



(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)

UPDATE ON 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 of potential litigation dated 28 July 2025 and to the Manager’s announcement update dated 11 September 2025 (the “**Potential Litigation Announcement**”) as well as updates in IREIT’s full year results for the year ended 31 December 2025 (“**FY2025**”) released on 26 February 2026, and its FY2025 Annual Report. Unless otherwise defined herein, capitalised terms shall have the same meaning assigned to them in the Potential Litigation Announcement.
2. The Manager wishes to update Unitholders that the LRs (the wholly-owned subsidiaries of IREIT holding Berlin Campus), had, on 19 May 2026, been served with a statement of claim (*Anspruchsbegründung*) (the “**Statement of Claim**”) filed by DRV (the former main tenant at Berlin Campus) with the regional court (*Landgericht*) of Berlin (the “**Regional Court**”), in pursuit of their Claim.
3. In this regard, the Manager has appointed GSK Stockmann Rechtsanwälte Steuerberater Partnerschaftsgesellschaft mbB as its legal counsel in relation to the Statement of Claim (“**Legal Counsel**”). The Manager understands from its Legal Counsel that DRV relies in its Statement of Claim primarily on the arguments already set out in the pre-trial correspondence and is continuing to seek an order requiring the LRs to repay an amount of EUR 8,425,814.63 with interest at a rate of 9 percentage points above the base interest rate since 27 June 2025.
4. The Regional Court has instructed the LRs to submit a written notice of defence against the Statement of Claim within a period of two weeks of the service of the Statement of Claim and to respond to the Statement of Claim with a statement of defence within a further two weeks. The Legal Counsel has already filed a common notice of defence on behalf of the LRs with the Regional Court on 20 May 2026, indicating their intention to defend against the Statement of Claim. In addition, the LRs and their Legal Counsel are preparing the statement of defence, and a request has been made to extend the current deadline for its submission from 16 June to 16 July 2026.
5. In this regard, the Manager understands from its Legal Counsel that the Regional Court has not examined the merits of DRV’s Statement of Claim.
6. In consultation with its Legal Counsel, the Manager maintains its view that the Claim is unlikely to succeed legally, and that the LRs have a high chance of successfully defending against the Statement of Claim. The Manager will continue to consult with its Legal Counsel regarding the further defence against the Statement of Claim.
7. 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
4 June 2026

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