



(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)

ANNOUNCEMENT

INCORPORATION OF JOINT VENTURE COMPANY

Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcement of IREIT Global (“IREIT”) dated 7 December 2019 in relation to the Joint Venture, CDL Loan and the Proposed Acquisition (the “Announcement”).

Further to the Announcement, IREIT Global Group Pte. Ltd., as manager of IREIT Global (“IREIT” and the manager of IREIT, the “**Manager**”), is pleased to announce that DBS Trustee Limited, in its capacity as trustee of IREIT (the “**Trustee**”), has incorporated the following joint venture company (the “**JVCo**”) in Singapore:

Name	:	IREIT Global Holdings 5 Pte. Ltd.
Principal Activity	:	Investment Holding
Share Capital	:	EUR 20.00 comprising: <ul style="list-style-type: none">(i) 10 ordinary shares of EUR 1.00 each; and(ii) 10 preference shares of EUR 1.00 each.

The JVCo is 40.0% held by IREIT and 60.0% held by Tikehau Capital SCA (“**Tikehau Capital**”).

Upon incorporation of the JVCo, the Trustee has entered into the Shareholders’ Agreement with Tikehau Capital and the JVCo.

The incorporation of the JVCo was funded through internal resources and is not expected to have any material financial impact on the net asset value and earnings per unit of IREIT for the financial year ending 31 December 2019.

None of the directors of the Manager or the controlling unitholders of IREIT (save for Tikehau Capital) has any interest, direct or indirect in the above transactions.

BY ORDER OF THE BOARD OF DIRECTORS

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

Wang Shin Lin, Adeline
Company Secretary
9 December 2019

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.