(a real estate investment trust constituted on 1 November 2013
under the laws of the Republic of Singapore)

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 Sadena Real Estate, S.L.U., ("**Sadena**"), a subsidiary of IREIT (the "**Borrower**") has entered into amendment, restatement and/or extension documentation in respect of Sadena's existing secured loan facilities with an aggregate current outstanding principal amount of **EUR 53,499,899.36** (the "**Facility Agreements**") pursuant to which with various lenders to refinance the existing loan facility.

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 the sponsors (being Tikehau Capital and IREIT) ceases directly or indirectly, to (i) own 100% of the voting rights or total economic interest in a Borrower; or (ii) control, manage or have the right to determine the composition of a majority of the management body (or other equivalent body) of a Borrower, (a "**Change of Control**"). For the purpose of this, "**control**" has the meaning set forth in article 42 of the Spanish Commercial Code.

As at the date of this announcement, the Change of Control Condition has not occurred. 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 €434.2 million (approximately S$640.5 million) (excluding interest and fees).

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

Lee Sock Wei
Company Secretary
3 September 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.