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To be read in conjunction with the IREIT Global announcement dated 30 July 2015

PRESS RELEASE
30 July 2015

IREIT Global's Rights Issue Over-subscribed

IREIT Global Group Pte. Ltd., as manager (the "Manager") of IREIT Global (SGX-UD1U) ("IREIT"), is pleased to announce that IREIT's underwritten and renounceable rights issue ("Rights Issue") of 189,607,567 new units ("Rights Units") in IREIT at an issue price of S\$0.468 per Rights Unit, is fully subscribed. The total valid acceptances and excess rights applications received were 221,000,685 Rights Units, representing approximately 116.6% of the total number of Rights Units available under the Rights Issue¹. The valid acceptances received include the acceptances by Wealthy Fountain Holdings Inc., Lim Chap Huat and IREIT Global Management Pte. Ltd. of their aggregate pro rata entitlement of 144,992,766 Rights Units, representing 76.5% of the total number of Rights Units.

Mr Itzhak Sella, Chief Executive Officer of the Manager said, "We wish to thank our unitholders for their strong support and confidence in IREIT in making this Rights Issue a success. The robust take-up rate is a good indication that the unitholders are confident that IREIT will grow into a successful real estate investment trust player in Singapore with pure-play European assets primarily used for office purposes. We will continue to grow IREIT to provide our unitholders with long-term growth and stable income."

The gross proceeds raised from the Rights Issue is approximately S\$88.7 million and will be used to partially finance the acquisition of Schreiberhauer Straße 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 and 22, Berlin 10317, Germany (the "Berlin Property").

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.

¹ No excess applications were made pursuant to the irrevocable undertaking dated 30 June 2015 provided by Lim Chap Huat as the number of Rights Units pursuant to valid acceptances and excess applications exceeded the total number of Rights Units available under the Rights Issue.



The Rights Units are expected to be listed and quoted on the Main Board of Singapore Exchange Securities Trading Limited with effect from 9:00 a.m. on 6 August 2015.

The sole lead manager, underwriter and bookrunner for the Rights Issue is DBS Bank Ltd.

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ABOUT IREIT Global

IREIT Global (SGX-UD1U) which was listed on 13 August, 2014, is the first Singapore listed REIT established with the investment strategy of principally investing, directly or indirectly, in a portfolio of income-producing real estate in Europe that is primarily used for office purposes, as well as real estate-related assets.

IREIT Global's portfolio (excluding the Berlin Property) comprises four freehold properties strategically located in the key German cities of Bonn, Darmstadt, Münster and Munich with net lettable area of about 121,506 square metre and 2,945 car park spaces.

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Important Notice

This press release 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 of IREIT dated 7 July 2015 (the "Offer Information Statement") lodged with the Monetary Authority of Singapore (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/opera/sdrprosp.nsf>>. 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 press release is qualified in its entirety by, and should be read in conjunction with the full text of the Offer Information Statement.

The value of the units in IREIT (“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.

This press release 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, shifts in expected levels of property rental income, changes in operating expenses, property expenses, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

This press release 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.