



(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 DBS Trustee Limited (in its capacity as trustee of IREIT) (the “**Borrower**”) has entered into a facility agreement (the “**Facility Agreement**”) pursuant to which City Strategic Equity Pte. Ltd. (the “**Lender**”), a wholly-owned subsidiary of City Developments Limited (“**CDL**”), has granted to the Borrower a two-year €12,500,000 term loan facility. The purpose of the loan facility is to finance part of the construction costs for the repositioning of Berlin Campus from a single-let property to a multi-let, mixed-used property. The interest rate per annum of the loan facility is based on the aggregate of the loan margin of 3.55% and EURIBOR. 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**”), it is a mandatory prepayment event under the Facility Agreement if neither CDL nor any of its wholly-owned subsidiaries is a substantial shareholder of the Manager (the “**Change of Control Condition**”).

As at the date of this announcement, the Change of Control Condition has not occurred. Assuming that the full amount of the 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 Condition amounts to approximately €443,457,000 (approximately S\$669,620,000)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
24 December 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.