



(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)

DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL

IREIT Global Group Pte. Ltd., as manager of IREIT Global ("**IREIT**") and the manager of IREIT, the "**Manager**", wishes to announce that the property holding companies of IREIT's properties (collectively, the "**Borrowers**"), which are indirect wholly-owned subsidiaries of IREIT, currently have in place a facility agreement (the "**Facility Agreement**") for an aggregate principal amount of €200,760,000 maturing on 30 January 2026 with UniCredit Bank GmbH. The Borrowers have entered into an amendment and restatement agreement with UniCredit Bank GmbH and Landesbank Hessen-Thüringen Girozentrale (the "**Lenders**") in respect of the Facility Agreement (the Facility Agreement as amended and restated, the "**Amended Facility Agreement**") to extend and increase the loan facility to €220,760,000 maturing on 31 July 2029. The utilisation of the loan facility remains subject to standard conditions precedent.

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"), the Amended Facility Agreement contains the following change of control events, each which constitutes a mandatory prepayment event under the Amended Facility Agreement (unless waived by the Lender):

- (i) DBS Trustee Limited, as trustee of IREIT (the "**Trustee**") ceases to own directly or indirectly at least 100% of the total economic interest (meaning the sum of share capital, capital reserves and shareholder loans) in any Borrower and/or ceases to control directly or indirectly at least 100% of the voting rights in any Borrower; or
- (ii) the Manager ceases to control directly or indirectly each of the Borrowers; or
- (iii) the Manager ceases to perform its function as the manager of IREIT Global; or
- (iv) Tikehau Capital SCA (a partnership limited by shares, registered in France with the Trade and Companies Register of Paris under number 477 599 104, with a registered address located 32, rue de Monceau, 75008 Paris, France) ceases to own directly or indirectly at least 50% of the total economic interest in the Manager and/or ceases to control directly or indirectly at least 50% of the voting rights in the Manager,

(the "**Change of Control Conditions**").

As at the date of this announcement, there has not been any breach of the Change of Control Conditions. Assuming that the full amount of the Amended Facility Agreement is drawn down, as at the date of this announcement, the aggregate level of facilities of IREIT that may be affected by a breach of the Change of Control Conditions amounts to approximately €430,957,000 (approximately S\$650,745,000)¹ (excluding interest and fees).

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

Goh Xun Er
Company Secretary
10 October 2025

¹ Based on an assumed exchange rate of €1.00 : S\$ 1.51.

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.