



IRES Assurance Statement: AA1000

EVORA Global Limited (“EVORA”) was engaged by Irish Residential Properties REIT plc (“IRES” or the “Company”) to provide Type 2 Moderate level assurance over selected Environmental, Social and Governance sustainability performance data for the underlying assets for the reporting period of 1st January 2025 to 31st December 2025

This assured data is reported under the Company’s 2025 Sustainability Report and GRESB 2026 assessment (collectively the “Reports”).

The assurance was conducted via independent third-party Earthood UK Limited (“Earthood”) (part of Earthood Services Limited), engaged by EVORA.

Responsibilities

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

The EVORA Assurance Team (‘We’ / ‘Our’) engaged Earthood to conduct independent assurance on their behalf and provide an opinion on the Reports’ 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 Reports have been prepared by the company in accordance with EPRA Best Practice Recommendations for Sustainability Reporting (sBPR) 2024 4th edition as well as GRESB 2026 Real Estate Assessment (collectively the “Criteria”).

Assurance scope

The scope of assurance covered the indicators outlined below pertaining to the assets under management for the reporting period of 1st January 2025 to 31st December 2025 (collectively the ‘Subject Matter’):

Environmental Performance Measures:
Absolute and Like-For-Like: <ul style="list-style-type: none"> Electricity Consumption (kWh) Fuels Consumption (kWh) Greenhouse Gas (GHG) Emissions (tCO₂e) (location based) Water (m³) Waste (tonnes)
Intensity Calculations: <ul style="list-style-type: none"> Energy (kWh / m²) GHG (kgCO₂e/m²)
Social and Governance Performance Measures:
Diversity: <ul style="list-style-type: none"> Employee Gender Diversity
Employee: <ul style="list-style-type: none"> Training and Development Performance Appraisals New Hires and Turnover
H&S: <ul style="list-style-type: none"> Employee H&S Asset H&S assessments Asset H&S compliance
Community: <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 GRESB Data Reports.

These disclosures are reported against the following sections to GRESB:

- Question EN1/MR1: Energy data
- Question GH1/MR2: GHG emissions
- Question WT1/MR3: Water data
- Question WS1/MR4: Waste data

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 Reports and associated data to inform further procedures
- Making enquiries, primarily of persons responsible for the preparation of the Reports
- Understanding the Company's activities covered within the scope of the Reports.
- 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 Reports.

Use of our assurance statement

This report has been prepared for the management of the company for the sole purpose for 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 this 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.

Notes:

- The Assurance for GRESB was conducted based on data provided in June 2026, and for Sustainability report in April 2026. Any additional data, or amendments added into the final dataset submitted to GRESB, have not been included within the scope of this assurance engagement.
- Not all assets under the Company may have made their data available for reporting, nor all the assets that reported may have full data coverage. This



was reported by the Company as per GRESB criteria and allowed as GRESB methodology gives appropriate scoring for assets coverage, data coverage and Like-4-like comparisons.

- The areas (m²) used for the intensity calculations are 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.
- For one of the assets, the waste data is calculated based on the number of collections and bin sizes, rather than measured weights. The property managers provided methodology, and data was relied upon in these cases which is aligned with GRESB
- The final data gets submitted to GRESB through the Company’s data system’s API automatically and is not cross checked beyond the input numbers verified as part of this engagement

Independence and Competence

The assurance was conducted by 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 ISO14065 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.



Findings conclusions and recommendations

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 on it.</p>	<p>Key stakeholders have been identified and examples of outcomes from engagement with stakeholders in 2025 included:</p> <ul style="list-style-type: none"> • Employee engagement – Committees, engagement programmes, and learning and development helps I-RES maintain and retain a strong workforce. IRES reported in their Sustainability report 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. • Investor & funder engagement – Ongoing direct engagement with investors and funders. • 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, with a focus on Scope 3 emissions. Tier 1 vendors with sustainability policies increased by 35%, and 25% of 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>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>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 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). Based on the feedback from the Double Materiality exercise, I-RES has updated the material topics under each of the key ESG pillars and updated 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 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, to have 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. • IRES carries out regular risk assessments and monitoring across investment decision-making, Asset Management and Health & Safety and Property Operations Management. • Action plans are reviewed and updated based on the responses from both tenant and employee surveys.
<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>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>In 2025, I-RES progressed its Climate Transition Plan, advancing carbon footprint mapping, climate risk and scenario analysis, and initial cost assessments for portfolio decarbonisation.</p> <p>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 Sustainability 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.



Our unqualified opinion

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

- 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 January 2025 to 31st December 2025, with the “Bridge Requirements” not implemented for the reporting period.
- the Reports are not prepared in accordance with the GRESB 2026 Real Estate Assessment by the Company in all material respects, for the reporting period 1st January 2025 to 31st December 2025
- The Company does not adhere to the principles of inclusivity, materiality, responsiveness, and impact as per the AA1000 Accountability Principles (2018).

EVORA Global Limited, London, UK

Date: 22 June 2026



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