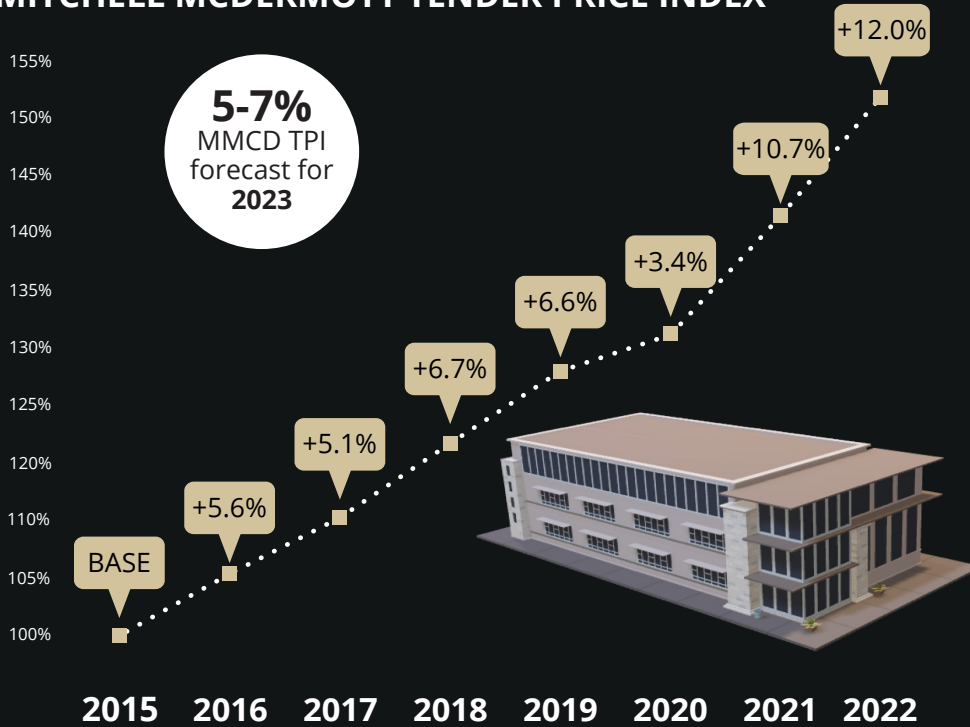


**MITCHELL MCDERMOTT TENDER PRICE INDEX**

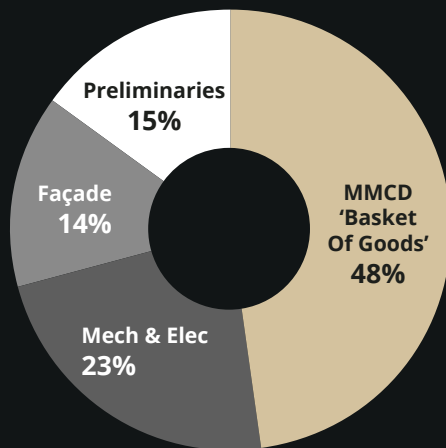


**METHODOLOGY:**

- 2015 - 2022 rates
- Building Rates "Basket of Goods" extracted from €3.5 bn worth of contracted construction work over 7 years (120 projects) plus input from Tier 1 General Contractors based on Schedule of Rates
- Overall M&E % increase derived from market enquiries
- Overall glazing rates derived from market enquiries



**OFFICE BUILDING COST BREAKDOWN**

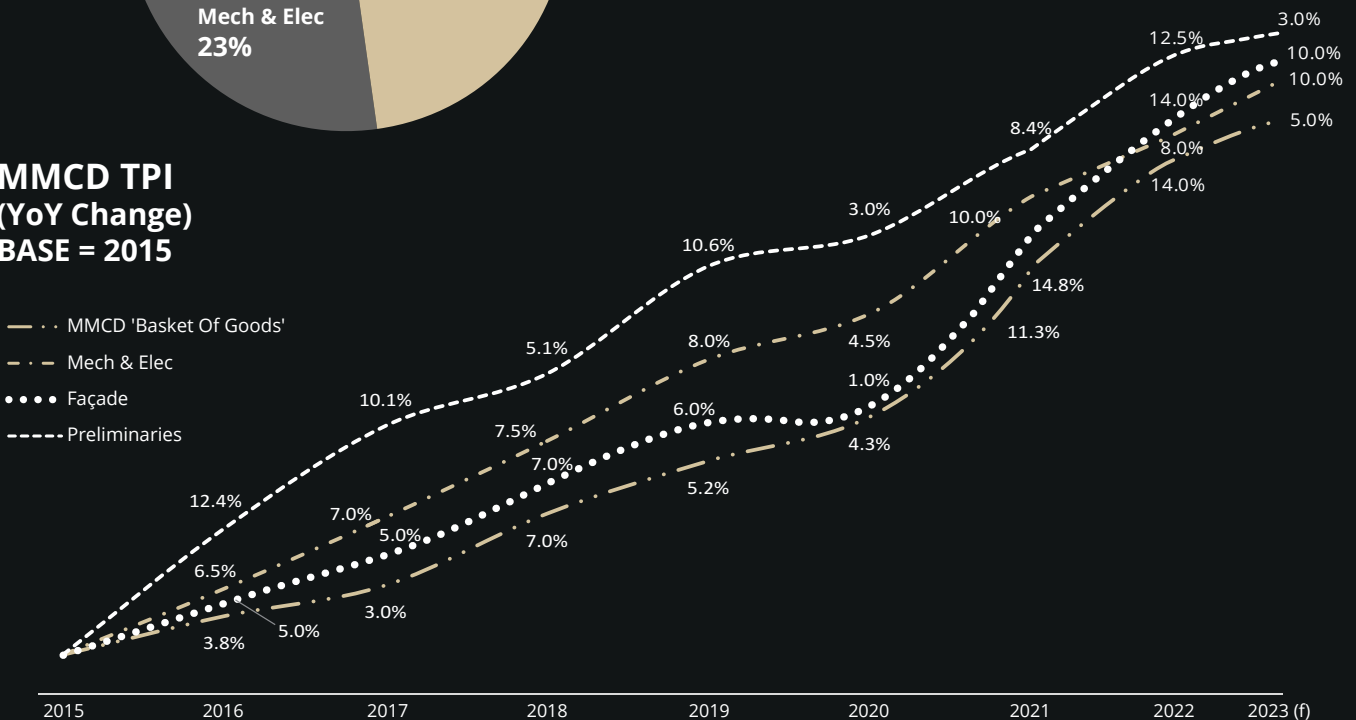


**MMCD**

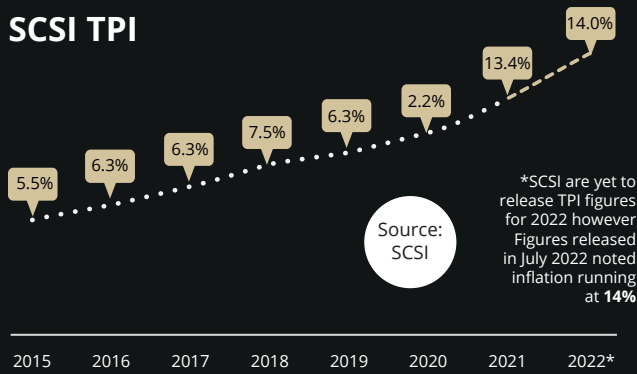
**'Basket of Goods'**

Exc. & Disp. block, brick, concrete, rebar, steel, doors, ceilings, partitions, roofing

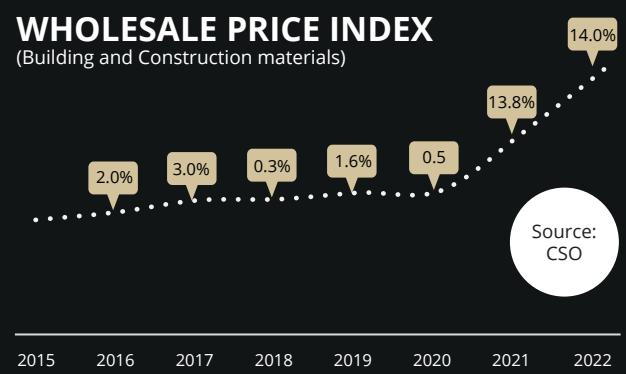
**MMCD TPI (YoY Change)**  
BASE = 2015



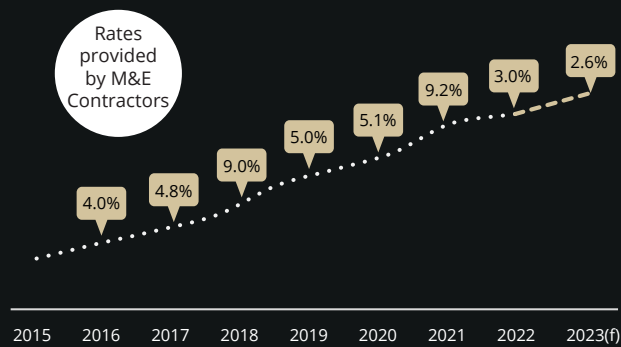
**SCSI TPI**



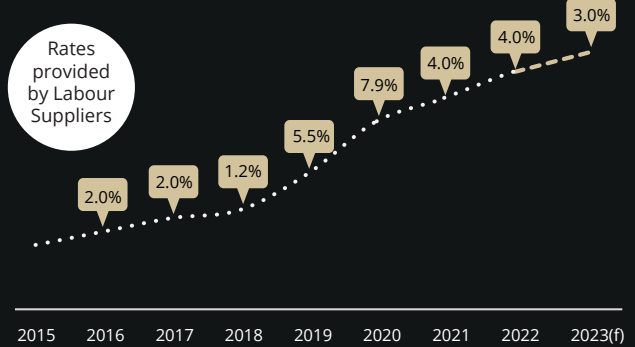
**WHOLESALE PRICE INDEX**  
(Building and Construction materials)



**M&E LABOUR RATES**



**GENERAL LABOUR RATES**



**THINGS TO LOOK OUT FOR IN 2023...**



Scarcity of Tier 1 contractors for large schemes planned for first half of 2023. Tender prices may reflect this demand.



High energy price inputs adding to increased costs in labour and manufacturing.



Increased cost of general building materials. Energy prices and continued conflict in Ukraine impacting this.

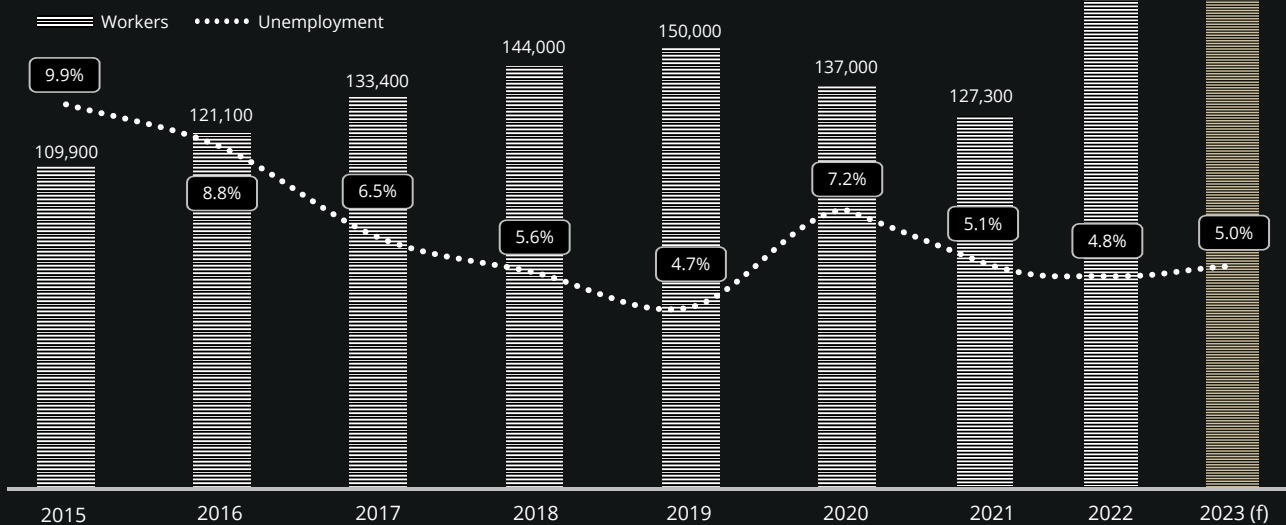


Tender price inflation levelling out after Q3 2022 when number of larger projects complete and contractors have more capacity.



Clients' focus on sustainability of assets and ESG will impact on tender prices.

**CONSTRUCTION WORKERS**



Source: CSO Labour Force Survey (Q2 2022)



Anthony McDermott  
Director  
086 303 2603

amcdermott@mitchellmcdermott.com



Ronan Tynan  
Director  
086 772 1256

rtynan@mitchellmcdermott.com



Paul Mitchell  
Director  
086 834 5444

pmitchell@mitchellmcdermott.com