



(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)

DARMSTADT CAMPUS CARPARK

IREIT Global Group Pte. Ltd., as manager of IREIT Global (the **%Manager+**), wishes to announce that the wholly-owned subsidiaries of IREIT Global (**%IREIT+**) which owns the multi-storey car park located adjacent to the Darmstadt Campus (the **%Darmstadt Campus Carpark+**) has received a claim from the owner of the property located adjacent to the Darmstadt Campus (the **%Adjacent Property Owner+**). The Adjacent Property Owner is seeking in its claim to have IREIT approve the registration of a public servitude on the Darmstadt Campus Carpark. Such a public servitude if registered on the Darmstadt Campus Carpark would provide for the use of 237 out of the 826 car parking spaces and 26 out of the 82 bicycle parking spaces in the Darmstadt Campus Carpark by the Adjacent Property Owner.

The Darmstadt Campus Carpark is currently leased to GMG Generalmietgesellschaft mbH (**%GMG+**). The initial lease term is 15 years from 1 February 2007, and there are certain prolongation options exercisable by GMG (the **%Carpark Lease+**). GMG is also the tenant of the main Darmstadt Campus under a separate lease agreement (the **%Darmstadt Campus Lease+**).

Public servitudes of the type in question are a technical instrument under German public building law by which a property owner can prove that it has access to the number of car and bicycle parking spaces that are required for this property under applicable public building law. They can only be enforced by the competent public building authority; the owner of the property for the benefit of which the public servitude is registered cannot derive its own rights or claims from the public servitude.

However, based on the advice from the German legal counsel who has been engaged to advise on this matter, there is a remote risk that the public servitude if enforced by the building authority could affect the Carpark Lease and, in a worst case scenario, lead to a termination of the Carpark Lease. Based on this advice, in the interest of Unitholders, IREIT intends to vigorously defend itself in this action. IREIT has also been closely working with GMG in relation to this matter to find a solution which is acceptable to all parties concerned.

For the avoidance of doubt, GMG would not be entitled to terminate the lease over the main Darmstadt Campus even if the judgment is in favour of the Adjacent Property Owner, as the Darmstadt Campus Lease is separate from the Carpark Lease.

The Darmstadt Campus Carpark accounted for approximately 2.5% of IREIT's total gross rental income received for the financial quarter ended 31 March 2016. However, the Manager does not expect that the claim by the Adjacent Property Owner would have a material financial impact on IREIT's distribution per Unit, even if the Court judgment is in favour of the Adjacent Property Owner for the following reasons:

- (i) the car parking spaces and bicycle parking spaces which may be subject to the public servitude comprise less than one-third of the total parking spaces at the Darmstadt Campus Carpark and account for less than 1.0% of IREIT's gross rental income received for the financial quarter ended 31 March 2016;

DBS Bank Ltd. is 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 are the joint issue managers, bookrunners and underwriters for the Offering.
--

- (ii) there is a possibility that GMG may sub-lease the required number of parking spaces to the Adjacent Property Owner, which would leave IREIT's lease with GMG unaffected and IREIT would continue to receive rental income from GMG in relation to the Carpark Lease;
- (iii) there is a good chance that, based on the advice from the German legal counsel, a claim for the payment of rent from the Adjacent Property Owner can be made;
- (iv) the likelihood of GMG terminating the Carpark Lease is low (even if the German Courts agree it has the right to do so, which is uncertain) as it still requires the use of the Darmstadt Campus Carpark; and
- (v) even if the Carpark Lease is terminated, IREIT would still be able to receive income through leasing the parking spaces to other users of the Darmstadt Campus Carpark.

In the event there are any material developments, the Manager will release further announcements as necessary on this matter. In the meantime, Unitholders are advised to refrain from taking any action in respect of their units in IREIT Global (the ~~%Units+~~) which may be prejudicial to their interests.

By Order of the Board
IREIT Global Group Pte. Ltd.
As manager of IREIT Global
(Company Registration No. 201331623K)

Itzhak Sella
Chief Executive Officer and Executive Director

19 July 2016

IMPORTANT NOTICE

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in IREIT Global (~~%IREIT+~~). 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.