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

ANNOUNCEMENT

UNDERWRITTEN AND RENOUNCEABLE RIGHTS ISSUE

LODGEMENT AND DESPATCH OF OFFER INFORMATION STATEMENT

Unless otherwise defined, capitalised terms used herein shall bear the same meaning ascribed to them in the Offer Information Statement (as defined herein).

1. LODGEMENT OF THE OFFER INFORMATION STATEMENT

Further to the announcements dated 30 June 2015, IREIT Global Group Pte. Ltd., as manager of IREIT Global ("**IREIT**", and as manager of IREIT, the "**Manager**"), is pleased to announce that it has today lodged with the Monetary Authority of Singapore (the "**MAS**") the offer information statement (the "**Offer Information Statement**") in relation to the issue of 189,607,567 new units in IREIT ("**Units**", and the new Units, the "**Rights Units**") on a renounceable basis to Eligible Unitholders¹ (the "**Rights Issue**") on a *pro rata* basis of forty-five (45) Rights Units for every one hundred (100) existing Units held as at 5.00 p.m. on 8 July 2015 (the "**Rights Issue Books Closure Date**"), at the issue price of S\$0.468 per Rights Unit, fractional entitlements to be disregarded, to raise gross proceeds of approximately S\$88.7 million.

1 "**Eligible Unitholders**" are Unitholders with 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 Days 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. "**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 Singapore Exchange Securities Trading Limited (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.

2. DESPATCH OF THE OFFER INFORMATION STATEMENT

The Offer Information Statement is available on the website of the MAS at <www.mas.gov.sg> and is expected to be despatched on 13 July 2015 to Eligible Unitholders together with the ARE².

Eligible Unitholders who do not receive the Offer Information Statement and the ARE, may obtain copies from CDP or Boardroom Corporate & Advisory Services Pte. Ltd. (the “Unit Registrar”) at their respective addresses as follows up to 5.00 p.m. on 28 July 2015:

CDP

The Central Depository (Pte) Limited
11 North Buona Vista Drive
#06-07 The Metropolis Tower 2
Singapore 138589

Unit Registrar

Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place #32-01
Singapore Land Tower
Singapore 048623

3. ACCEPTANCES OF RIGHTS ENTITLEMENTS AND APPLICATIONS FOR EXCESS RIGHTS UNITS

For Eligible Unitholders, acceptances of the Rights Entitlements and (if applicable) applications for Excess Rights Units³ under the Rights Issue may be made by way of (i) ARE through CDP and/or (ii) Electronic Application⁴ through an automated teller machine (“ATM”) of a Participating Bank⁵, in accordance with the terms and conditions of the Offer Information Statement.

Eligible Unitholders and/or Purchasers who wish to accept their Rights Entitlements and/or apply for Excess Rights Units through Electronic Applications should note that Electronic Applications will not be available from 7.00 a.m. to 9.30 p.m. on Saturday, 18 July 2015 due to system maintenance.

More information on the procedures for acceptance, payment, renunciation and application for Rights Units and/or Excess Rights Units by Eligible Unitholders may be found in the Offer Information Statement and the ARE.

Eligible Unitholders who have subscribed for or purchased Units under the Central Provident Fund Investment Scheme (the “CPFIS”), the Supplementary Retirement Scheme (the “SRS”) or through a finance company and/or Depository Agent (as defined in Section 130A of the Companies Act, Chapter 50 of Singapore) can only accept their Rights Entitlements and (if applicable) apply for Excess Rights Units by instructing the relevant

2 “ARE” refers to the application form for Rights Units and Excess Rights Units (as defined herein) issued to Eligible Unitholders in respect of their provisional allotments of “nil-paid” rights under the Rights Issue (“Rights Entitlements”).

3 “Excess Rights Units” means the Rights Units represented by the provisional allotments (A) of (i) Eligible Unitholders who decline, do not accept, and elect not to renounce or sell their Rights Entitlements under the Rights Issue (during the Rights Entitlements trading period prescribed by the SGX-ST) and/or (ii) Unitholders who are not Eligible Unitholders which have not been sold during the Rights Entitlements trading period or (B) that have not been validly taken up by the original allottees, renounees of the Rights Entitlements or the Purchasers (as defined herein).

4 “Electronic Application” in respect of Eligible Unitholders, refers to acceptances of the Rights Entitlements and (if applicable) applications for Excess Rights Units under the Rights Issue made through an ATM of a Participating Bank in accordance with the terms and conditions of the Offer Information Statement.

5 “Participating Banks” refers to DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited and its subsidiary, Far Eastern Bank Limited (each a “Participating Bank”).

banks in which they hold their CPFIS accounts and/or SRS accounts, finance company and/or Depository Agent to do so on their behalf. Any application made directly to CDP or through ATMs will be rejected.

Eligible Unitholders who have subscribed for or purchased Units under the CPFIS and/or the SRS or through a finance company and/or Depository Agent should refer to the Offer Information Statement lodged with the MAS for important details relating to the offer procedure in connection with the Rights Issue.

4. TRADING OF RIGHTS ENTITLEMENTS

The trading period for the Rights Entitlements on the SGX-ST commences from 9.00 a.m. on 13 July 2015 and ends at 5.00 p.m. on 22 July 2015.

Eligible Unitholders who sell their Rights Entitlements on the SGX-ST during this period do not need to forward the ARE to purchasers of the Rights Entitlements traded on the SGX-ST during the Rights Entitlements trading period through the book-entry (scripless) settlement system (“**Purchasers**”) as arrangements will be made by CDP for separate ARS⁶ to be issued to the Purchasers. Purchasers should note that CDP will, on behalf of the Manager, send the ARS accompanied by the Offer Information Statement, by ordinary post and at the Purchasers’ own risk, to their respective Singapore addresses as maintained in the records of CDP. Purchasers who do not receive the ARS form, accompanied by the Offer Information Statement, may obtain the same from CDP or the Unit Registrar at the addresses stated above.

The Offer Information Statement and its accompanying documents will not be despatched to persons purchasing the Rights Entitlements, whose registered addresses with CDP are outside Singapore (“**Foreign Purchasers**”). Foreign Purchasers who wish to accept the Rights Entitlements credited to their Securities Accounts should ensure that they comply with the applicable rules, regulations and make the necessary arrangements with their Depository Agents or stockbrokers in Singapore.

5. STATUS OF THE RIGHTS UNITS

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.

⁶ “ARS” refers to the application and acceptance form for Rights Units to be issued to Purchasers.

6. TIMETABLE OF KEY EVENTS

An indicative timeline for the Rights Issue is set out below (all references are to Singapore dates and times).

Event	Date and Time
Last day of “cum-rights” trading	: 3 July 2015
First day of “ex-rights” trading	: 6 July 2015
Rights Issue Books Closure Date	: 8 July 2015 at 5.00 p.m.
Despatch of the Offer Information Statement (together with the application forms) to Eligible Unitholders	: 13 July 2015
Commencement of trading of Rights Entitlements	: 13 July 2015 from 9.00 a.m.
Close of trading of Rights Entitlements	: 22 July 2015 at 5.00 p.m.
Closing Date:	
Last date and time for acceptance of the Rights Entitlements and payment for Rights Units ⁽¹⁾	: 28 July 2015 at 5.00 p.m. ^{(2),(3)} (9.30 p.m. for Electronic Applications through ATMs of Participating Banks)
Last date and time for application and payment for Excess Rights Units ⁽¹⁾	: 28 July 2015 at 5.00 p.m. ^{(2),(3)} (9.30 p.m. for Electronic Applications through ATMs of Participating Banks)
Last date and time for acceptance of and payment by the renounee ⁽¹⁾	: 28 July 2015 at 5.00 p.m. ^{(2),(4)} (9.30 p.m. for Electronic Applications through ATMs of Participating Banks)
Expected date of the issuance of the Rights Units	: 5 August 2015
Expected date for crediting of Rights Units	: 5 August 2015
Expected date for commencement of trading of Rights Units on the SGX-ST	: 6 August 2015 from 9.00 a.m.

Notes:

- (1) This does not apply to CPFIS investors, SRS investors and investors who hold Units through a finance company and/or Depository Agent. CPFIS investors, SRS investors and investors who hold Units through a finance company and/or Depository Agent should see the section entitled “Important Notice to (A) CPFIS Investors, (B) SRS Investors and (C) Investors who hold Units through a Finance Company and/or Depository Agent” in the Offer Information Statement. Any application made by these investors directly through CDP or through ATMs will be rejected. Such investors, where applicable, will receive notification letter(s) from their respective approved bank, finance company and/or Depository Agent and should refer to such notification letter(s) for details of the last date and time to submit applications to their respective approved bank, finance company and/or Depository Agent.
- (2) Eligible Unitholders and/or Purchasers who wish to accept their Rights Entitlements and/or apply for Excess Rights Units through Electronic Applications should note that Electronic Applications will not be available from 7.00 a.m. to 9.30 p.m. on Saturday, 18 July 2015 due to system maintenance.
- (3) If acceptances of the Rights Entitlements and (if applicable) applications for Excess Rights Units, as the case may be, are made through CDP in accordance with the ARE and the ARS.
- (4) Eligible Unitholders who wish to renounce their Rights Entitlements in favour of a third party should note that CDP requires at least three Market Days to effect such renunciation. As such, Eligible Unitholders who wish to renounce are advised to do so early to allow sufficient time for the renounee to accept his Rights Entitlements and make payment for Rights Units.

The Manager may, in consultation with the Sole Lead Manager, Underwriter and Bookrunner⁷ and with the approval of the SGX-ST, modify the above timetable subject to any limitation under any applicable laws. In such an event, the Manager will announce the same via the SGXNET. However, as at the date of this announcement, the Manager does not expect the above timetable to be modified.

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

7 July 2015

⁷ “Sole Lead Manager, Underwriter and Bookrunner” refers to DBS Bank Ltd. as the sole lead manager, underwriter and bookrunner for the Rights Issue.

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 to be lodged with the 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/operasdrprosp.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.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. 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 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.