Regulatory Disclosures 20 November 2026

Goodbody Stockbrokers Research provides research coverage on each of the issuers below.

Goodbody Stockbrokers uses the terms “Buy”, “Sell” and “Hold. The term “Buy” means that the analyst expects the security to appreciate in excess of 10% over a twelve month period. The term “Sell” means that the security is expected to decline in excess of 10% over the next twelve months. The term “Hold” means that the analyst expects the security to neither appreciate more than 10%, or depreciate more than 10% over the next twelve months.

On 26th of November, 2012, the terms “Add” and “Reduce” were removed from the Recommendation Definitions and both were replaced with the “Hold” recommendation. Any Previous Recommendation that refers to either an “Add” means that the analyst expected the security to appreciate by up to 15% over a twelve month period. Any Previous Recommendation to “Reduce” means that the analyst expected the security to decline by up to 15% over the next twelve months.

Neither, Goodbody Stockbrokers nor any of its affiliates hold a principal position or controls on a discretionary basis more than 5% of the total issued share capital of any company where we have a research recommendation. This information was current as at the last business day of the previous month.

Goodbody Stockbrokers UC holds a proprietary position and/or controls, on a discretionary basis, more than 0.5% of the total issued share capital of IRES REIT

Where Goodbody has provided Investment Banking services to issuers over the past twelve months, this is indicated in the final column. The term 'Investment Banking' covers corporate broking and corporate finance services such as advising on a public offer or underwriting.

Company	Analyst	Current Recommendation	Date of Issue	Previous Recommendation if changed in the last year	Date of Issue	Investment Banking Services (Y/N)	Market Maker on a regulated market
AIB Group	Denis McGoldrick	Buy	07/10/2019	Restricted	01/10/2019	Y	Y
Air France-KLM	Antonio Duarte	Hold	13/10/2026	Sell	21/04/2026	N	N
Applied Nutrition	Fintan Ryan	Buy	23/01/2025			Y	Y
B&M European Value Retail	Fintan Ryan	Hold	20/05/2026	Buy	27/06/2024	N	Y
Bank of Ireland	Denis McGoldrick	Buy	05/03/2013	Sell	21/02/2012	N	Y
Barclays	Denis McGoldrick	Buy	17/11/2026			Y	Y
Barratt Redrow	Lewis Roxburgh	Hold	28/05/2026	Buy	14/05/2020	N	Y
Beauty Tech Group	Fintan Ryan	Buy	09/04/2026			N	Y
Bellway	Lewis Roxburgh	Hold	28/05/2026	Buy	03/12/2019	N	Y
Berkeley Group	Lewis Roxburgh	Hold	28/05/2026	Buy	01/11/2022	N	Y
Breedon Group	Lewis Roxburgh	Buy	21/11/2014			N	Y
C & C Group	Patrick Higgins	Hold	07/08/2024	Buy	14/01/2019	N	Y
Cairn Homes	Shane Carberry	Buy	01/07/2016	Restricted	22/03/2016	Y	Y
Coca-Cola HBC	Fintan Ryan	Hold	05/10/2026	Sell	03/07/2026	N	Y
Compass Group	Fintan Ryan	Hold	06/02/2026	Sell	23/02/2024	N	Y
Cranswick	Patrick Higgins	Buy	24/11/2025	Hold	12/06/2024	N	Y

CRH	Shane Carberry	Buy	06/01/2014	Hold	16/07/2013	Y	N
DCC	Shane Carberry	Buy	11/04/2017	Hold	18/01/2016	N	Y
Diageo	Fintan Ryan	Buy	26/06/2025	Hold	17/04/2023	N	Y
Dole	Patrick Higgins	Buy	18/01/2022			N	N
easyJet	Dudley Shanley	Hold	16/01/2026	Buy	26/01/2021	N	Y
Entain	David Brohan	Buy	17/12/2015			N	Y
Evoke	David Brohan	Buy	17/04/2020	Hold	03/12/2019	N	Y
FBD Holdings	Denis McGoldrick	Buy	22/04/2026	N/R	25/11/2025	N	Y
Fever-Tree Drinks	Fintan Ryan	Buy	15/09/2026	Hold	20/09/2024	N	Y
Flutter Entertainment	David Brohan	Buy	02/02/2021	Hold	09/12/2020	Y	N
Forterra	Lewis Roxburgh	Buy	05/06/2025	Hold	12/01/2023	N	Y
Fuller, Smith & Turner	Fintan Ryan	Hold	10/03/2025			N	N
Glanbia	Patrick Higgins	Buy	07/05/2021	Hold	25/03/2019	N	Y
Glenveagh Properties	Shane Carberry	Buy	01/02/2018			N	Y
Grafton Group	Shane Carberry	Buy	08/01/2013	Hold	23/11/2012	Y	Y
Greencoat Renewables	Shane Carberry	Buy	22/09/2022	Hold	07/02/2020	N	Y
Greencore	Patrick Higgins	Buy	19/01/2026	Restricted	14/03/2025	Y	Y
Greggs	Patrick Higgins	Sell	16/03/2026	Hold	05/03/2025	N	Y
Hammerson	Denis McGoldrick	Buy	17/12/2025	N/R	03/10/2024	Y	Y
Heidelberg Materials	Lorcan Dennigan	Hold	22/10/2026	Sell	16/07/2026	N	N
Hostelworld Group	Dudley Shanley	Buy	23/01/2023			Y	Y
Howden Joinery	Shane Carberry	Buy	02/02/2021	Hold	16/01/2020	N	Y
IAG	Dudley Shanley	Buy	06/08/2025	Hold	03/06/2025	N	Y
Ibstock	Lewis Roxburgh	Hold	02/11/2026	Buy	05/06/2025	N	Y
ICG	Dudley Shanley	Restricted	25/07/2026	Buy	23/10/2009	Y	Y
IRES REIT	Denis McGoldrick	Buy	04/03/2020	Hold	28/03/2019	N	Y
J D Wetherspoon	Fintan Ryan	Hold	22/01/2026	Buy	31/10/2024	N	Y
Jet2	Dudley Shanley	Hold	16/04/2026	Buy	27/02/2026	N	Y
Kerry Group	Patrick Higgins	Buy	16/10/2018	Hold	06/11/2017	N	Y
Kingfisher	Shane Carberry	Hold	09/11/2023	Sell	06/10/2022	N	Y
Kingspan	Shane Carberry	Buy	26/08/2013	Hold	23/11/2012	Y	Y
Lloyds Banking Group	Denis McGoldrick	Hold	17/11/2026			Y	Y
Lottomatica Group	David Brohan	Buy	28/08/2026			N	N

Lufthansa	Antonio Duarte	Hold	05/10/2026	Sell	23/04/2026	N	N
Marston's	Fintan Ryan	Hold	10/03/2025	Buy	29/06/2023	N	Y
Mitchells & Butlers	Fintan Ryan	Buy	29/06/2023	Hold	12/12/2022	N	Y
Mondi	Lewis Roxburgh	Hold	08/01/2026	Buy	03/04/2025	N	Y
NatWest Group	Denis McGoldrick	Buy	17/11/2026			N	Y
Origin Enterprises	Patrick Higgins	Buy	18/09/2008	Add	22/06/2007	Y	Y
Permanent TSB	Denis McGoldrick	Buy	25/01/2022	Hold	26/05/2020	N	Y
Persimmon	Lewis Roxburgh	Buy	10/09/2026	Hold	28/05/2026	N	Y
Playtech	David Brohan	Buy	05/06/2025	Restricted	24/09/2024	Y	Y
Rank Group	David Brohan	Buy	24/11/2020	Restricted	06/11/2020	N	Y
Ryanair	Dudley Shanley	Buy	26/01/2021	Hold	08/09/2020	Y	Y
Smurfit Westrock	Lewis Roxburgh	Buy	30/04/2021	Hold	26/02/2019	Y	N
SSP Group	Fintan Ryan	Buy	21/10/2019			N	Y
Tate & Lyle	Patrick Higgins	Hold	05/11/2026	Buy	29/11/2021	N	Y
Taylor Wimpey	Lewis Roxburgh	Hold	27/08/2026	Sell	28/05/2026	N	Y
Travis Perkins	Shane Carberry	Hold	09/11/2023	Buy	22/03/2022	N	Y
Uniphar	Dudley Shanley	Buy	23/06/2022			N	Y
Vistry Group	Lewis Roxburgh	Hold	28/05/2026	Buy	10/03/2026	N	Y
WH Smith	Fintan Ryan	Hold	21/08/2025	Buy	01/09/2023	N	Y
Whitbread	Dudley Shanley	N/R	30/09/2024	Buy	10/11/2021	N	Y
Wickes Group	Shane Carberry	Buy	09/06/2021	N/R	21/04/2021	N	Y
Wizz Air	Dudley Shanley	Sell	04/02/2026	Hold	21/10/2024	N	Y

Below is a quarterly breakdown of all recommendations provided by Goodbody Stockbrokers and whether we have provided investment banking services to the issuer over the past twelve months

	Buy Number	% of total	Hold Number	% of total	Sell Number	% of total	Total
All companies covered	43	62%	24	35%	2	3%	69
IB relationship	15	94%	1	6%	0	0%	16