GDL Management Group PLC

("GDL" or the "Company")

First Acquisition since listing on Euronext with completion of Blocks 4 & 9, Ballybrit Business Park, Galway

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Dublin, 16 October 2026

GDL Management Group PLC (Euronext Dublin: GDL), the Irish real estate investment trust (REIT), today announces that it has completed the acquisition of Blocks 4 and 9, Ballybrit Business Park, Galway H91 A4XW (the "Property"), for a purchase price of €2.45 million (€2,702,010 including acquisition costs) (the "Acquisition"). This reflects a net initial yield of 9.88% on total acquisition cost (a gross initial yield of 10.90% on the purchase price).

Commenting on the Acquisition**, Donal Boylan, Chairman of GDL**, said:

"Today's deal is GDL's first as a listed company, with many more to follow. Ballybrit is one of the West of Ireland's strongest business locations, and this acquisition gives us immediate income from a cluster of growing med-tech and technology tenants. Upcoming lease events give us clear ways to add value, and we look forward to working with our new tenants."

The Property

The Property is made up of two modern, detached, three-storey office buildings. Both buildings sit within Ballybrit Business Park, an established office and med-tech location on the eastern side of Galway city with direct access to the N6 and M6 motorway. Occupiers in the wider park include Boston Scientific, Johnson & Johnson and Hewlett Packard.

Block 4 is fully let to Bluedrop Medical Limited, Enterasense Limited and Channel Mechanics Technologies Ltd, one tenant per floor. Block 9 is fully let to Nostra Technologies Limited and Luminate Medical Limited. The tenant base is concentrated in the med-tech and technology sectors.

The Property is fully let and produces a contracted rent of €267,000 per annum.

Rationale

The Acquisition adds income-producing office assets in Galway, let to a cluster of med-tech and technology occupiers, and contributes rental income that qualifies towards the Company's REIT property rental business. It also offers near-term asset management opportunities through the re-gearing of leases ahead of break dates in 2027 and 2028, with the aim of extending income and capturing reversion.

Funding

The Acquisition has been funded from the Company's existing cash resources.

— ENDS —

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About GDL Management Group PLC

GDL Management Group PLC is an Irish real estate investment trust whose Ordinary Shares are admitted to the Official List and trading on the Main Market of Euronext Dublin. The Company holds

a diversified portfolio of Irish and UK residential and commercial real estate assets, including a Mortgage to Rent portfolio, development sites in Ireland with planning for residential and social housing, and commercial and mixed-use holdings across Ireland and the United Kingdom. Further information is available at Investor Relations | GDL Management Group PLC. .

Issuer details

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