(a real estate investment trust constituted on 1 November 2013 under the laws of the Republic of Singapore (as amended))
Managed by IREIT Global Group Pte. Ltd. (Company Registration No: 201331623K)

ANNOUNCEMENT OF POTENTIAL LITIGATION

1. IREIT Global Group Pte. Ltd., as manager of IREIT Global ("**IREIT**" and the manager of IREIT, the "**Manager**"), refers to the Manager's announcement dated 14 July 2023 where, Deutsche Rentenversicherung Bund ("**DRV**") (the main tenant of Berlin Campus (the "**Property**")), as part of its lease extension to 31 December 2024, had agreed to pay to IREIT, amongst others, a lump-sum amount of €15.5 million to IREIT, as compensation for the dilapidation costs to reinstate Berlin Campus back to its original state (the "**Dilapidation Cost**"). The amount of €15.5 million was received by IREIT from DRV on 26 June 2024.

2. The Manager wishes to inform Unitholders that on 12 June 2025, Laughing Rock 11 B.V., Laughing Rock 12 B.V., Laughing Rock 13 B.V. and Laughing Rock 14 B.V. (collectively referred to as "**LRs**"), wholly-owned subsidiaries of IREIT, received a legal letter dated 12 June 2025 from DRV claiming for partial repayment of the Dilapidation Cost. DRV's claim is for the amount of €8,425,814.63 and its legal costs (the "**Claim**").

3. DRV alleges that the Dilapidation Cost agreed upon in the lease extension with DRV is "unjustified" as the provision in the lease agreement that establishes the obligation to carry out any renovation works (to reinstate Berlin Campus to its original state) are invalid.

4. In this regard, the Manager has engaged Dentons Europe (Germany) GmbH & Co. KG as its legal counsel ("**Legal Counsel**") to advise it on the Claim. In consultation with its Legal Counsel on the Claim (including its merits), the Legal Counsel is of the view and the Manager concurs that the Claim is unlikely to succeed legally, and that the LRs have a high chance of successfully defending against the asserted claim. The Legal Counsel has also issued a formal response rejecting the Claim on 25 June 2025.

5. Since rejecting the Claim, the Manager is not aware of the LRs being served with any court-initiated proceedings.

Financial Impact

6. The Claim represents approximately 1.6% and 11.1% of IREIT's net asset value and gross revenue, respectively, for the financial year ended 31 December 2024. This amount excludes attorney fees and other costs in the unlikely event that the Claim is successful.

7. The Legal Counsel's view is that the LRs have a high chance of successfully defending against the Claim. The Manager is of the view that currently, no provision for the Claim is required in IREIT's financial results as at 30 June 2025.

8. Based on the current information available, and the Manager's concurrence with Legal Counsel's view that the LRs have a high chance of successfully defending against the Claim, the Manager is of the view that the Claim will not have any material impact on the financial results and financial position of IREIT and ability for IREIT to continue its existing business operations (including the completion of Project RE:O).

Further Announcements

9. The Manager will provide Unitholders further updates as and when there are any material developments in relation to the Claim.

10. Unitholders of IREIT and potential investors are advised to exercise caution when dealing in the Units. The Manager will make the necessary announcements when there are material developments on this matter. Unitholders of IREIT and potential investors are advised to read all further announcements by the Manager carefully and to consult their stockbrokers, bank managers, solicitors or other professional advisers if they have any doubt about the actions they should take.

BY ORDER OF THE BOARD
IREIT GLOBAL GROUP PTE. LTD.
(as manager of IREIT Global)
(Company registration no. 201331623K)

Goh Xun Er
Company Secretary
28 July 2025

Important Notice

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of IREIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The past performance of IREIT is not necessarily indicative of the future performance of IREIT.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

The value of units in IREIT ("**Units**") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This publication has not been reviewed by the Monetary Authority of Singapore.