



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

EXTRAORDINARY GENERAL MEETING TO BE HELD ON 18 SEPTEMBER 2020

*Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcement of IREIT Global dated 7 August 2020 in relation to the proposed acquisition of the balance 60.0% interest in four freehold office buildings located in Spain, as an interested person transaction (the “**Acquisition Announcement**”)*

1. **Background:** IREIT Global Group Pte. Ltd., as manager of IREIT Global (“**IREIT**”, and the manager of IREIT, the “**Manager**”) refers to:
 - (i) the Acquisition Announcement;
 - (ii) the COVID-19 (Temporary Measures) Act 2020 passed by Parliament on 7 April 2020 which enables the Minister for Law by order to prescribe alternative arrangements for listed entities in Singapore to, *inter alia*, conduct general meetings, either wholly or partly, by electronic communication, video conferencing, tele-conferencing or other electronic means; and
 - (iii) the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the “**Order**”) which was gazetted on 13 April 2020, and which sets out the alternative arrangements in respect of, *inter alia*, general meetings of real estate investment trusts.
2. **Date, time and conduct of EGM:** The Manager wishes to inform that pursuant to the Order, the extraordinary general meeting of IREIT (the “**EGM**”) will be convened and held by way of electronic means on Friday, 18 September 2020 at 2.00 p.m. (Singapore Time).
3. **Issuance of Circular, Notice of EGM and Proxy Form:** The Manager has today issued a circular to Unitholders dated 3 September 2020 (the “**Circular**”) which contains, among others, a notice of the extraordinary general meeting of Unitholders (the “**Notice of EGM**”) for the purpose of seeking Unitholders' approvals in connection with the proposed Acquisition and the potential transfer of a controlling interest as a result of the Rights Issue.

Printed copies of the Circular, the Notice of EGM and the instrument appointing the Chairman of the EGM as proxy (“**Proxy Form**”) will **not** be sent to Unitholders, and instead will be sent to Unitholders solely by electronic means via publication on 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>.

Unitholders are advised to read the Circular carefully in order to decide whether they should vote in favour of or against the resolutions relating to the proposed Acquisition and the potential transfer of a controlling interest as a result of the Rights Issue.

Pursuant to Rule 917(4)(a)(ii) of the Listing Manual of the SGX-ST and based on the opinion of the IFA, RHB Bank Berhad, through its Singapore branch, and the rationale for the Acquisition as set out in the Circular, the Independent Directors, the Non-Interested Directors and the Audit and Risk Committee of the Manager believe that the Acquisition is on normal commercial terms and is not prejudicial to the interests of IREIT and its minority Unitholders.

4. **No personal attendance at EGM:** Due to the current COVID-19 restriction orders in Singapore, a Unitholder will **not** be able to attend the EGM in person.
5. **Alternative arrangements for participation at the EGM:** Unitholders may participate at the EGM by:
 - (i) observing and/or listening to the EGM proceedings via live audio-visual webcast via their mobile phones, tablets or computers or live audio-only stream via their mobile phones or telephones;
 - (ii) submitting questions in advance of the EGM; and
 - (iii) appointing the Chairman of the EGM as proxy to attend, speak and vote on their behalf at the EGM.

Details of the steps for pre-registration, pre-submission of questions and voting at the EGM are set out in **Appendix E** of the Circular and the Notice of EGM.

6. **Key dates and times:** The table below sets out the key dates/deadlines for Unitholders to note:

Key Dates	Actions
3 September 2020 (Thursday)	Unitholders may begin to pre-register at the URL https://sg.conveneagm.com/ireitglobal for the live audio-visual webcast or live audio-only stream of the EGM proceedings.
2.00 p.m. on 8 September 2020 (Tuesday)	Deadline for CPF/SRS investors who wish to appoint the Chairman of the EGM as proxy to approach their respective CPF agent bank or SRS operator to submit their votes.
2.00 p.m. on 16 September 2020 (Wednesday)	Deadline to: <ul style="list-style-type: none"> • pre-register at IREIT's pre-registration website at the URL https://sg.conveneagm.com/ireitglobal for the live audio-visual webcast or live audio-only stream of the EGM proceedings; • submit questions in advance; and • submit Proxy Forms.

2.00 p.m. on 17 September 2020 (Thursday)	<p>Authenticated Unitholders who have pre-registered for the live audio-visual webcast or live audio-only stream of the EGM proceedings 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 (the “Confirmation Email”).</p> <p>Authenticated Unitholders who do not receive the Confirmation 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.</p>
<p>Date and time of EGM</p> <p>2.00 p.m. on 18 September 2020 (Friday)</p>	<ul style="list-style-type: none"> • Click on the link in the Confirmation Email and enter the user ID and password to access the live audio-visual webcast of the EGM proceedings; or • Call the toll-free telephone number in the Confirmation Email to access the live audio-only stream of the EGM proceedings.

7. **Important notice:** Due to the evolving COVID-19 situation in Singapore, the Manager may be required to change the arrangements for the EGM at short notice. Unitholders should check the Manager’s website at the URL <http://www.ireitglobal.com/> for the latest updates on the status of the EGM.

The Manager would like to thank all Unitholders for their patience and co-operation in enabling the Manager to hold the EGM with the optimum safe distancing measures amidst the current COVID-19 pandemic.

BY ORDER OF THE BOARD
IREIT GLOBAL GROUP PTE. LTD.
(as manager of IREIT Global)
(Company registration no. 201331623K)

Lee Wei Hsiung
Company Secretary
3 September 2020

Important Notice

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. The past performance of IREIT is not necessarily indicative of the future performance of IREIT.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders 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.

This announcement may contain forward-looking statements that involve 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 from similar developments, shifts in expected levels of property rental income and occupancy, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on the Manager's current view of future events.