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THE SECURITIES OF IREIT GLOBAL HAVE NOT BEEN AND WILL NOT BE REGISTERED UNDER THE UNITED STATES SECURITIES ACT OF 1933, AS AMENDED (THE "**SECURITIES ACT**"), AND MAY NOT BE OFFERED OR SOLD IN THE UNITED STATES EXCEPT PURSUANT TO AN EXEMPTION FROM, OR IN A TRANSACTION NOT SUBJECT TO, THE REGISTRATION REQUIREMENTS UNDER THE SECURITIES ACT. THERE WILL BE NO PUBLIC OFFERING OF THE SECURITIES IN THE UNITED STATES.



(a real estate investment trust constituted on 1 November 2013 under the laws of the Republic of Singapore)

OFFERING IN RESPECT OF 167,733,000 UNITS ("UNITS") IN IREIT GLOBAL ("IREIT") FOR SUBSCRIPTION AT THE OFFERING PRICE OF S\$0.88 PER UNIT COMPRISING:

- I. AN INTERNATIONAL PLACEMENT OF 156,373,000 UNITS TO INVESTORS OUTSIDE THE UNITED STATES OF AMERICA, (THE "PLACEMENT TRANCHE"); AND**
- II. AN OFFERING OF 11,360,000 UNITS TO THE PUBLIC IN SINGAPORE (THE "PUBLIC OFFER"),**

SUBJECT TO THE OVER-ALLOTMENT OPTION OF UP TO 11,360,000 UNITS (THE "OVER-ALLOTMENT OPTION").

*Capitalised terms used herein, unless otherwise defined, have the meanings as defined in the prospectus of IREIT dated 4 August 2014 and registered by the Monetary Authority of Singapore on 4 August 2014 (the "**Prospectus**").*

The board of directors of IREIT Global Group Pte. Ltd., as manager of IREIT (the "**Manager**") wishes to announce that in connection with the Offering, and for the purpose of Regulation 3A(2)(g) of the Securities and Futures (Market Conduct) (Exemptions) Regulations 2006, Wealthy Fountain Holdings Inc has granted the Joint Bookrunners the Over-Allotment Option, exercisable by DBS Bank Ltd. (the "**Stabilising Manager**") (or any of its affiliates or other persons acting on behalf of the Stabilising Manager), in consultation with the other Joint Bookrunners, in full or in part, on one or more occasions, from the date of admission of IREIT to the Official List of the SGX-ST (the "**Listing Date**") but no later than the earlier of (i) the date falling 30 days from the Listing Date; or (ii) the date when the Stabilising Manager (or any of its affiliates or other persons acting on behalf of the Stabilising Manager) has bought on the SGX-ST an aggregate of 11,360,000 Units, representing not more than 6.8% of the total number of Units in the Offering and 12.9% of the total number of Units in the Offering excluding the 79,675,000 Units subscribed for by Mr Lim Chap Huat (the "**LCH Units**"), to undertake stabilising actions, to purchase up to an aggregate 11,360,000 Units (representing not more than 6.8% of the total number of Units in the Offering and 12.9% of the total number of Units in the Offering excluding the LCH Units) at the Offering Price. The exercise of the Over-Allotment Option will not increase the total number of Units outstanding.

DBS Bank Ltd. is the Sole Global Coordinator for the Offering (the "**Sole Global Coordinator**"). DBS Bank Ltd. and Barclays Bank PLC, Singapore Branch are the Joint Issue Managers, Bookrunners and Underwriters for the Offering (collectively, the "**Joint Bookrunners**").

In connection with the Offering, the Stabilising Manager (or any of its affiliates or any other persons acting on behalf of the Stabilising Manager) may, in consultation with the other Joint Bookrunners and at its discretion, over-allot or effect transactions which stabilise or maintain the market price of the Units at levels that might not otherwise prevail in the open market. However, there is no assurance that the Stabilising Manager (or persons acting on behalf of the Stabilising Manager) will undertake stabilising action. The number of Units that the Stabilising Manager may buy to undertake stabilizing actions shall not exceed 11,360,000 Units, representing not more than 6.8% of the total number of Units in the Offering and 12.9% of the total number of Units in the Offering excluding the LCH Units. Such transactions may commence on or after the trading of Units on the SGXST, and, if commenced, may be discontinued at any time, and shall not be effected after the earlier of (i) the date falling 30 days from the Listing Date; or (ii) the date when the Stabilising Manager (or any of its affiliates or other persons acting on behalf of the Stabilising Manager) has bought on the SGXST an aggregate of 11,360,000 Units, representing not more than representing not more than 6.8% of the total number of Units in the Offering and 12.9% of the total number of Units in the Offering excluding the LCH Units, to undertake stabilizing actions. Such transactions may be effected on the SGX-ST and in other jurisdictions where it is permissible to do so, in each case in compliance with all applicable laws and regulations, including the Securities and Futures Act, Chapter 289 of Singapore, and any regulations thereunder.

An announcement will be made if and when the Over-Allotment Option is exercised.

Issued jointly by

DBS Bank Ltd.
Barclays Bank PLC, Singapore Branch
(as the Joint Bookrunners)

For and on behalf of

IREIT Global Group Pte. Ltd.
(as manager of IREIT Global)

12 August 2014

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for 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 value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by the Manager, DBS Trustee Limited (as trustee of

IREIT), Sella Holdings Pte. Ltd. (the “**Sponsor**”), the Sole Global Coordinator, the Joint Bookrunners or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Holders of Units (“**Unitholders**”) have no right to request that the Manager redeem or purchase 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 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. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of IREIT. The forecast financial performance of IREIT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.

This announcement is not an offer or sale of the Units in the United States. The Units have not been and will not be registered under the Securities Act and may not be offered or sold in the United States absent registration except pursuant to an exemption from, or in a transaction not subject to, the registration requirements under the Securities Act. Any public offering of the Units in the United States would be made by means of a prospectus that would contain detailed information about IREIT, the Manager and their management, as well as financial statements. There is no intention to register any portion of the offering in the United States or to conduct a public offering of securities in the United States. The Units are being offered and sold outside the United States (including to institutional and other investors in Singapore) in reliance on Regulation S under the Securities Act.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.