(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 (jointly the "**Potential Litigation Announcement**"), updates in IREIT's full year results for the year ended 31 December 2025 ("**FY2025**") released on 26 February 2026, its FY2025 Annual Report, and the Manager's announcement dated 4 June 2026 regarding the service of DRV's statement of claim (*Anspruchsbegründung*) (the "**Statement of Claim**") and the preparation of a statement of defence (the "**4 June 2026 Announcement**"). Unless otherwise defined herein, capitalised terms shall have the same meaning assigned to them in the Potential Litigation Announcement and the 4 June 2026 Announcement.

2. The Manager wishes to update Unitholders that the LRs (the wholly-owned subsidiaries of IREIT holding Berlin Campus), have, on 16 July 2026, submitted a statement of defence (*Klageerwiderung*) (the "**Statement of Defence**") to the Regional Court in response to the Statement of Claim filed by DRV (the former main tenant at Berlin Campus) within the extended deadline of 16 July 2026.

3. In consultation with its Legal Counsel, the Manager maintains its view that the claim asserted by DRV is unfounded and that there is a good defence against the Statement of Claim.

4. 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)

Cheok Hui Yee
Company Secretary
17 July 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.