

O'Mahony Holdings SPRL
Avenue de Congres
1000 Bruxelles
Belgium

November 12th 2021

RE: Old Greenhills Road timeline

Dear Jim,

I wanted to take a brief moment to quickly address something that was brought up in the pre planning application meeting back in February. In relation to development on the site, you mentioned that you believed we were best waiting for the other side to put forward their application. We did as much and their plans were rejected.

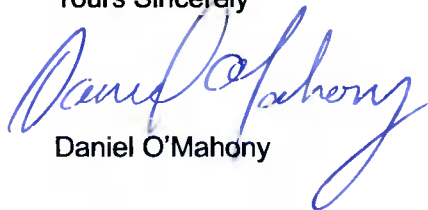
In relation to our own site, we have been toiling for 6 years trying to get the appropriate scheme together that will work in this area. A brief timeline of this is outlined below:

- 2015 we employed Edward Doyle Architects to do a feasibility study on the site and appropriate scheme that could go there.
- 2016 Sirio offered to go into a joint venture in order to maximise the two sites potential. We developed drawings before the idea lost traction and fizzled out.
- 2016 we employed MCDdevelopments to initiate the planning application process for our site. We were due to request a pre planning meeting when Sirio came back on board once more.
- 2017 -2019 we embarked on a thorough joint venture with Sirio Homes to try and maximise the two sites combined. This included a pre planning application with ABP and several meetings with SDCC. We got to the stage of frozen drawings and were weeks shy of lodging our application before the two parties involved unfortunately fell into dispute over the project. Several attempts were made by me personally to bring both sides back to the negotiation table but unfortunately the differences became irreparable and both parties advanced with their own projects.
- August 2019 we make above market value offer to buy the Sirio Homes site 'subject to planning'. It was later sold to a third party, believed to be Ballymar Properties, for a lower value than we had offered.
- 2019 We made enquiries about purchasing the 3 cottages abutting our site to the north of the property on the old Greenhills road. We, again, made offers above market value but were unable to progress any further as one of the owners had said they "would not sell even for a million euro."
- 2020 We offered a land swap to Sirio Homes whereby they could have the front corner site on the junction of the Greenhills road and Main Street and in return we take a sliver of land in equal proportion to the south of our main site. They allowed our architects to talk to theirs and then ultimately refused.
- I had made several efforts to contact the new owner of the site but after some initial talks my phone calls were left unreturned. Sirio Homes intimated to me that the new owner may be content to sit on their site for the time being.

- 2021 we are applying to develop our own sites. We believe we have designed it as such that it will encourage future development on the adjoining site and have moved our carpark ramp so it is abutting the neighbouring site. This will help in allowing both sides clean access to their basement carparks with minimum disruption to the old Greenhills Rd.
- September 2021 We met with the new land owner of the adjacent site. Discussions took place for 2 hours over a potential acquisition and we lodged another offer for the site. They did not acknowledge the offer.

Further, in response to Item 8b in our cover letter, regarding the loss of 4 car park spaces. I'd like to make it clear to SDCC that the carpark is not used by any of the tenants in 42-56 Greenhills Court. It is also in need of repair, to be modernised and brought up to current standards.

Yours Sincerely



Daniel O'Mahony