



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

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting ("EGM") of the holders of units of IREIT Global ("IREIT", and the holders of units in IREIT, "Unitholders") will be convened and held by electronic means on Friday, 18 September 2020 at 2.00 p.m., for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolutions (capitalised terms not otherwise defined herein shall bear the meanings ascribed to them in the circular dated 3 September 2020 to Unitholders (the "Circular")):

ORDINARY RESOLUTION 1

THE PROPOSED ACQUISITION OF THE BALANCE 60.0% INTEREST IN THE SPAIN PROPERTIES THROUGH THE ACQUISITION OF 60.0% OF THE SHARES IN THE JVCO FROM TIKEHAU CAPITAL, AS AN INTERESTED PERSON TRANSACTION

That:

- (i) approval be and is hereby given for the acquisition of 60.0% of the shares in IREIT Global Holdings 5 Pte. Ltd. (the "JVCo"), and the acquisition of shares in the JVCo, the "Acquisition", which holds (i) Delta Nova IV, (ii) Delta Nova VI, (iii) Sant Cugat Green and (iv) Il-lumina located in Spain (the "Spain Properties"), from Tikehau Capital SCA ("Tikehau Capital" or the "Vendor"), on the terms and conditions of the conditional share purchase agreement entered into by DBS Trustee Limited, in its capacity as the trustee of IREIT (the "Trustee") and the Vendor on 7 August 2020 in the form annexed to the call option notice issued by the Trustee to the Vendor on 7 August 2020 pursuant to the shareholders' agreement dated 10 December 2019 made between the Trustee, the Vendor and the JVCo (as described in the Circular);
- (ii) approval be and is hereby given for the payment of all fees and expenses relating to the Acquisition; and
- (iii) IREIT Global Group Pte. Ltd., as the manager of IREIT (the "Manager"), any director of the Manager, and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such director of the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interests of IREIT to give effect to the Acquisition and all transactions in connection therewith.

ORDINARY RESOLUTION 2

THE POTENTIAL TRANSFER OF A CONTROLLING INTEREST TO AT INVESTMENTS LIMITED AS A RESULT OF THE RIGHTS ISSUE, PURSUANT TO RULE 803 OF THE LISTING MANUAL

That:

- (i) approval be and is hereby given for the allotment and issuance by the Manager of the ATI Excess Units to AT Investments Limited in accordance with the terms and conditions of the Rights Issue, the issuance of such ATI Excess Units resulting in the transfer of a controlling interest to AT Investments Limited pursuant to Rule 803 of the Listing Manual; and
- (ii) the Manager, any director of the Manager, and the Trustee be and are hereby authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such director of the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interests of IREIT to give effect to the above.

Unitholders are invited to send in their questions to the Manager by 2.00 p.m. on 16 September 2020.

BY ORDER OF THE BOARD

IREIT Global Group Pte. Ltd.

(Company Registration Number: 201331623K)

As manager of IREIT

Lee Wei Hsiung

Company Secretary

Singapore

3 September 2020

Notes:

1. The EGM is being convened, and will be held, by electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. Printed copies of this Notice will not be sent to Unitholders. Instead, this Notice will be provided to Unitholders by electronic means via publication on IREIT's website at the URL <http://www.ireitglobal.com/>. This Notice will also be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.
2. **Due to the current COVID-19 restriction orders in Singapore, Unitholders will not be able to attend the EGM in person.** Alternative arrangements relating to attendance at the EGM via electronic means (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the Chairman of the EGM in advance of the EGM, addressing of substantial and relevant questions at the EGM and voting by appointing the Chairman of the EGM as proxy at the EGM, are set out below and in the accompanying IREIT circular dated 3 September 2020. This circular may be accessed at IREIT's website at the URL <http://www.ireitglobal.com/>, and will also be made available on the SGX website at the URL <https://www.sgx.com/securities/prospectus-circulars-offer-documents>.
3. Unitholders will be able to observe and/or listen to the EGM proceedings through a live audio-visual webcast via their mobile phones, tablets or computers or live audio-only stream via mobile phones or telephones. In order to do so, Unitholders must pre-register at IREIT's pre-registration website at the URL <https://sg.conveneagm.com/ireitglobal> from now till 2.00 p.m. on 16 September 2020 to enable the Manager to verify their status as Unitholders.
Following the verification, authenticated Unitholders will receive an email, which will contain the instructions as well as the link to access the live audio-visual webcast and a toll-free telephone number to access the live audio-only stream of the EGM proceedings, by 2.00 p.m. on 17 September 2020. Unitholders who do not receive an email by 2.00 p.m. on 17 September 2020 but have registered by the 16 September 2020 deadline should contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6536 5355 or srs.teamc@boardroomlimited.com.
4. Unitholders may also submit questions related to the resolutions to be tabled for approval at the EGM, in advance of the EGM. In order to do so, their questions must be submitted in the following manner by 2.00 p.m. on 16 September 2020:
 - (a) if submitted electronically, be submitted:
 - (i) via IREIT's pre-registration website at the URL <https://sg.conveneagm.com/ireitglobal>; or
 - (ii) via email to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at srs.teamc@boardroomlimited.com; or
 - (b) if submitted by post, be deposited at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623.

Unitholders who submit questions via email or by post to the Unit Registrar must provide the following information:

- (1) the Unitholder's full name;
- (2) the Unitholder's full NRIC/FIN/Passport Number;
- (3) the Unitholder's address; and
- (4) the manner in which the Unitholder holds Units in IREIT (e.g., via CDP, CPF or SRS).

The Manager will endeavour to address all substantial and relevant questions submitted in advance of the EGM or during the EGM. The Manager will publish the responses to the substantial and relevant questions which the Manager is unable to address during the EGM, on IREIT's website and on SGXNET prior to the EGM. The Manager will publish the minutes of the EGM on IREIT's website and on SGXNET, and the minutes will include the responses to the substantial and relevant questions which are addressed during the EGM.

Unitholders will not be able to ask questions at the EGM live during the webcast or audio-stream, and therefore it is important for Unitholders who wish to ask questions to submit their questions in advance of the EGM.

5. **A Unitholder will not be able to vote online on the resolution to be tabled for approval at the EGM. A Unitholder (whether individual or corporate) must appoint the Chairman of the EGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the EGM if such Unitholder wishes to exercise his/her/its voting rights at the EGM. The Chairman of the EGM, as proxy, need not be a Unitholder of IREIT.** In exercising his/her/its proxy, the Chairman of the EGM as proxy ("Proxy Form") may be accessed at IREIT's website at the URL <http://www.ireitglobal.com/>, and will also be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>. Printed copies of the Proxy Form will not be sent to Unitholders. Where a Unitholder (whether individual or corporate) appoints the Chairman of the EGM as his/her/its proxy, he/she/it must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the Proxy Form, failing which the Chairman of the EGM as proxy will vote or abstain from voting at his/her discretion for that resolution.
6. The Proxy Form must be submitted to the Manager c/o the Unit Registrar Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
 - (a) if submitted by post, be lodged at the registered office of IREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place #32-01 Singapore Land Tower, Singapore 048623; or
 - (b) if submitted electronically, be submitted:
 - (i) via IREIT's pre-registration website at <https://sg.conveneagm.com/ireitglobal>; or
 - (ii) via email to IREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at srs.teamc@boardroomlimited.com;in either case, not later than 2.00 p.m. (Singapore time) on 16 September 2020, being not less than 48 hours before the time fixed for holding the EGM.

A Unitholder who wishes to submit the Proxy Form by post or via email must first download, complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

In view of the current COVID-19 restriction orders in Singapore and the related safe distancing measures which may make it difficult for Unitholders to submit completed Proxy Forms by post, Unitholders are strongly encouraged to submit completed Proxy Forms electronically via IREIT's pre-registration website at <https://sg.conveneagm.com/ireitglobal> or via email.

Unitholders who hold their Units through a relevant intermediary (as defined below), other than CPF and SRS investors, and who wish to participate in the EGM by (a) observing and/or listening to the EGM proceedings through live audio-visual webcast or live audio-only stream; (b) submitting questions in advance of the EGM; and/or (c) appointing the Chairman of the EGM as proxy to attend, speak and vote on their behalf at the EGM, should approach their respective relevant intermediary through which they hold such Units as soon as possible in order to make the necessary arrangements for them to participate in the EGM. CPF and SRS investors who wish to appoint the Chairman of the EGM as proxy should approach their respective CPF agent banks or SRS operators to submit their votes by 2.00 p.m. (Singapore time) on 8 September 2020, being 7 clear working days before the date of the EGM. "relevant intermediary" means:

- (i) a banking corporation licensed under the Banking Act, Chapter 19 of Singapore, or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
- (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act, Chapter 289 of Singapore, and who holds Units in that capacity; or
- (iii) the Central Provident Fund Board ("CPF Board") established by the Central Provident Fund Act, Chapter 36 of Singapore, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

7. The Chairman of the EGM, as proxy, need not be a Unitholder.
8. Due to the constantly evolving COVID-19 situation in Singapore, the Manager may be required to change the arrangements for the EGM at short notice. Unitholders should check IREIT's website at the URL <http://www.ireitglobal.com/> for the latest updates on the status of the EGM.

Personal Data Privacy:

By submitting an instrument appointing the Chairman of the EGM as proxy to attend, speak and vote at the EGM of IREIT and/or any adjournment thereof, a Unitholder (consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents) for the purpose of the processing and administration by the Manager and the Trustee (or their agents) of proxies and representatives appointed for the EGM of IREIT (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the EGM of IREIT (including any adjournment thereof), and in order for the Manager and the Trustee (or their agents) to comply with any applicable laws, listing rules, regulations and/or guidelines.