



(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)

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## EXTENSION OF LOAN MATURITY

IREIT Global Group Pte. Ltd., as manager of IREIT Global (the “Manager”), wishes to announce that IREIT Global’s indirect wholly-owned subsidiaries, namely Laughing Rock 11 B.V., Laughing Rock 12 B.V., Laughing Rock 13 B.V. and Laughing Rock 14 B.V. (collectively, the “Borrowers”) have extended the maturity date of Facility B (as described below) under the €102,000,000 facility agreement dated 24 July 2015 (the “Facility Agreement”) entered into between the Borrowers and HSH Nordbank AG (the “Lender”). The €102,000,000 term loan facility comprises the following:

- (i) Facility A of €78,375,000, maturing in August 2020; and
- (ii) Facility B of €23,625,000, maturing in August 2017.

The Borrowers and the Lender have today entered into an amendment agreement to amend the terms of the Facility Agreement for the purpose of extending the maturity date of Facility B to July 2018 (the “Extension”). Pursuant to the Extension, the Borrowers will make partial loan repayments in four quarterly instalments of €1,275,000 each, commencing from August 2017 (the “Amortisations”). The Amortisations will be funded internally through existing cash balance and future operating cash flows.

Following the Extension, on a pro forma basis as at 31 December 2016, the weighted average debt maturity will increase from 2.8 years to 2.9 years<sup>1</sup>.

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

Lee Wei Hsiung  
Company Secretary  
13 March 2017

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<sup>1</sup> Pro forma effects on the weighted average debt maturity assuming the Extension had been effected on 31 December 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”, and the units in IREIT, the “Units”).

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, IREIT Global Group Pte. Ltd., as manager of IREIT (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 Singapore Exchange Securities Trading Limited (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 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. 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.