



(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)

EARLY TERMINATION OF LEASE AT CONCOR PARK CAMPUS

IREIT Global Group Pte. Ltd., in its capacity as the manager of IREIT Global (“IREIT”, and as manager of IREIT, the “**Manager**”), wishes to inform unitholders of IREIT (“**Unitholders**”) that AP solutions GmbH (“**Allianz**” or the “**Tenant**”), a tenant at Concor Park Pinus, Bahnhofstraße 16, 85609 Aschheim (“**Concor Park**”) is terminating its lease early. Allianz has an existing lease until 31 May 2029 but wishes to terminate by 31 December 2027.

In connection with such termination, Laughing Rock 8 B.V. and Laughing Rock 9 B.V., two (2) wholly owned subsidiaries of IREIT, have entered into an early termination agreement with Allianz in respect of the lease at Concor Park. Under the agreement, Allianz will continue to pay rent and service charges until 31 December 2027. Allianz will also make a termination payment of approximately €2.87 million, intended as a lump-sum compensation comprising the remaining contractual rent and service charges for the period from 1 January 2028 to 31 May 2029 for the early termination. The termination payment will be received no later than 31 December 2026.

Accordingly, IREIT is not expected to be economically worse off because of the early termination. The agreement preserves the economic value of the remaining contractual period through rent and service charges payable up to 31 December 2027, and the termination payment is intended to compensate for the period from 1 January 2028 to 31 May 2029. In addition, the agreement enables the Manager to actively market the space ahead of the original lease expiry. The termination payment is payable in full and is not subject to refund if the premises are re-let after 31 December 2027. However, if a replacement tenant is identified prior to 31 December 2027, the parties may discuss the termination of the ongoing lease to 31 December 2027, and whether any pro rata adjustment to the termination payment is appropriate. Any such adjustment would be subject to mutual agreement.

For the year ended 31 December 2025, Allianz's lease at Concor Park contributed approximately 3.9% of IREIT's total gross revenue and Allianz is IREIT's fourth largest tenant by revenue. The termination payment amounts to approximately 5.7% of IREIT's annual gross revenue for the financial year ended 31 December 2025.

The Manager is currently working to secure new leases to fill the space occupied by the Tenant. The Manager believes this enhances leasing flexibility and creates the potential to secure replacement tenants ahead of the original lease expiry date.

The Manager does not expect any material adverse financial impact on IREIT's distribution per unit for the current financial year ending 31 December 2026 arising from the early termination of the lease.

The Manager will provide further updates on the above matters as and when there are material developments which warrant disclosure, in compliance with its obligations under the Listing Manual of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”).

BY ORDER OF THE BOARD

IREIT GLOBAL GROUP PTE. LTD. (as manager of IREIT Global)
(Company Registration No. 201331623K)

Goh Xun Er
Company Secretary
25 June 2026

Important Notice

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