHD0031/20) and as amended under DCC Reg. Ref.: 3406/25. The proposed amendments relate only to the permitted Block PW1, which includes the former Player Wills Factory (a Protected Structure, RPS Ref: 8796), Block PW2 and Block PW5 only.

As with any residential scheme, the main challenge for the Developer will be to maintain a secure, peaceful, and attractive environment on a 24/7 basis while each residential occupiers in the development carry out their business.

The intention of this report is to set out the management strategy for the scheme post construction to demonstrate how once operational, the mechanics of the residential and estate property management will work in practice and be maintained to the highest standards.

CGI Image of Proposed Development



Development Description

The proposed development consists of amendments to the development at the former 'Player Wills' site, South Circular Road, St. Catherine's Avenue and Donore Avenue, Dublin 8, as permitted under ABP-308917-20 (DCC Ref: SHD0031/20) and as amended under DCC Reg. Ref.: 3406/25. The proposed amendments relate only to the permitted Block PW1, which includes the former Player Wills Factory (a Protected Structure, RPS Ref: 8796), Block PW2 and Block PW5 only.

The proposed amendments include for alteration of the permitted ground floor layouts of PW1 and PW2 including the relocation of permitted amenity spaces and retail/restaurant spaces, some minor amendments to unit layouts, and amenity spaces at upper levels. It also includes for the redesign of Block PW5.

The proposed amendments result in no increase in the overall permitted 492 residential units and 240 shared living units.

The proposed amendments are set out as follows:

1. Amendments to permitted Block PW1 (which includes the former Player Wills Factory (a Protected Structure, RPS Ref: 8796)) to include:
    - Reduction of permitted ground floor commercial uses (which included café/co-working/bar/restaurant space) and an increase in tenant amenity space. This results in a ground floor containing 2 no. retail/restaurant/café units, tenant amenity space to include a gym, management offices and reception, community unit (as permitted) and cultural unit (as permitted).
    - Removal of permitted internal amenity lounge at Level 8, and subsequent increase in external amenity terrace at Level 8.
    - Relocation of permitted sub-station from the northwest corner of the site to internally within the ground floor of PW1.
    - Minor increase in the permitted basement below PW1, containing plant areas only.
2. Amendments to permitted PW2 to include:

- Alteration of permitted substation and provision of an additional substation in place of a permitted residential unit at ground level and alterations to permitted cores and basement access. Addition of 1 additional residential unit at ground level.
- Reconfiguration of permitted retail unit located at ground level on the north-east corner to accommodate a relocated entrance lobby.
- Alteration of permitted retail and cafe units on the southwest corner of the block to accommodate amended access and alteration of 2 no. permitted bicycle lifts at ground level to dedicated bicycle stairs with automated ramps.
- At levels 1, 3 and 5 the conversion of a 2-no. permitted 1- bed units to 2-bed units and on level 2, 1 no. permitted 1- bed unit to 2-bed unit, as a result of the additional staircore.
- At level 15 & 16, the reconfiguration of 4 no. 2-bed units to 4 no. 1-bed units to facilitate an additional staircore and reconfiguration of 1 no. 1-bed duplex unit to 2 no. 1 bed units.
- At level 17 the reconfiguration of 1 no. 2-bed unit to 1 no. 1-bed unit to facilitate an additional staircore.
- Removal of plant screen at Level 8.

3. Amendments to permitted PW5 to include:

- Reconfiguration of permitted block containing 21 no. residential units to block containing 20 no. units. The height and footprint remain largely consistent to the permitted block

Revised block is provided around the permitted communal amenity space located to the east of the block

Figure 1: Proposed Site Plan

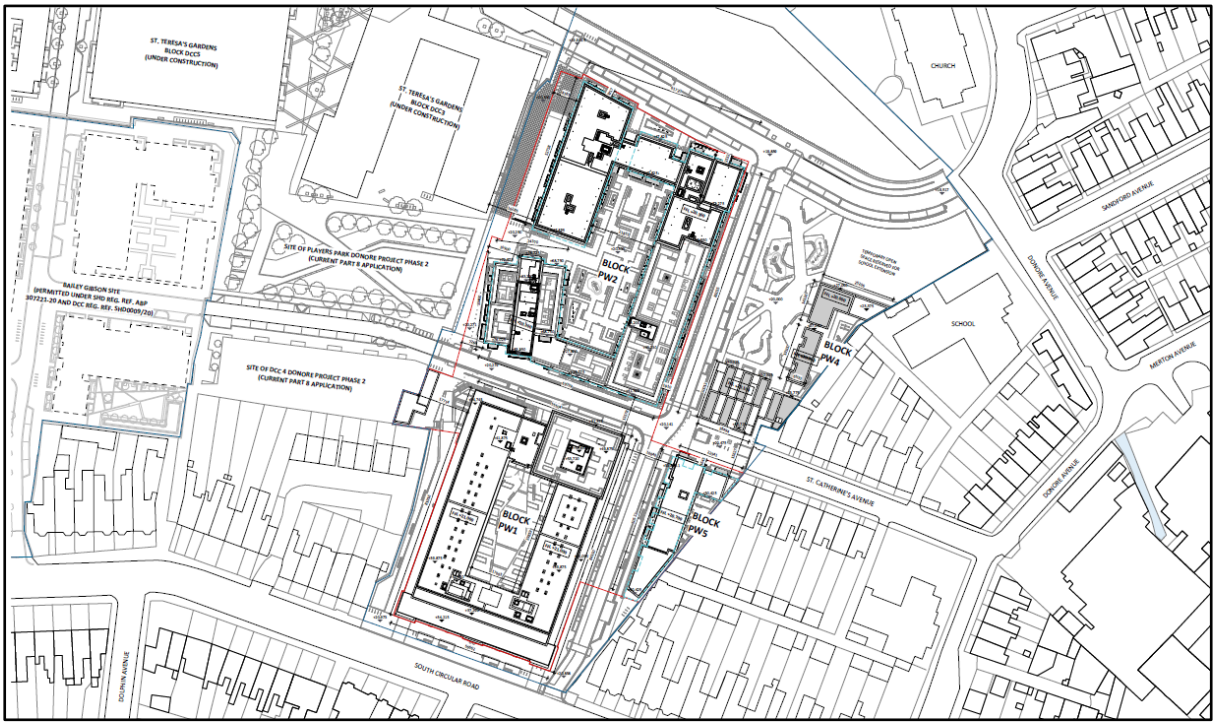
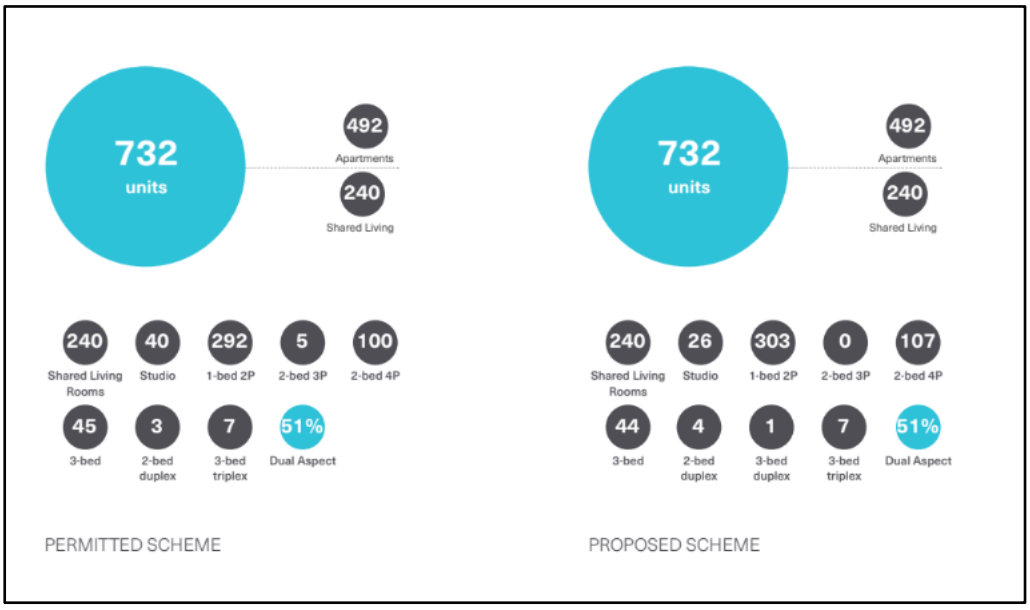


Figure 2: Development Mix Breakdown Permitted v's Proposed



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APPOINTMENT OF PROPERTY MANAGING AGENT

Section 3 - Appointment of Property Managing Agent & Associated Responsibilities

Formation and Role of the Management Company

A Management Company will be established as a separate legal entity, with the sole purpose of managing and maintaining the shared common areas located within the development

The company will be constituted in advance of the sale of any blocks or individual units to ensure that the governance structure and legal framework are fully in place prior to occupation.

To ensure the effective long-term operation of the development, the Management Company will appoint an independent, professional property management agent. This agent will be responsible for the day-to-day management of the estate/common area. including maintenance, service delivery, financial management, and liaison with residents and stakeholders.

This structure ensures a transparent, consistent, and high-quality management approach throughout the lifetime of the development

Management Structure

The development will be operated under a unified estate management structure overseen by a professional Property Management Agent. The Managing Agent will be responsible for the day-to-day management, maintenance and operation of the development, ensuring a safe, secure and well-maintained environment for all residents and occupiers.

Common Areas

The Property Management Agent will be responsible for all communal and shared areas within the development, including:

- Entrance lobbies and reception areas;
- Corridors, lifts and stair cores;
- Internal and external circulation routes;
- Landscaped and public realm areas;

- Bin storage and waste management facilities;
- Bicycle parking and mobility facilities;
- Resident amenity spaces; and
- Building services and plant areas.

The Managing Agent will coordinate cleaning, maintenance, repairs, security, health and safety compliance and contractor management in respect of all common areas.

Residential Apartments

The private residential apartments will be occupied under tenancy arrangements. Residents will be responsible for the upkeep and maintenance of the internal areas of their individual apartments, while the Managing Agent will retain responsibility for the structure, exterior, common services and shared facilities serving the residential element of the development.

Shared Living Accommodation

The Shared Living accommodation will be operated by a dedicated management team under the oversight of the Property Management Agent. This team will be responsible for:

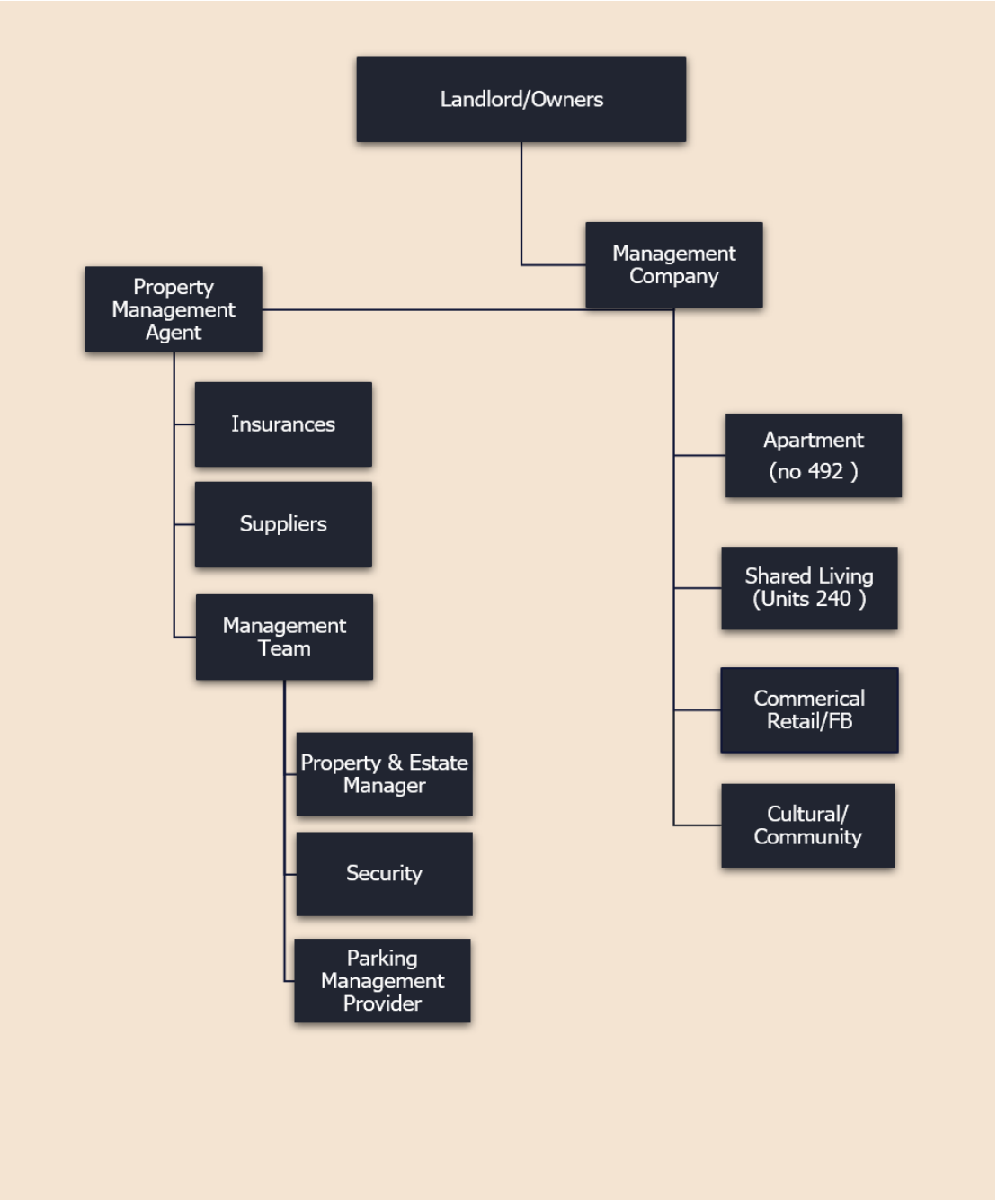
- Resident onboarding and administration;
- Day-to-day resident engagement and support;
- Management of bookings and occupancy;
- Monitoring and management of shared amenity spaces;
- Housekeeping and cleaning arrangements for shared facilities;
- Security, access control and resident welfare initiatives; and
- Compliance with the Shared Living Operational Management Plan.

The Shared Living management team will work alongside the estate management function to ensure integration with the wider development while addressing the specific operational requirements of the Shared Living accommodation.

Integrated Management Approach

The management arrangements for the common areas, residential apartments and Shared Living accommodation will operate under a coordinated management framework. This approach ensures consistency in service delivery, maintenance standards, health and safety procedures, security management and resident experience across the entire development. The established management structure is considered appropriate to accommodate the proposed development and any amendments to the residential unit mix, with no material changes required to staffing levels, operational procedures or management responsibilities.

Figure 3: Proposed Structure – Hierarchy of Title



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MANAGEMENT PLAN

Section 4 – Management Plan

Estate Management Overview

The overall management of the estate will be structured to address all elements influencing the ongoing maintenance, presentation, and efficient operation of the common areas. Each component of the development will contribute appropriately to the management of the wider estate and, where relevant, to the management of its own individual block, Shared Living etc.

Management and service charges will be allocated in a fair and equitable manner, reflecting the level of benefit and service received by each part of the development. This approach will ensure the effective long-term upkeep of the estate and support a high-quality living environment for all residents and occupiers.

Delivery & Service Management Plan

There are several factors to be considered in the management of the development including

- Access
- Loading Bay
- Parking (Car, Motorcycling & Bicycle)
- Delivery Management
- Fire Tender Access
- Waste Routes

Operations Management Team

The Operations Management Team will be primarily responsible for the following:

- Management of lease agreements and operational budgeting for the effective management of the development.
- Management of contractors and other requirements of efficient building and estate operation.
- Management and implementation of the parking and mobility strategy.
- Co-ordination of resident events and engagement.

Security

The security measures proposed are:

- Apartment entrances will be secure, and residents will require a fob to gain access to the buildings, thus ensuring that only authorised persons have access.
- Apartment residents will be issued with a fob when they first arrive, and these will all be individually registered and strictly controlled.
- The door entry system will require residents to meet their visitors at the main door.

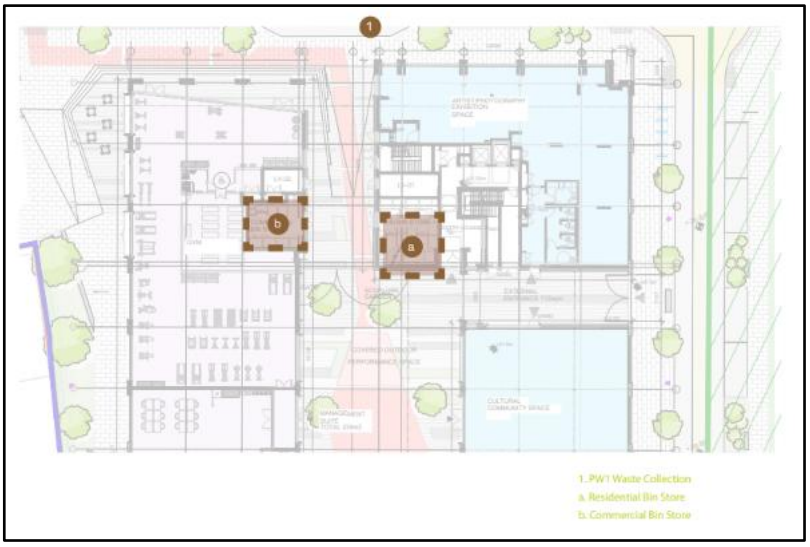
Waste Management

The overall waste management strategy remains largely the same as the permitted planning application

- As shown previously, the bin stores for PW1 has been relocated to the courtyard of the building - as shown in
- diagram above (a.)
- The bin store is adjacent to the apartment core and a short walk across the courtyard for the shared living units
- The commercial bin store which is sized to accommodate the two commercial F&B/Retail units, the community
- space and the artist studios are situated opposite the shared living (b.)
- The waste pick up is twice weekly and situated in the loading bay above PW1 (1.)

Figure 4: Waste Strategy





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AMENITY CONSIDERATIONS

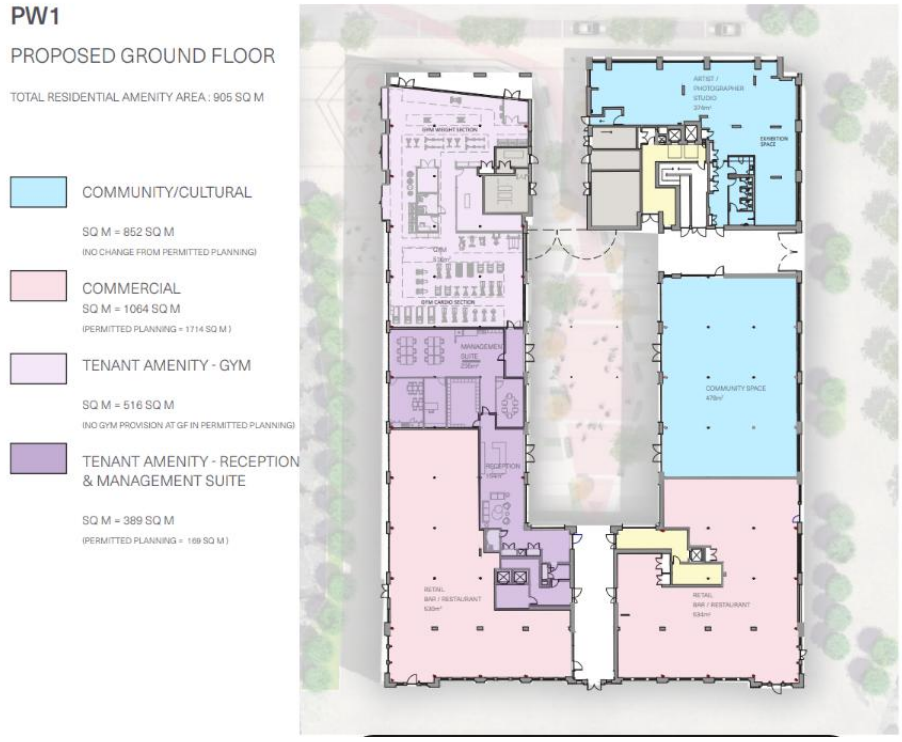
Section 5 – OVERVIEW OF PERMITTED & PROPOSED AMENITY

The proposed amendments include a reconfiguration of the tenant amenity areas in PW1 and PW2 which will result in an increase in the total area of the amenity spaces of 591m2, from 1,982 sqm to 2,573 sqm, with the additional space concentrated in PW1.

The amendments also result in an increase in the ratio of amenity space from 2.7 sqm per unit to 3.5 sqm per unit.

Resident amenity is brought together in the retained factory building, creating a single, legible hub for all residents. The gym moves from the second floor to a prominent ground floor position, where it adds visible activity to the street frontage. This is achieved by reallocating part of the bar/café/restaurant unit to resident use.

There is no change proposed to the amount of dedicated amenity space being provided for the shared living accommodation nor to previously approved strategy whereby the shared living amenity space is only accessible to the shared living residents, whereas the general tenant amenity areas can be accessed by all residents (both PRS and shared living residents).



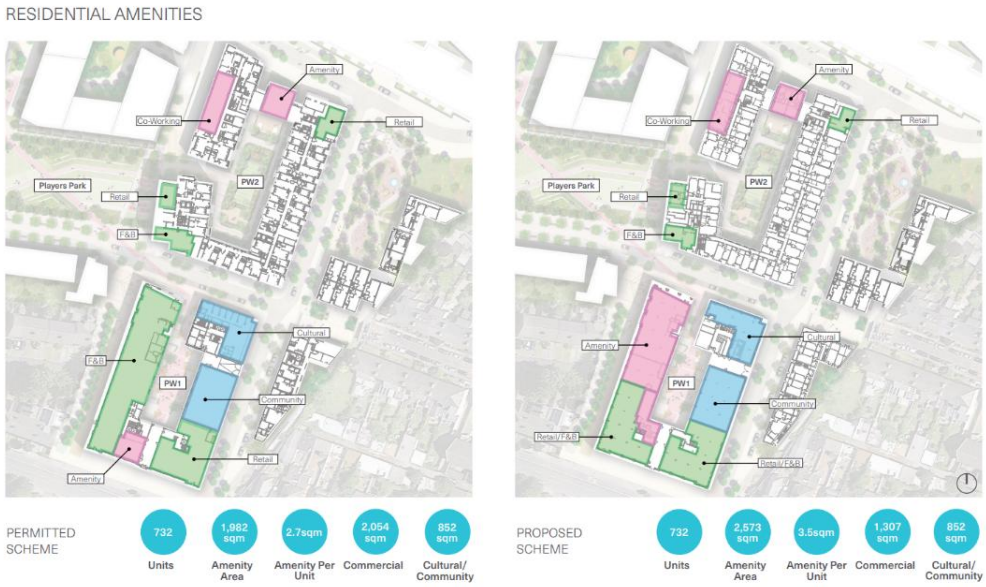
Community Building

The proposed Community Building is designed as a flexible community hub supporting a range of social, cultural, educational, recreational and wellbeing activities.

The building has been designed to accommodate changing community needs over time and can be adapted in the future to create a series of smaller, independently operated spaces, that encourages social interaction, local initiatives and community participation.

The Community Building will also provide a flexible venue for arts and cultural activities, supporting exhibitions, performances, workshops and other creative initiatives. These facilities will be accessible to the residents and the local community and will contribute to the cultural life and vibrancy of the area.

Figure 5: Residential Amenties – Permitted v's Proposed



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SERVICE CHARGE BUDGET FOR SHARED COMMON ESTATE

Section 6 – Summary of Service Charge Budget for Shared Common Estate

The operational service charge budget will cover all aspects of the estate and common area management. Please see a brief overview of the services we would anticipate would be covered:

Management Costs	• This aspect of the budget would cover any direct management of the development. This includes the managing agent's costs, any on site staffing costs, the company audit fee and any other consultancy work that may be required.
Utilities	• Any costs incurred for water usage, electricity, and gas.
Soft Services	
Security	• This element of the budget will allow for any Security Guarding or patrol requirements that may be required outside of the onsite staff teams working hours. It will also make a provision for the maintenance and repair to any security systems including CCTV and access control systems.
Cleaning	• The cleaning of the external and internal common areas will be covered under this section. It is vitally important that the common areas are kept as clean as possible, and any vandalism or graffiti is addressed as quickly as possible. • A maintenance schedule will be put in place and will ensure common areas are checked and cleaned daily. • Any common furniture, water features, sculptures and litter bins will form part of the cleaning and maintenance protocols which will be defined by the onsite team. • Window cleaning and external façade cleaning to be carried out 2 – 4 times per annum using boom lift / cherry picker / abseiling or reach and wash systems where appropriate. • Any common areas with furniture will form part of the cleaning and maintenance protocols.
Waste Management	• Bin stores will be regularly inspected to ensure the area is clean, secure and free from hazards. The residents will take all waste and recycling to this location for disposal. • Facilities and guidance to residents will be provided to ensure high levels of recycling/brown bin recycling and to encourage a

	reduction of waste. Residents will be required to segregate waste within their own units. This will be closely monitored by the onsite resident's management team. • Signage will be posted on or above the bins to show which wastes can be put in each receptacle. Residents will be informed by the management company where they are required to deposit their waste and fobs/keys for access will be provided to their dedicated storage areas. • Collection frequency and designated collection points to be communicated to residents upon move in. • Please refer to the Operational Waste Management Plan for further details. • Please refer to the proposed waste truck route plan, (figure 4) which has been approved by our waste contractor.
Health & Safety	• The Management Team post-handover will design a health and safety strategy and Occupiers' Handbook that will ensure the development has the utmost health and safety standards. This will be provided to the residents and staff/contractors that will be managing and working in the development. • The Handbook will contain protocols for the times of operation, weather events and planned shutdowns of the water amongst other things. • The amenity areas will be the focal point of the development and will have a specific health and safety focus. The Management Team will work with the insurance surveyors to ensure that a policy is suitable for an area with use of this nature. There will be an individual set of risk assessments and method statements relating to any outdoor areas. • This document will also govern the protocols for contractors visiting site to carry out works. • A comprehensive General Risk Assessment to be completed by an appointed surveyor prior to occupation of the building.
Hard Services	
M & E	• An allowance will be made for any maintenance required on plant and equipment. This includes the servicing and management of any pumps, lifts, gates, and any other items of plant located within the external and internal common areas.

	• There will be a budget for general repairs which will cover basic works such as lighting repairs and any rectification to areas of the common areas that may become damaged or dilapidated.
Open Spaces & Landscaping	• Based on the landscape plans received, the communal areas will be of the forefront of management's maintenance priorities. • Given the scale of the proposed public/communal space it will be essential for an appropriate maintenance schedule to be devised and implemented by the Agents, with a focus on the planting scheme as envisaged by the landscape architects. • A schedule of maintenance will be implemented for cleaning of hard surfaces and garden features throughout the landscaped areas and open spaces. • The landscape maintenance schedule will include annual contracts that specify weekly visits by the external contractors and this service will be closely managed and tailored to suit the scheme specifics to ensure a high standard is upheld. • A policy document will be developed around this process and issued to all residents of the overall estate.
Access Control	• Provision for all electronic access control systems including access control devices that control barriers to bicycle storerooms and block entrance doors will be made. • Apartment access: Residents will be provided with keys/fobs/app enabled access control depending on the system installed. Visitors will be required to request access through electronic intercom/access system installed at the block entrance doors and gates.
CCTV	• Location: CCTV will be in operation in key circulation areas as part of the overall security strategy. • Monitoring: All CCTV systems shall be configured such that they form one site wide system that can be remotely monitored from the management office. • Maintenance: Provision will be in place for camera maintenance and routine checks in accordance with manufacturer guidelines. • GDPR compliance will be paramount.
Water Management	• Cold Water Storage & Feed: The cold-water storage and feed will be maintained in accordance with manufacturer guidelines. • Risk Assessment: An independent and comprehensive Legionella Risk Assessment and Water Testing will be completed. Both are to be completed by an approved surveyor prior to occupation.

	· Tanks: The water tanks will be maintained in accordance with manufacturer guidelines. · Pumps: The pumps will be maintained in accordance with manufacturer guidelines.
Fire	· Evacuation: o Excavation Strategy / Resident Guide: A step-by-step guide of what to do in the event of a fire will be provided to the Residents within the Residents Guide. o Signage: Appropriate exit signage will be in place throughout the property. o Notices: Notices will be displayed in high traffic areas advising of the fire action policy. · Prevention Equipment: The Management Team will ensure Fire Protection Equipment is provided. · A Risk Assessment will be instructed to be carried out by an independent consultant, and a comprehensive Fire Risk Assessment will be completed prior to occupation of the building. · Alarm: The fire alarm panel will be maintained and serviced in accordance with manufacturer guidelines. Each unit will have its own fire alarm system. · Dry and wet risers: Dry and wet risers will be maintained in accordance with manufacturer guidelines. · Sprinklers: The sprinklers will be maintained by a suitably qualified professional and serviced in accordance with manufacturer guidelines. The Property Manager will ensure appropriate contracts are in place with a contractor for maintenance of the risers.
Help Desk /Out of Hours Service	• Out of hours service where residents can report urgent problems or get assistance when property management offices are closed • Focusing on urgent or emergency issues, such as: o Water leaks or flooding o Heating or hot water failures o Power outages (within the building) o Fire alarm problems o Suspicious activity o Lift (elevator) breakdowns o Blocked drains o Locked out of apartment (depending on policy

07

OPERATIONAL COMPLIANCE STATEMENT

Operational Compliance Statement

The proposed amendments to the residential / commercial unit mix have been reviewed against the approved Shared Living Operational Management Plan and the updated Property Management Strategy Report.
It is confirmed that the revised unit mix does not give rise to any material change in the operational management of the development and will not alter:

- The overall property management approach;
- Estate and common area management arrangements;
- Resident services, staffing levels or operational requirements;
- Waste management, cleaning and maintenance strategies;
- Security, concierge and access management procedures;
- Mobility and parking management arrangements; or
- The operation, management and maintenance of resident amenity facilities.

Furthermore, it is confirmed that the revised unit mix does not adversely affect the operational assumptions underpinning the Shared Living Operational Management Plan. The established management structure, staffing arrangements and operational procedures remain appropriate and are capable of effectively accommodating the proposed amendments to the development.

Accordingly, the operational management measures set out within the approved Shared Living Operational Management Plan should be read in conjunction with the updated Property Management Strategy Report and continue to provide a robust and appropriate framework for the effective management, operation and maintenance of the Shared Living element of the scheme throughout its lifecycle.

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CONCLUSION & CONTACT DETAILS

Section 8 – Conclusion & Contact Details

Based on the information provided, Aramark Property have considered the schemes proposals. From our experience to date of similar schemes we manage, we have set out an overview of how we believe the overarching management of the scheme can be successfully managed in best practice for the benefit of the owners of this scheme, the future occupiers and the wider community.

Contact Details

Michelle Finnerty

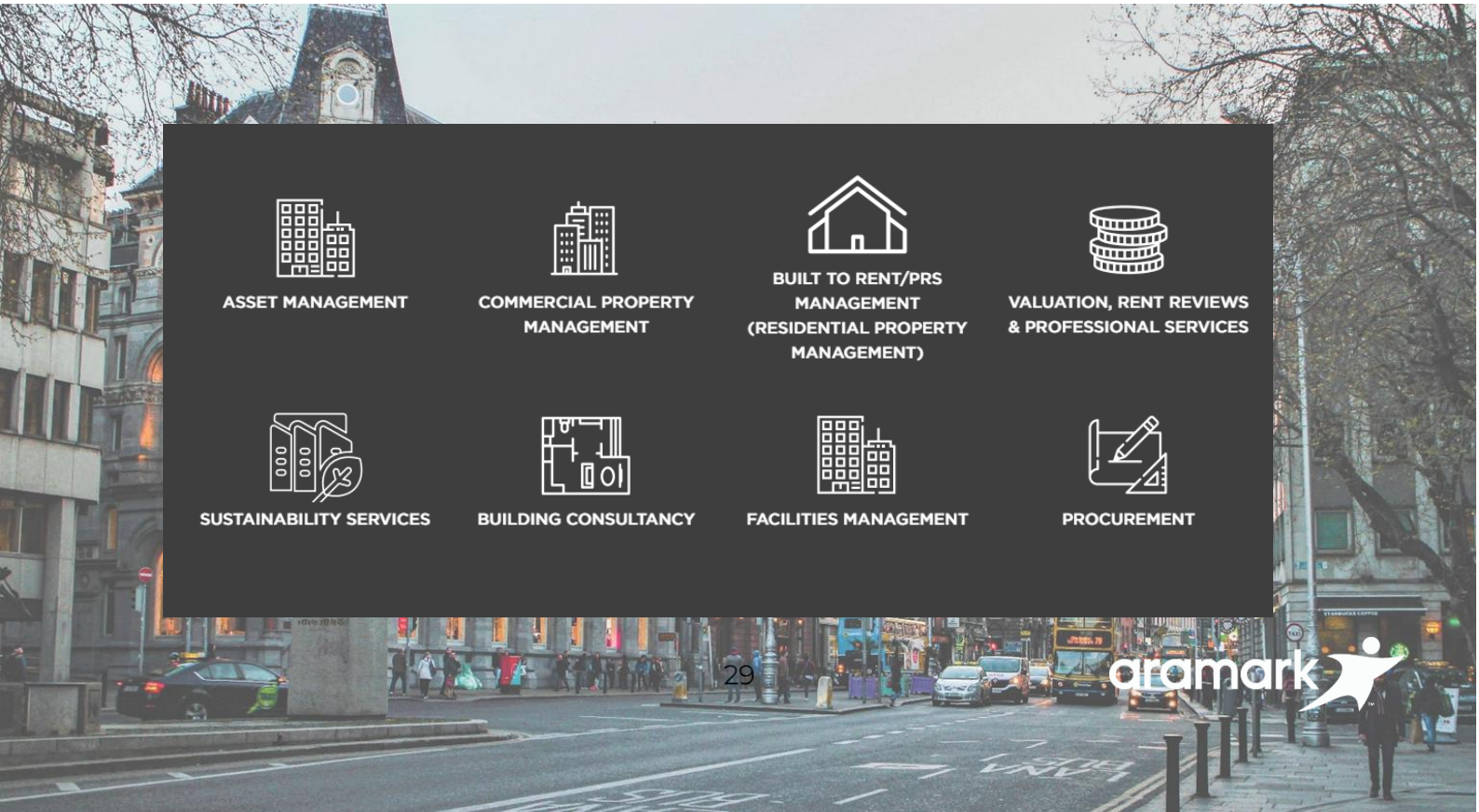
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Section 9 – Disclaimer

The content of this report is provided for the benefit of the Developer and the Local Authority. No liability is accepted by Aramark Property for any action taken by any third party in reliance on the information in this report. In preparing the report, Aramark Property has relied on the information provided to them by the Developer.

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