

M&G agrees Europe's largest single office letting since the Pandemic with Workday's new space in Dublin

London, Dublin, 10 April 2025: M&G Real Estate and its development partners, Marlet Property Group, have agreed a circa 416,000 sq ft office letting with Workday – the AI platform for managing people, money and agents – at its state-of-the-art College Square scheme in Dublin. The new office will unify Workday's Ireland-based workforce of over 2,000 employees from two current locations into one single hub. This investment reinforces Workday's long-established presence in Dublin and allows for its continued growth alongside other global tech leaders in the city, with its reputation as Europe's tech capital.

In the largest single European office letting since 2021, Workday will occupy the entirety of College Square's 'super prime' office space, equivalent to five and a half football pitches. The remaining space at the 22-storey building – the tallest and aspiring to be one of the most sustainable in Dublin – comprises 58 residential rental homes and ground-floor retail space. Currently being developed by M&G Real Estate and Marlet Property Group, it is due to complete in June 2025 with Workday due to start its fit-out soon after.

Overlooking Trinity College's city centre campus, the iconic Grafton Street and the river Liffey, College Square is accessible to over 1.5 million people within a 30-minute commute and is well served with excellent transport links.

Dublin is known as a top location for leading global technology companies due to its talent-rich workforce, presence in the European market and sustained economic growth. The city's office market is thriving with expected office space take-up for 2024 exceeding two million square feet¹.

Martin Towns, Deputy Global Head of M&G Real Estate, says: "College Square exemplifies our global strategy for the office sector, of having state-of-the art buildings in desirable locations – such as the leading business districts within London, Paris and Seoul to attract blue-chip companies and meet their occupational needs. This is a landmark mixed-use development for Dublin, with exceptional transport links in a prominent location at the heart of the city offering occupiers and residents access to the best of Dublin's thriving cultural hub. Workday's letting is a significant vote of confidence in the enduring appeal of the city as Europe's leading destination for global tech businesses. It is also testament to the market-leading sustainability credentials, amenity provision and build quality of the scheme - each of which play an important role in attracting and retaining the best of Ireland's talent."

Assal Yavari, VP, Real Estate, Workday, says: "Dublin is Workday's headquarters in the EMEA region, and this move to College Square signifies our commitment to further investment and growth in the country. We're excited to bring our talented Dublin teams together under one roof, where we will drive AI innovation, deepen our engagement within the Dublin technology community, and grow our European presence."

Pat Crean, CEO of Marlet Property Group, added: "We are excited to welcome Workday to College Square, marking a significant milestone for Dublin's office market. Securing Workday as a tenant for this landmark development is a

testament to the quality of the College Square building and its prime location. The comprehensive amenities and sustainability features of College Square will provide an exceptional environment for Workday.”

M&G Real Estate is one of the world’s largest property investors with more than £34 billion in assets under management covering both real estate equity and debt strategies. Part of M&G plc’s £74 billion Private Markets division, M&G Real Estate provides global market insight and the ability to deliver a variety of compelling strategies to clients across the risk return spectrum.

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More information on College Square

- This mixed use scheme will deliver highly sustainable grade A office, residential and retail space targeting a LEED Platinum certification.
- In addition to super prime workspace, occupiers will benefit from access to a ground floor auditorium space, a winter garden, c.10,000 sq ft of outdoor terraces and 510 bicycle storage spaces on site.
- College Square benefits from strong local and international transport connections via a one-minute and ten-minute walk respectively to the Tara St and Pearse St train stations, a two-minute walk to Trinity tram stop and a 25-minute drive to Dublin International Airport.

Notes to editors:

¹ Source: CBRE Dublin Office Market Q3 2024

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