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

ENTRY INTO LEASE AT BERLIN 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 a commercial lease agreement (the "**Lease Agreement**") has been entered into with Berliner Verkehrsbetriebe (the "**Tenant**" or "**BVG**") to lease 39,419 sqm of space at the Berlin Campus.

BVG is Berlin's main public transport operator and is integrated into the public-law structures of the State of Berlin. The State of Berlin currently holds an AAA rating from Fitch and an Aa1 rating from Moody's; both ratings carry a stable outlook. Following the entry into of the Lease Agreement, IREIT has secured tenants for 75% of Berlin Campus. This major new lease will improve IREIT's portfolio committed occupancy from 81.5% to 90.8% and extend IREIT's WALE[1] from 6.7 years to 10.2 years.

The key terms of the Lease Agreement are as follows:

- four successive phases with handovers starting from 1 October 2028 to 30 September 2030, the lease for each phase commences upon handover of that phase with all phases expiring on the same date, being 25 years from the date of the last handover;
- 12 month rent free period provided to the Tenant for each phase, starting from the handover date of that phase, with the Tenant remaining responsible for applicable operating and ancillary costs;
- a fixed rental adjustment of 2.25% per annum over the entire lease term;
- the Tenant may terminate and return a maximum of 5% of the total office area after the expiry of 10 years from handover of the last phase; and
- IREIT is required to carry out conversion and fit-out works (the "**Conversion and Fit-Out Works**") in relation to the leased premises and hand it over to the Tenant in four phases starting from 1 October 2028 to 30 September 2030.

The costs for the Conversion and Fit-Out Works are still being determined, and the Manager will provide details regarding it in due course.

As the first handover starts from 1 October 2028, there is no material financial impact on IREIT's distribution per unit for the current financial year ending 31 December 2026.

[1] Weighted Average Lease term to Expiry, based on committed occupancy as of 30 June 2026 after including the two hotel and BVG leases for Berlin asset.

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.

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

Lee Sock Wei
Company Secretary
7 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.