

24-March-2025 / 17:24 GMT/BST

## Notification of Transactions by Persons Discharging Managerial Responsibilities and Persons Closely Associated with them

This form is required for disclosure of transactions under Article 19 of Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (Market Abuse Regulation)

1	Details of the person discharging managerial responsibilities/person closely associated					
a)	Name	EDDIE BYRNE				
2	Reason for the notification					
a)	Position/status	CHIEF EXECUTIVE OFFICER				
b)	Initial Notification Amendment	INITIAL NOTIFICATION				
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor					
a)	Name	IRISH RESIDENTIAL PROPERTIES REIT PLC				
b)	LEI	635400EOPACLULRENY18				
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted					
a)	Description of the financial instrument, type of instrument Identification code	ORDINARY SHARES OF €0.10 EACH  IDENTIFICATION CODE: IE00BJ34P519				
b)	Nature of the transaction	GRANT OF A CONDITIONAL AWARD OF 669,013 ORDINARY SHARES OF €0.10 EACH TO BE ISSUED IN ACCORDANCE WITH THE IRISH RESIDENTIAL PROPERTIES REIT PLC 2024 LONG TERM INCENTIVE PLAN. VESTING OF THE LTIP AWARD IS STRICTLY SUBJECT TO SATISFACTORY ATTAINMENT OF STRETCHING PERFORMANCE METRICS—OVER THE THREE-YEAR PERFORMANCE PERIOD TO YEAR-END 2027 IN ACCORDANCE WITH THE PLAN RULES AND THE COMPANY'S REMUNERATION POLICY				
c)	Price(s) and volume(s)	<table border="1"> <tr> <th>Price(s)</th> <th>Volume(s) of Ordinary Shares</th> </tr> <tr> <td>Nil</td> <td>669,013</td> </tr> </table>	Price(s)	Volume(s) of Ordinary Shares	Nil	669,013
Price(s)	Volume(s) of Ordinary Shares					
Nil	669,013					
d)	Aggregated information — Aggregated volume — Price	NIL — conditional award of 669,013 ordinary shares of €0.10 each valued as at 21 March 2025 at a price of €0.9585 per ordinary share being the VWAP at the grant date.				
e)	Date of the transaction	Conditional award made on 21 March 2025				
f)	Place of the transaction	Outside of a trading venue				
g)	Additional Information	NONE				

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1	Details of the person discharging managerial responsibilities/person closely associated	
a)	Name	BRIAN FAGAN
2	Reason for the notification	
a)	Position/status	CHIEF FINANCIAL OFFICER

b)	Initial Notification Amendment	INITIAL NOTIFICATION					
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor						
a)	Name	IRISH RESIDENTIAL PROPERTIES REIT PLC					
b)	LEI	635400EOPACLULRENY18					
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted						
a)	Description of the financial instrument, type of instrument Identification code	ORDINARY SHARES OF €0.10 EACH  IDENTIFICATION CODE: IE00BJ34P519					
b)	Nature of the transaction	GRANT OF A CONDITIONAL AWARD OF 396,450 ORDINARY SHARES OF €0.10 EACH TO BE ISSUED IN ACCORDANCE WITH THE IRISH RESIDENTIAL PROPERTIES REIT PLC 2024 LONG TERM INCENTIVE PLAN. VESTING OF THE LTIP AWARD IS STRICTLY SUBJECT TO SATISFACTORY ATTAINMENT OF STRETCHING PERFORMANCE METRICS—OVER THE THREE-YEAR PERFORMANCE PERIODS TO YEAR-END 2027 IN ACCORDANCE WITH THE PLAN RULES AND THE COMPANY'S REMUNERATION POLICY					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s) of Ordinary Shares</td></tr><tr><td>Nil</td><td>396,450</td></tr></table>		Price(s)	Volume(s) of Ordinary Shares	Nil	396,450
Price(s)	Volume(s) of Ordinary Shares						
Nil	396,450						
d)	Aggregated information — Aggregated volume — Price	NIL – conditional award of 396,450 ordinary shares of €0.10 each valued as at 21 March 2025 at a price of €0.9585 per ordinary share being the VWAP at the grant date.					
e)	Date of the transaction	Conditional award made on 21 March 2025					
f)	Place of the transaction	Outside a Trading venue					
g)	Additional Information	NONE					

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1	Details of the person discharging managerial responsibilities/person closely associated	
a)	Name	ANNA-MARIE CURRY
2	Reason for the notification	
a)	Position/status	COMPANY SECRETARY & GENERAL COUNSEL
b)	Initial Notification Amendment	INITIAL NOTIFICATION
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	IRISH RESIDENTIAL PROPERTIES REIT PLC
b)	LEI	635400EOPACLULRENY18
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted	
a)	Description of the financial instrument, type of instrument Identification code	ORDINARY SHARES OF €0.10 EACH  IDENTIFICATION CODE: IE00BJ34P519
b)	Nature of the transaction	GRANT OF A CONDITIONAL AWARD OF 54,250 ORDINARY SHARES OF €0.10 EACH TO BE ISSUED IN ACCORDANCE WITH THE IRISH RESIDENTIAL PROPERTIES REIT PLC 2024 LONG

		TERM INCENTIVE PLAN. VESTING OF THE LTIP AWARD IS STRICTLY SUBJECT TO SATISFACTORY ATTAINMENT OF STRETCHING PERFORMANCE METRICS—OVER THE THREE-YEAR PERFORMANCE PERIOD TO YEAR-END 2027 IN ACCORDANCE WITH THE PLAN RULES AND THE COMPANY'S REMUNERATION POLICY					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s) of Ordinary Shares</td></tr><tr><td>Nil</td><td>54,250</td></tr></table>		Price(s)	Volume(s) of Ordinary Shares	Nil	54,250
Price(s)	Volume(s) of Ordinary Shares						
Nil	54,250						
d)	Aggregated information — Aggregated volume — Price	NIL – conditional award of 54,250 ordinary shares of €0.10 each valued as at 21 March 2025 at a price of €0.9585 per ordinary share being the VWAP at the grant date.					
e)	Date of the transaction	Conditional award made on 21 March 2025					
f)	Place of the transaction	Outside a trading venue					
g)	Additional Information	NONE					

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