



(a real estate investment trust constituted on 1 November 2013 under the laws of the Republic of Singapore)
Managed by IREIT Global Group Pte. Ltd. (Company Registration No: 201331623K)

**ANNUAL GENERAL MEETING TO BE HELD ON 25 APRIL 2023
RESPONSES TO SUBSTANTIAL AND RELEVANT QUESTIONS FROM UNITHOLDERS**

IREIT Global Group Pte. Ltd., as manager of IREIT Global (“**IREIT**” and the manager of IREIT, the “**Manager**”) would like to thank all unitholders of IREIT (“**Unitholders**”) for submitting their questions in advance of the annual general meeting (“**AGM**”) of IREIT to be held on Tuesday, 25 April 2023 at 10.00 a.m. (Singapore time).

The Manager wishes to inform that the responses to all substantial and relevant questions which were received from Unitholders by 10.00 a.m. on 14 April 2023 have been published in this announcement. Please refer to the **Appendix** hereto for the list of substantial and relevant questions, and the Manager’s responses to these questions.

Following the conclusion of the AGM, the voting results of the AGM will be uploaded on SGXNet and IREIT’s website on 25 April 2023 after trading hours. The minutes of the AGM will also be uploaded on SGXNet and IREIT’s website on or before 25 May 2023.

BY ORDER OF THE BOARD
IREIT GLOBAL GROUP PTE. LTD.
(as manager of IREIT Global)
(Company registration no. 201331623K)

Lee Wei Hsiung
Company Secretary
18 April 2023

APPENDIX

1. With the increase in market interest rates, is the Manager considering reducing IREIT's existing borrowings over time, such as setting aside a portion of IREIT's distributable income to repay its borrowings, so as to lower IREIT's interest costs and enhance the returns for Unitholders?

- IREIT's existing borrowings were secured before 2022 at very competitive rates when the market interest rates were significantly lower than the current interest rates. In addition, 96.9% of the borrowings as at 31 December 2022 had been hedged with interest rate swap and interest rate cap contracts over the tenor of the borrowings. As such, despite the increase in interest rates since the second half of 2022, there was limited impact on IREIT's interest costs as the weighted average interest rate of IREIT's existing borrowings had remained unchanged at 1.8% per annum as at 31 December 2022 as compared to three years ago.
- As part of its prudent capital management strategy, the Manager has been exploring different avenues to broaden IREIT's financing sources and to unencumber some of its portfolio properties. However, the Manager has not considered using part of IREIT's distributable income to repay its existing borrowings as this would directly reduce the distribution per unit ("DPU") to Unitholders and also incur additional costs for prepayment of the borrowings, to the detriment of Unitholders.
- At an aggregate leverage of 32.0% as at 31 December 2022, IREIT's capital structure has struck a healthy balance between equity and debt. Prudent use of debt, with its lower cost, enhances return to Unitholders, and the interest expense is a tax shield on the income generated by the assets.

2. The recent distributions of IREIT were declared in € terms but the payment of the distributions were made in S\$ terms. When did IREIT start announcing the distributions in € terms and how can Unitholders receive the distributions in € terms to avoid any foreign currency exchange exposure?

- The distribution currency of IREIT has been changed from S\$ to € starting from the distribution for the period from 30 June 2021 to 31 December 2021. Nonetheless, a Unitholder who is a direct account holder of The Central Depository (Pte) Limited ("CDP") with an active Direct Crediting Service ("DCS") bank account will continue to receive the distribution in S\$ equivalent in his DCS bank account by utilising CDP's Currency Conversion Service ("CCY"), unless he opts out of the CCY.
- The CCY is a complimentary service automatically provided by CDP to such Unitholder, which will convert the distribution in € to S\$ at such competitively priced exchange rate sourced and provided by CDP's partner bank, HSBC. The payment of the distribution in S\$ will be credited in the Unitholder's DCS bank account by the third business day, after the payment date of the distribution in €. In addition, the exchange rate and converted amount for the distribution in S\$ will be reflected online via the Unitholder's CDP Internet at URL <https://investors.sgx.com/dashboard> and his monthly CDP account statement.

- Such Unitholder can unsubscribe or re-subscribe to the CCY anytime via his CDP Internet. Upon unsubscribing, the distribution in € will not be converted into S\$ but will be received in €.

Important Notice

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of IREIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The past performance of IREIT is not necessarily indicative of the future performance of IREIT.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

The value of units in IREIT ("**Units**") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This publication has not been reviewed by the Monetary Authority of Singapore.