Standard Form TR-1

Standard form for notification of major holdings

NOTIFICATION OF MAJOR HOLDINGS (to be sent to the relevant issuer and to the Central Bank of Ireland)[i]

1. Identity of the issuer or the underlying issuer of existing shares to which voting rights are attached[ii]:

Irish Residential Properties REIT plc

2. Reason for the notification (please tick the appropriate box or boxes):

[✓] An acquisition or disposal of voting rights

[ ] An acquisition or disposal of financial instruments

[ ] An event changing the breakdown of voting rights

[ ] Other (please specify)[iii]:

3. Details of person subject to the notification obligation[iv] :

Name:	City and country of registered office (if applicable):
Sand Grove Capital Management LLP	London, United Kingdom

4. Full name of shareholder(s) (if different from 3.)[v]:

Fund(s) for which Sand Grove Capital Management LLP serves as the Investment Manager or Discretionary Sub-Advisor

5. Date on which the threshold was crossed or reached[vi]:

29/10/2026

6. Date on which issuer notified:

30/10/2026

7. Threshold(s) that is/are crossed or reached:

3%

8. Total positions of person(s) subject to the notification obligation:

	% of voting rights attached to shares (total of 9.A)	% of voting rights through financial instruments (total of 9.B.1 + 9.B.2)	Total of both in % (9.A + 9.B)	Total number of voting rights of issuer[vii]
Resulting situation on the date on which threshold was crossed or reached	3.20%	0%	3.20%	16,800,138

Position of previous notification (if applicable)				

9. Notified details of the resulting situation on the date on which the threshold was crossed or reached[viii]:				
A: Voting rights attached to shares				
Class/type of shares ISIN code (if possible)	**Number of voting rights[ix]**		**% of voting rights**	
	Direct	**Indirect**	**Direct**	**Indirect**
IE00BLP58571		16,800,138		3.20%
SUBTOTAL A	16,800,138		3.20%	

B 1: Financial Instruments according to Regulation 17(1)(a) of the Regulations				
Type of financial instrument	**Expiration date[x]**	**Exercise/ Conversion Period[xi]**	**Number of voting rights that may be acquired if the instrument is exercised/converted.**	**% of voting rights**
		SUBTOTAL B.1		

B 2: Financial Instruments with similar economic effect according to Regulation 17(1)(b) of the Regulations					
Type of financial instrument	**Expiration date[x]**	**Exercise/ Conversion Period [xi]**	**Physical or cash settlement[xii]**	**Number of voting rights**	**% of voting rights**

	SUBTOTAL B.2		

10. Information in relation to the person subject to the notification obligation (please tick the applicable box)**:**

[✓] Person subject to the notification obligation is not controlled by any natural person or legal entity and does not control any other undertaking(s) holding directly or indirectly an interest in the (underlying) issuer.[xiii]

[ ] <u>Full</u> chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entity[xiv]**:**

Name[xv]	**% of voting rights if it equals or is higher than the notifiable threshold**	**% of voting rights through financial instruments if it equals or is higher than the notifiable threshold**	**Total of both if it equals or is higher than the notifiable threshold**

11. In case of proxy voting: [*name of the proxy holder*] will cease to hold [% and *number*] voting rights as of [*date*]

12. Additional information[xvi]**:**

Done at London on 30/10/2026.