

CLARECASTLE SITE DECOMMISSIONING

Project Update No. 10 / Summer 2026

Welcome

to the tenth edition of 'Project Update'.

Work on the decommissioning of the Clarecastle site has been progressing steadily since our last newsletter in December.

The remediation phase of the project is on track for completion in Q4 2027, on time and within budget. All project measures are also on track with over one million hours worked on the overall project to date with no lost-time accidents. In addition, there has been full compliance with all environmental licence requirements, and there has been no adverse community feedback. We are very proud of these results and working hard to make sure we retain this standard.

With the end of the project approaching, we have now started preparing for the next important phase which will be focused on surrendering the licence to the EPA and in parallel, identifying a high-quality investor(s) who will be interested in securing the site.

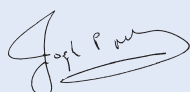
To progress the key activity of attracting new investors, a commercial real estate services firm, Cushman & Wakefield, has been appointed to lead a targeted national and international marketing campaign to attract investors, across key sectors, seeking a strategic location for expansion. The objective is to identify a high-quality investor capable of delivering sustainable employment and long-term economic benefit to the region.

The marketing strategy is aligned with Roche's vision to facilitate a positive legacy for the site, prioritising job creation and sustainable investment. The site will be made available on a phased basis as we surrender the licence on a phased basis, with an initial tranche of approximately 20 hectares (45 acres) expected to be available by late 2027.

As shown in the image opposite, plans are in place to retain some of the key site assets, which should enhance the site's attractiveness to a potential investor(s).

Pages 2 and 3 of the newsletter provide a high-level overview of the project activities that are taking place, with a clear target completion date of year end 2027.

We reiterate our commitment to the community of maintaining open and transparent communication regarding all matters related to the site. We appreciate your interest in and support for the decommissioning project since it commenced in 2020.

Joe Murphy
Project Owner



Site remediation progressing steadily – on track for completion by Q4 2027

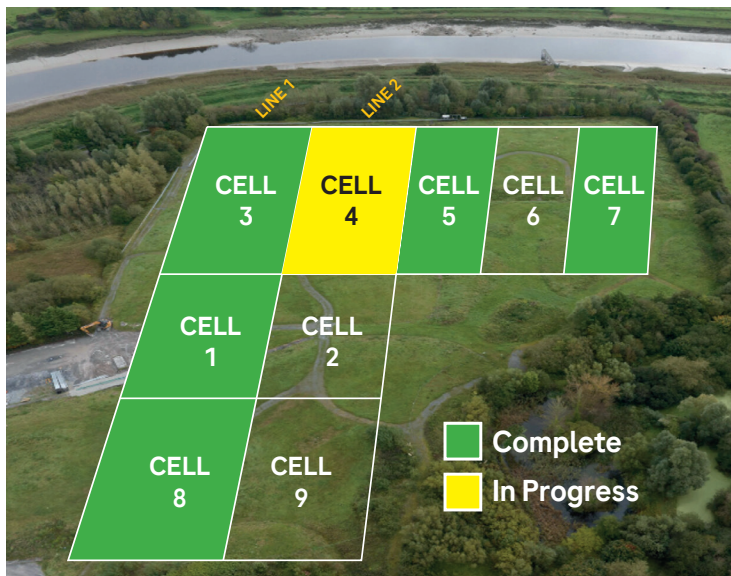
The remediation of the site is continuing in line with the original plan, and we are on track to have all works completed on site by Q4 2027. Excellent progress is being made, with particular emphasis being placed on ensuring that the highest possible standards are maintained throughout the lifecycle of the project. Specific attention is being placed on traffic management through the village where traffic marshals continuously monitor the logistics activities as the project proceeds.

Project Status 2026



Landfill Remediation:

- ✓ 5 of the 9 cells have been remediated.
- ✓ Cell 4 is nearing completion.



AEC 1:



AEC1: MPE completed

As mentioned in our last newsletter, an advanced technology called Multiphase Extraction (MPE) was used, post the remediation of AEC 1, to ensure that no traces of contamination remained in the groundwaters. This work is now complete, and the results are being assessed to enable AEC 1 to be certified as fully remediated.

AEC 2:



An aerial view of AEC 2 being remediated using in situ thermal treatment

The remediation of AEC 2 is being undertaken using a specialist technology called in situ thermal treatment (ISTT), whereby heating probes are used to undertake the remediation. This avoids the need for complex excavation and also reduces HGV movements through Clarecastle.

The use of hydrotreated vegetable oil (HVO) as the main energy source for the ISTT process is contributing to the project's sustainability goals.

The remediation of AEC 2 will be completed by year end 2026.

Key statistics associated with the project to date



Approximately **60%** of the remediation has been successfully completed with no adverse impact from a safety, environmental or community perspective. Over 1 million hours have been worked on the Site Decommissioning Project to date with no lost-time accidents.



Two key elements of the project have enabled a reduction in HGV movements:

- **recycling of concrete on-site** during the demolition phase
- **application of in situ thermal treatment** (ISTT) for AEC 2, which has avoided excavation and corresponding HGV movements.
- The estimated net impact of both is a reduction of more than 8,000 HGV movements



There have been approximately **36,000** HGV movements since the beginning of the project which represents 66% of the total projected HGV movements.

Remediation project benefiting the Circular Economy



These photos show the material emanating from the waste shipped from site to Holland after its treatment at the Theo Pouw facility. The material is tested and then approved for use in various civil engineering projects. It therefore contributes to the Circular Economy.

Monitoring on and off-site environmental impacts

On and off-site environmental monitoring results for Q1 and Q2 2026 are presented below:

Governing Body	Environmental Aspect Monitored	Result Quarter 1 2026	Result Quarter 2 2026
Clare County Council	HGV limit / hour	100% Compliant	100% Compliant
Clare County Council	Nitrogen Oxide (NOx) Levels	100% Compliant	100% Compliant
Clare County Council	Dust Deposition	100% Compliant	100% Compliant
Clare County Council	Particulate Matter	100% Compliant	100% Compliant
EPA	Storm Water Discharges – SW2 & SW3	100% Compliant	100% Compliant
EPA	Waste Water Treatment – SW1	100% Compliant	100% Compliant
EPA	Air Monitoring	100% Compliant	100% Compliant
EPA	Dust Levels	100% Compliant	Compliant
EPA	Ground water Monitoring	100% Compliant	100% Compliant
EPA	Noise Monitoring	100% Compliant	100% Compliant
EPA	Speciated VOCs	100% Compliant	100% Compliant

A 'New Year' of welcoming visitors to site



We were delighted to mark Chinese New Year by welcoming H.E. Mr. Zhao Xiyuan, Ambassador Extraordinary and Plenipotentiary, Embassy of the People's Republic of China in Ireland and Madame Li Yi to the site in February.

The delegation also included Mr. Gao Lingfeng, Third Secretary and Personal Assistant to the Ambassador and Ms. Zhou Yiran, Attaché.

Representatives from Clare County Council and the Clarecastle community were invited to participate in the presentations on the day.

Briefing Elected Representatives



Ennis elected representatives, Councillors Pat Daly, Mary Howard, Tom O'Callaghan and Antoinette Baker Bashua pictured during a recent visit to-site.

Supporting Clarecastle Tidy Towns

The Roche Projects team setting out to litter pick in Clarecastle to support the great work being undertaken by the industrious Tidy Towns committee.



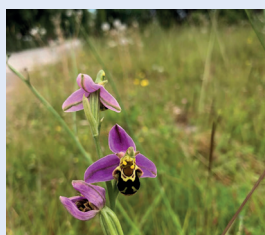
Welcoming the Champions



We recently had the pleasure of welcoming two members of the Clare U20 Munster and All-Ireland hurling championship team to our site. Both have close family ties to our Site Remediation Project team: Joe Casey (left) is the son of Ollie Casey, Indaver Construction Supervisor, and Marco Cleary (right) is the son of Kevin Cleary, Verde Environmental Group and Roche Clarecastle environmental lead.

Nature thrives alongside remediation

As remediation progresses, members of our team captured some wonderful images of the flora and fauna that continue to make the site their home.



Bee orchid



Heron



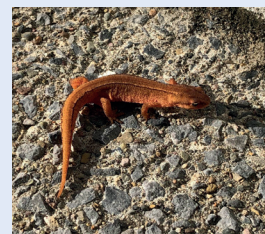
Irish Hare



Kestrel



Mallard ducks



Smooth newt

Contact Details

Roche Ireland Limited
Clarecastle
Co. Clare
V95 P589

T: 065 688 5101 (direct dial number for the Decommissioning Project)
E: clarecastle.comms@roche.com
www.rocheclarecastle.ie