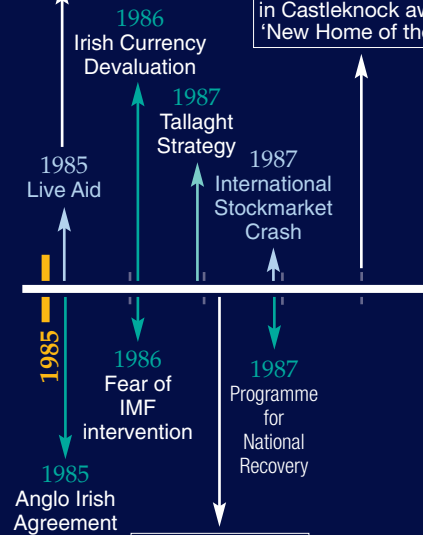


1985 - 1989 Building a Reputation



Building on the success of Belville, they continued to pioneer residential developments in Dublin, firstly in 1985 with the award winning Morehampton Square, which was the first duplex development in Dublin. Followed by Donnybrook Manor in 1987 which was the first major townhouse development of its type in a central city location.

More developments followed with the now unique trademark craftsmanship incorporating beautiful landscaping and top quality finishes, for example at Crannagh in Milltown and Shrewsbury in Ballsbridge .

In 1989 Cosgrave's built Chesterfield in Castleknock, a development of 76 superior quality detached houses which was awarded the "House of the Year Award" in that year.

DEVELOPMENT	RESIDENTIAL UNITS	COMMERCIAL SPACE
1985 Morehampton Square, Donnybrook, D4.	85	•
1987 Donnybrook Manor, Belmont Avenue, D4.	134	•
1988 Eblana Villas, Grand Canal Street, D2.	12	12,000SQFT/1,115SQM
1989 Chesterfield, Castleknock, D15.	76	•
1989 Shrewsbury, Ballsbridge, D4.	101	•
TOTAL	408	12,000SQFT/1,115SQM

Morehampton Square

Donnybrook, Dublin 4.

Project Summary
New build residential
Constructed in 1985
16 luxury townhouses
35 duplex homes
34 garden apartments





Donnybrook Manor

Belmont Avenue, Dublin 4.

Project Summary
New build residential
Constructed in 1987
134 luxury houses





Eblana Villas

Grand Canal Street, Dublin 2.



Chesterfield

Castleknock, Dublin 15.

Project Summary

New build residential

Constructed in 1989

76 superior quality detached houses



Cosgrave



Shrewsbury

Ballsbridge, Dublin 4.

Project Summary

New build residential

Constructed in 1989

24 bungalows

12 luxury townhouses


33 duplex homes

32 garden apartments



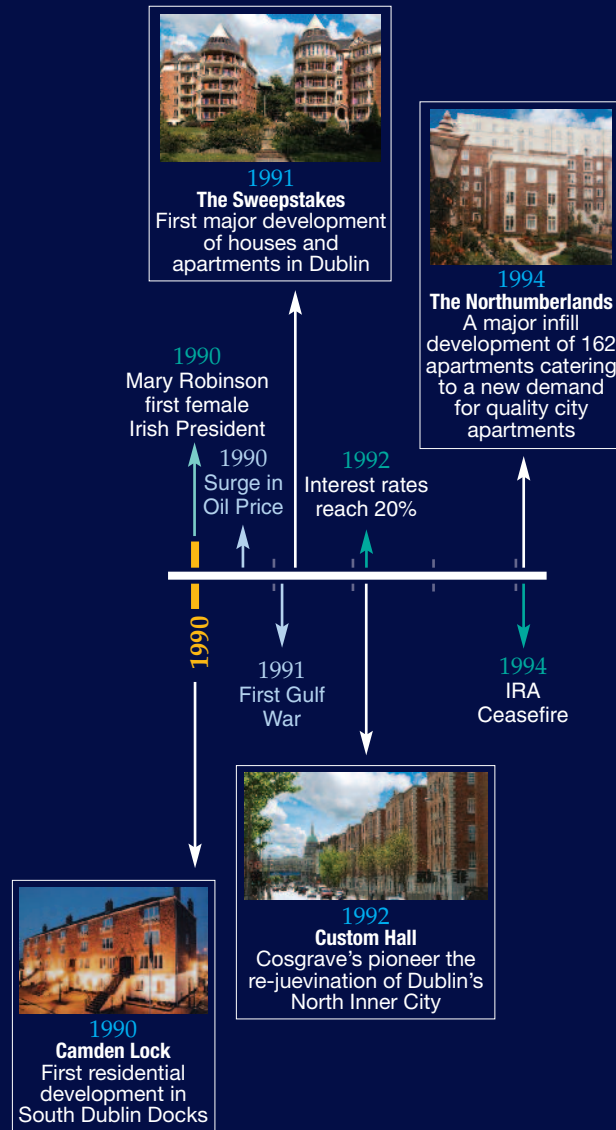
 Cosgrave



 Cosgrave



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