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Media Release

IREIT Global secures landmark 25-year lease with BVG for 39,419 sqm at Berlin RE(O Campus

- Largest office letting in Germany in 2026 to date
- Expected to increase occupancy at the asset from 25% to around 75%

SINGAPORE | 7 SEPTEMBER 2026

For immediate release

IREIT Global ("IREIT"), a Europe-focused real estate investment trust managed by IREIT Global Group Pte. Ltd. (the "Manager"), whose sponsors are Tikehau Capital, a global alternative asset manager, and City Developments Limited ("CDL"), are pleased to announce that Berlin RE(O Campus has secured a landmark 25-year lease agreement with Berliner Verkehrsbetriebe ("BVG"), Berlin's main public transport operator.

BVG will lease 39,419 sqm of net lettable area at Berlin RE(O Campus under a long-term 25-year lease[1] and will establish its headquarters at the asset. Based on the space leased, the transaction represents the largest office letting in Germany in 2026 to date, and the largest office letting in Berlin since 2020.

This lease marks a major milestone in the repositioning of Berlin RE(O Campus and represents a significant step forward in the asset's transformation. It follows the signing of two 20-year leases with Premier Inn and Stayery[2], further demonstrating the strong leasing momentum and long-term attractiveness of the campus.

As a result of this recent letting, occupancy at the property is expected to increase materially from approximately 25% to around 75%, reflecting the substantial progress made in repositioning the campus as a high-quality mixed-use destination. The remaining approximately 18,000 sqm of available space is currently being actively marketed to prospective occupiers, providing further potential to build on the leasing momentum achieved to date.

[1] Phased shift in for 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.
[2] Refer to IREIT's announcements made on 28 Nov 2024 and19 Dec 2024 for further details.

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Strategically located in Berlin-Lichtenberg, close to Ostkreuz train station, Berlin RE(O Campus benefits from strong connectivity to local, regional and long-distance transport networks. BVG's commitment further reinforces the strategic relevance of the asset in one of Germany's key urban markets.

BVG 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. This further underscores the tenant's high creditworthiness.

Mr. Peter Viens, CEO of IREIT Global, said: "Securing BVG as a long-term anchor tenant is a landmark achievement for IREIT and a defining moment in the transformation of our Berlin asset. This lease materially lifts occupancy, significantly enhances long-term income visibility and validates our repositioning strategy for Berlin RE(O Campus."

The transformation of Berlin RE(O Campus commenced in August 2025. Upon completion, the property is envisaged as a modern mixed-use campus featuring high-quality workspaces, hotels, restaurants, and leisure and service amenities.

This major new lease will boost IREIT's portfolio committed occupancy from 81.5% to 90.8% and extend IREIT's WALE[3] from 6.7 years to 10.2 years, materially improving the quality, predictability and resilience of the asset's future cash flows, and supporting a stronger and more defensive income profile for IREIT over the long term.

BVG's commitment anchors the campus with a high-quality long-term tenant and is expected to support leasing momentum for the remaining space. It also strengthens Berlin RE(O Campus' positioning as an attractive business location and should increase activity across the property.

[3] 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.

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ABOUT IREIT GLOBAL

www.ireitglobal.com | SGX Main Board Listing

IREIT Global (SGX-UD1U) which was listed on 13 August 2014, is the first Singapore-listed real estate investment trust with the investment strategy of principally investing, directly or indirectly, in a portfolio of income-producing real estate in Europe which is used primarily for office, retail and industrial (including logistics) purposes, as well as real estate-related assets.

IREIT Global's current portfolio comprises five freehold office properties in Germany, four freehold office properties in Spain and 44 retail properties in France.

IREIT Global is managed by IREIT Global Group Pte. Ltd. (the "**Manager**"), which is jointly owned by Tikehau Capital and City Developments Limited ("**CDL**"). Tikehau Capital is global alternative asset management group listed in France, while CDL is a leading global real estate company listed in Singapore.

Visit our website:
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ABOUT TIKEHAU

www.tikehaucapital.com | Paris Euronext, Compartment A Listing

Tikehau is a global alternative asset management group managing €53.5 billion of assets (as of 30 June 2026). The Group has developed a wide range of expertise across four asset classes: Credit, Real Assets, Private Equity, and Capital Markets Strategies. Capitalizing on its strong equity base (€3.2 billion as of 30 June 2026), Tikehau invests its own capital alongside its investor-clients. The Group is guided by a strong entrepreneurial spirit and DNA, shared by its 709 employees (as of 30 June 2026) across 17 offices in Europe, Asia, and North America.

Tikehau Capital is listed in compartment A of the regulated Euronext Paris market (ISIN code: FR0013230612; Ticker: TKO.FP).

ABOUT CITY DEVELOPMENTS LIMITED

www.cdl.com.sg | SGX Main Board Listing

City Developments Limited (CDL), headquartered in Singapore, is a leading global real estate company with a network spanning 167 locations across 28 countries and regions.

Listed on the Singapore Exchange, CDL is one of the largest companies by market capitalisation. Its income-stable and geographically diverse portfolio comprises residences, offices, hotels, serviced apartments, student accommodation, retail malls and integrated developments.

With over 60 years in real estate development, investment and management, CDL has developed over 55,000 homes and owns around 23 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally. CDL owns, operates and manages more than 160 hotels worldwide, many in key gateway cities, primarily through its flagship Millennium Hotels and Resorts (MHR).

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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 news release 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 and occupancy, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes

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This news release has not been reviewed by the Monetary Authority of Singapore.