



Assurance Statement: AA1000

EVORA Global Limited (“EVORA”) was engaged by Irish Residential Properties REIT plc (“IRES” or the “Company”) to provide assurance of the Landlord-controlled environmental, social and governance sustainability performance measures of their 2025 ESG Report (the “Report”) for the reporting period of 1st January 2025 to 31st December 2025.

The assurance was provided in accordance with AccountAbility’s AA1000 Assurance Standard V3 (AA1000AS) Type 2 moderate level and EPRA Best Practice Recommendations for Sustainability Reporting (sBPR) 2024 4th Edition. The assurance was conducted via independent third-party Earthood UK Limited (part of Earthood Services Limited, hereby referred as “Earthood”), engaged by EVORA.

Responsibilities

The Company has responsibility for the preparation of the Report. The EVORA Consultancy Team has been appointed by the Company to support them in the data collection and analysis of the Report.

The EVORA Assurance Team (‘We’ / ‘Our’) engaged Earthood to conduct independent assurance on their behalf and provide an opinion on the Report’s alignment with the Criteria for the defined reporting period, in all material respects. The procedures selected depend on our judgment, including an assessment of the risks of material misstatement or material non-compliance of the matter being audited. We conducted our engagement following the AA1000AS.

Intended users

The intended users of this assurance statement are the Management of the Company and their stakeholders.

Assurance standard and criteria

The assurance was conducted in accordance with AccountAbility’s AA1000 Assurance Standard 2020 v3 (AA1000AS), Type 2 at a moderate level of assurance.

The Report has been prepared by the Company in accordance with the EPRA Best Practice Recommendations for Sustainability Reporting (sBPR) 2024 4th Edition (the “Criteria”).

Assurance scope

The scope of assurance covered the indicators outlined below pertaining to the Company’s assets for the reporting period of 1st Jan 2025 to 31st Dec 2025 for the landlord-controlled consumption only (collectively the ‘Subject Matter’):

Environmental Performance Measures:
<p>Absolute and Like-For-Like:</p> <ul style="list-style-type: none"> • Electricity Consumption (kWh) • Fuels Consumption (kWh) • Greenhouse Gas (GHG) Emissions (tCO_{2e}) • Waste (tonnes)
<p>Intensity Calculations:</p> <ul style="list-style-type: none"> • Energy (kWh / m²) • GHG (kgCO_{2e}/m²)
Social and Governance Performance Measures:
<p>Diversity:</p> <ul style="list-style-type: none"> • Employee Gender Diversity
<p>Employee:</p> <ul style="list-style-type: none"> • Training and Development • Performance Appraisals • New Hires and Turnover
<p>H&S:</p> <ul style="list-style-type: none"> • Employee H&S • Asset H&S assessments • Asset H&S compliance
<p>Community:</p> <ul style="list-style-type: none"> • Community engagement, impact assessments, and development programs
Governance:
<ul style="list-style-type: none"> • Composition of the highest governance body • Process for managing conflicts of interest, Nomination and Selection

- Alignment checks of the Company’s reporting against EPRA Best Practice Recommendations

for Sustainability Reporting (sBPR) 2024 4th Edition.

Disclosures covered

This assurance report covers the Subject Matter relating to the underlying assets, as defined above which forms part of the Company's Report.

Methodology

The procedures conducted in performing our moderate assurance included:

- Performing a risk assessment, including considering internal controls relevant to the Company's preparation of the Report and associated data to inform further procedures
- Making enquiries, primarily of persons responsible for the preparation of the Report
- Understanding the Company's activities covered within the scope of the Report.
- Applying analytical and other review procedures including assessing relationships between energy and emissions data and other information under our scope
- Examination of source evidence including invoices, meter records, and third-party reports for a select sample of data
- Analysing and inspecting on a sample basis, the key systems, processes, procedures, and controls relating to the collation, validation, presentation, and approval process of the information included in the Report.

Use of our assurance statement

This report has been prepared for the management of the Company for the sole purpose of reporting on the matters being assured following the defined Criteria. We agree that a copy of the report may be provided to the Company's stakeholders for this purpose.

We and Earthood disclaim any assumption of responsibility for any reliance on this report to any person or users other than the Company or for any purpose other than that for which it has agreed in

writing and for which it was prepared. Any reliance any third party may place on the report is entirely at its own risk.

Limitations

There are inherent limitations in performing assurance - for example, assurance engagements are based on selective testing of the information being examined - it is possible that fraud, error or non-compliance may occur and not be detected. An assurance engagement is not designed to detect all instances of non-compliance with the established Criteria, as an assurance engagement is not performed continuously throughout the year and the procedures performed are undertaken on a test basis. The conclusion expressed in this report has been formed on the above basis.

Additionally, non-financial data may be subject to more inherent limitations than financial data, given both its nature and the methods used for determining, calculating, and sampling or estimating such data.

A moderate or limited level assurance engagement is restricted primarily to inquiries and analytical procedures and the work is substantially less detailed than undertaken for a high level or reasonable assurance engagement. As such the level of assurance is lower than would be the case for a reasonable assurance engagement.

Note:

- The areas (m²) used for the intensity calculations are usually provided by Property Managers at the time of the assets set up in the data collection systems. These are not separately verified.
- IRES has not implemented the "Bridge Requirements" which were provided by EPRA 2024 guidelines to act as guidance for additional requirements under European Sustainability Reporting Standards (ESRS), if required.

Independence and Competence

The assurance was conducted via Earthood independently. Earthood is the world's leading validation and verification body having more than 20 accreditations and licenses from UNFCCC, AccountAbility, ANAB amongst others. Earthood is accredited for ISO 14065 based on ISO/IEC 17029, Conformity assessments, along with many other standards and frameworks.

Earthood team has the relevant professional competencies and experience to conduct assurance and has conducted this assurance in compliance with the relevant regulations and policies governed by Earthood's Code of Ethics and QMS manual. The team is led by certified assurance practitioner and consists of lead verifiers and auditors.

Comments on AA1000 Accountability Principles:

Principle	Observations, Findings & Recommendations
<p>Inclusivity: actively identifying stakeholders and enabling their participation in establishing an organisation’s material sustainability topics and developing a strategic response to them.</p> <p>An inclusive organisation accepts its accountability to those on whom it has an impact and to those who have an impact.</p>	<p>Key stakeholders have been identified as employees, tenants, investors and funders, local communities, vendors, owner management companies (OMC)’s, government and regulators, Media, NGO’s and rating agencies.</p> <p>I-RES maintains strong relationships with all the stakeholder groups. Examples of outcomes from engagement with stakeholders in 2025 included:</p> <ul style="list-style-type: none"> • Employee engagement – Continuous and transparent engagement through committees, engagement programmes, and learning and development helps I-RES maintain and retain a strong workforce. This is reflected in a 97% participation rate, 90% employee satisfaction score in the 2025 staff survey, the Silver Investors in Diversity award, and an average of 41 training hours per employee in 2025. • Resident engagement – 92% of residents use the resident app, enabling efficient communication and timely services. In 2025, 50+ events and campaigns were held across the portfolio. The 2025 resident survey achieved a 20% response rate, which is considered high for this research type, maintaining a strong Net Promoter Score and providing insights for future improvements. • Investor & funder engagement – Ongoing direct engagement with investors and funders helps I-RES understand expectations and explore future sustainable financing opportunities. • Community engagement – Engagement with local communities helps I-RES better understand neighbourhood priorities and improve resident services. In 2025, IRES’s teams contributed over 1,000 hours to community activities. • Vendors – Continuous engagement supports a responsible and sustainable supply chain, with a focus on Scope 3 emissions. Since launching the vendor engagement programme, Tier 1 vendors with sustainability policies increased by 35%, and 25% vendors are now measuring their carbon footprint for the first time. • Government & regulators – Active engagement with industry bodies and policymakers supports a balanced regulatory framework that encourages housing supply while ensuring renter security. • Owner Management Companies (OMCs) – Strong partnerships with OMCs support alignment on sustainability priorities, tenant wellbeing, and progress toward net-zero goals.
<p>Materiality: identifying and prioritising the most relevant sustainability topics, taking into account the effect each topic has on an organisation and its stakeholders.</p>	<p>I-RES is committed to keep pace with an evolving ESG landscape and a responsible and sustainable business, IRES undertook a Materiality Assessment in 2021 which resulted in material topic areas reflecting the sustainability priorities of the business and formed the foundation of ESG strategy. The material topics were reviewed in 2022 and again in 2023 to ensure the strategy was still appropriately aligned. In 2024 a Double</p>

<p>A material topic is a topic that will substantively influence and impact the assessments, decisions, actions and performance of an organisation and/or its stakeholders in the short, medium and/or long term</p>	<p>Materiality Assessment was carried out identifying IRES's impacts on the environment and society (impact materiality) as well as the sustainability risks the company is exposed to (financial materiality). Basis the feedback from the Double Materiality exercise I-RES has updated the material topics under each of the key ESG pillars and is in the process of updating the ESG strategy to align with the material topics below:</p> <ul style="list-style-type: none"> • Business ethics & Responsible Employment Practices • Sustainable Supply Chain • Data Privacy & Cyber Security • Climate change • Environmental management • Health & Wellbeing of our Employees and Residents • Sustainable & Inclusive Communities
<p>Responsiveness: an organisation's timely and relevant reaction to material sustainability topics and their related impacts.</p> <p>Responsiveness is realised through decisions, actions and performance, as well as communication with stakeholders</p>	<p>I-RES has a clear commitment to sustainability and have in place reporting and governance programmes to communicate progress to the Board, senior management and to all stakeholders. The Board Sustainability Committee is responsible for developing and recommending to the Board I-RES' ESG strategy, policies, risks, targets, and investment required to achieve the ESG strategy.</p> <ul style="list-style-type: none"> • In addition, to remain responsive, I-RES continues to report progressively to ESG frameworks and rating agencies including S&P, MSCI, GRESB, EPRA, and CDP. • ESG-related policies are reviewed annually and revised where required, which includes engagement with all stakeholders to ensure human rights are promoted and respected. • I-RES uses Microsoft solutions alongside technological products like Yardi, which is a robust, integrated, cloud-based platform for investment and property management, enabling end-to-end management of the resident lifecycle, reporting, and streamlining of operations, while continuing to deliver excellent resident service. • IRES continuously reviews its cyber security strategy and data privacy and cyber security policies and procedures. <p>IRES carries out regular risk assessments and monitoring across investment decision-making, Asset Management and Health & Safety and Property Operations Management.</p>
<p>Impact: the effect of behaviour, performance and/or outcomes, on the part of individuals or an organisation, on the economy, the environment, society, stakeholders or the organisation itself.</p>	<p>I-RES continues to strengthen how it measures and reports its sustainability impacts. Delivering on its ESG strategy remains a key focus, with material impact areas reviewed in 2022 and 2023, and reassessed through a Double Materiality Assessment in 2024.</p> <p>In 2022, I-RES began developing science-based targets and establishing a baseline carbon intensity for operational energy across its portfolio. Building energy and carbon intensity were mapped against CRREM (Carbon Risk Real Estate Monitor) trajectories to assess current performance and define the reductions required by 2050. In 2025, I-RES progressed its Climate Transition Plan, advancing carbon footprint</p>

<p>Material topics have potential direct and indirect impacts — which may be positive or negative, intended or unintended, expected or realised, and short, medium or long term</p>	<p>mapping, climate risk and scenario analysis, and initial cost assessments for portfolio decarbonisation.</p> <p>In 2025, I-RES aligned sustainability KPIs with clear, measurable targets linked to strategic priorities such as carbon reduction, resource efficiency, and community impact, and converted its Revolving Credit Facility into a Sustainability-Linked Loan (SLL).</p> <p>I-RES reports its environmental and social performance through its Annual ESG Report, EPRA Report, and GRESB submission, retaining an EPRA Gold rating in 2025 for 2024 reporting.</p> <p>Key reported metrics include:</p> <ul style="list-style-type: none"> • Energy use • Greenhouse gas (GHG) emissions • Waste management • Employee gender diversity and gender pay gap • Training and development • Performance appraisals • New hires and employee turnover • Employee health and safety • Asset H&S assessments and compliance • Community engagement, impact assessments, and development programmes.
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Our unqualified opinion

Nothing has come to our attention that causes us to believe that:

- The Company does not adhere to the principles of inclusivity, materiality, responsiveness and impact as per the AA1000 Accountability Principles (2018).
- The Subject matter is not prepared in accordance with the EPRA Best Practice Recommendations for Sustainability Reporting (sBPR) 2024 4th Edition in all material respects, for the reporting period 1st Jan 2025 to 31st Dec 2025, with the “Bridge Requirements” not implemented for reporting year.

EVORA Global Limited, London, UK

Date: 23rd March 2026

