

The Platform ICAV

5th Floor, 76 Sir John Rogerson's Quay
Dublin Docklands, Dublin 2
D02 C9D0, Ireland

Planning Department,
Dublin City Council,
Block 4, Ground Floor,
Civic Offices,
Wood Quay,
Dublin 8.

05 March 2026

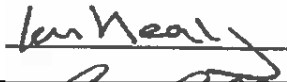
RE: Consent to Ruirside Developments Limited to lodge an LRD Planning Application on a site at 42a Parkgate St.

To Whom It May Concern,

I hereby confirm consent, on behalf of The Platform ICAV acting solely on behalf of the Phoenix sub-fund to Ruirside Developments Limited to lodge an LRD Planning Application in respect of a site within The Platform ICAV's ownership, namely; 42A Parkgate Street, Dublin 8

The application is in respect of a Planning Application to Dublin City Council under the new Large Scale Residential Development Act for a residential scheme.

Yours sincerely,



Ian Healy

Director, The Platform ICAV acting
solely on behalf of the Phoenix sub-
fund

Incorporated in Ireland as an Irish Collective Asset Management Vehicle (ICAV) as an umbrella fund
with segregated liability between sub-funds and regulated by the Central Bank of Ireland.

Registration number: C144386. Registered Office as above.

Directors: Ian Healy, Robbie Kelleher and Sean O'Brien