

NOT FOR DISTRIBUTION IN THE UNITED STATES



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

ANNOUNCEMENT

NOTICE OF RIGHTS ISSUE BOOKS CLOSURE DATE

Further to the announcement dated 30 June 2015 by IREIT Global Group Pte. Ltd. (the "**Manager**"), as manager of IREIT Global ("**IREIT**"), in connection with:

- (i) the acquisition of Schreiberhauer Straße 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 and 22, Berlin 10317, Germany, a property comprising two connected office buildings of eight storeys and 13 storeys respectively, located in the city of Berlin, Germany; and
- (ii) the proposed issue of 189,607,567 new units in IREIT (the "**Rights Units**") on a renounceable basis to Eligible Unitholders (as defined herein) at the issue price of S\$0.468 per Rights Unit through an underwritten rights issue (the "**Rights Issue**") and the receipt of the approval in-principle for the listing and quotation of the Rights Units on the Main Board of Singapore Exchange Securities Trading Limited (the "**SGX-ST**"),

the Manager wishes to announce that the transfer books and register of unitholders of IREIT ("**Unitholders**") will be closed on 8 July 2015 at 5.00 p.m. (the "**Rights Issue Books Closure Date**") for the purpose of determining the provisional allotments of Rights Units of Eligible Unitholders under the Rights Issue ("**Rights Entitlements**").

"**Eligible Unitholders**" are Unitholders with units in IREIT ("**Units**") standing to the credit of their securities account with The Central Depository (Pte) Limited ("**CDP**") (but do not include securities sub-accounts) ("**Securities Account**") and whose registered addresses with CDP are in Singapore as at the Rights Issue Books Closure Date or who have, at least three Market Days¹ prior to the Rights Issue Books Closure Date, provided CDP with addresses in Singapore for the service of notices and documents, but exclude Unitholders who are otherwise located, resident or with a registered address in any jurisdiction in which the offering of the Rights Entitlements and Rights Units may not be lawfully made.

¹ "**Market Day**" refers to any day (other than a Saturday, Sunday or gazetted public holiday) on which commercial banks are open for business in Singapore and the SGX-ST is open for trading.

DBS Bank Ltd. was the sole global coordinator for the initial public offering and listing of the units in IREIT Global (the "**Offering**"). DBS Bank Ltd. and Barclays Bank PLC, Singapore Branch were the joint issue managers, bookrunners and underwriters for the Offering.

In connection with the Rights Issue, Eligible Unitholders will receive their Rights Entitlements on the basis of forty-five (45) Rights Units for every one hundred (100) existing Units held by each Eligible Unitholder as at the Rights Issue Books Closure Date (fractional entitlements to be disregarded).

IREIT's current policy is to distribute its distributable income on a semi-annual basis to Unitholders. The Rights Units will, upon allotment and issue, rank *pari passu* in all respects with the existing Units in issue as at the date of issue of the Rights Units, including the right to any distributions which may accrue for the period from 1 January 2015 to 30 June 2015 as well as all distributions thereafter.

The Units will trade on a "cum-rights" basis on the SGX-ST up to 5.00 p.m. on 3 July 2015 and the Units will trade on an "ex-rights" basis from 9.00 a.m. on 6 July 2015.

By Order of the Board

IREIT Global Group Pte. Ltd.

(Company Registration No. 201331623K)

As manager of IREIT Global

Itzhak Sella

Chief Executive Officer and Executive Director

30 June 2015

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.

Any offering of Rights Units will be made in and accompanied by the offer information statement ("**Offer Information Statement**") to be lodged with the Monetary Authority of Singapore ("**MAS**"). A potential investor should read the Offer Information Statement before deciding whether to subscribe for Rights Units under the Rights Issue. The Offer Information Statement may be accessed online at the website of the MAS at <http://masnet.mas.gov.sg/opera/sdrprosp.nsf> when it is lodged with the MAS. The MAS assumes no responsibility for the contents of the Offer Information Statement. The availability of the Offer Information Statement on the MAS website does not imply that the Securities and Futures Act, Chapter 289 of Singapore, or any other legal or regulatory requirements, have been complied with. The MAS has not, in any way, considered the investment merits of IREIT. This announcement is qualified in its entirety by, and should be read in conjunction with the full text of the Offer Information Statement when it is lodged with the MAS.

The value of the Units and the income derived from them may rise or fall. The Units are not obligations of, deposits in, or guaranteed by, the Manager, or any of its affiliates. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of IREIT 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. The past performance of IREIT or the Manager is not necessarily indicative of the future performance of IREIT or the Manager. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

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This announcement is not an offer of securities for sale in the United States. The nil-paid rights and Rights Units are not being 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 absent registration except pursuant to an exemption from registration under the Securities Act. There will be no public offering of securities in the United States. Any public offering of the Rights 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.