



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

NOTICE OF RIGHTS ISSUE RECORD DATE

Unless otherwise indicated, (i) all terms and references used herein shall bear the same meanings ascribed to them in the announcement dated 18 September 2020 relating to the Rights Issue, and (ii) certain Euro and Singapore dollar amounts in this Announcement have been translated based on the exchange rate of €1.00 = S\$1.6098 for illustrative purpose only.

Further to the announcement dated 18 September 2020 relating to the renounceable and non-underwritten rights issue (the "**Rights Issue**") of 291,405,597 new units ("**Rights Units**") in IREIT Global ("**IREIT**") and the receipt of the approval in-principle for the listing and quotation of the Rights Units on the Main Board of Singapore Exchange Securities Trading Limited (the "**SGX-ST**"), the directors of IREIT Global Group Pte. Ltd. (in its capacity as manager of IREIT) (the "**Manager**") wish to announce that the transfer books and register of unitholders of IREIT ("**Unitholders**") will be closed on 28 September 2020 (the "**Rights Issue Record Date**") at 5.00 p.m. for the purpose of determining the provisional allotments of Rights Units to Eligible Unitholders¹ under the Rights Issue (the "**Rights Entitlements**").

Only Eligible Unitholders are eligible to participate in the Rights Issue.

The Rights Units will be provisionally allotted to Eligible Unitholders under the Rights Issue at the issue price of S\$0.490 on the basis of their unitholdings as at the Rights Issue Record Date. Eligible Unitholders shall receive the Offer Information Statement² (including the ARE³ and the ARS⁴) at their respective Singapore addresses, and are at liberty to accept in part or in full, decline or otherwise renounce or trade (during the Rights Entitlements trading period prescribed by the SGX-ST) their Rights Entitlements and are eligible to apply for excess Rights Units.

In connection with the Rights Issue, provisional allotments of Rights Units of Eligible Unitholders will be determined on the basis of 454 Rights Unit for every 1,000 existing units of IREIT ("**Units**") held by each Eligible Unitholder as at the Rights Issue Record Date, fractional entitlements to be

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- 1 "**Eligible Unitholders**" are Unitholders with units standing to the credit of their securities accounts with The Central Depository (Pte) Limited ("**CDP**") and whose registered addresses with CDP are in Singapore as at the Rights Issue Record Date or who have, at least three market days prior to the Rights Issue Record Date, provided CDP with addresses in Singapore for the service of notices and documents, but exclude, subject to certain exceptions, Unitholders located, resident or with a registered address in any jurisdiction in which the offering of Rights Units and Rights Entitlements may not be lawfully made.
 - 2 The "**Offer Information Statement**" refers to the offer information statement to be issued and lodged with the Monetary Authority of Singapore ("**MAS**") in connection with the Rights Issue.
 - 3 The "**ARE**" refers to the application form for the Rights Units and excess Rights Units issued to Eligible Unitholders in respect of their Rights Entitlements under the Rights Issue.
 - 4 The "**ARS**" refers to the application form and acceptance form for Rights Units to be issued to purchasers of the Rights Entitlements under the Rights Issue traded on the SGX-ST under the book-entry (scripless) settlement system.

disregarded.

The last day that the Units will trade on a “cum-rights” basis on the SGX-ST will be 24 September 2020. The Units will trade on an “ex-rights” basis from 9.00 a.m. (Singapore time) on 25 September 2020 and any person who purchases Units on and from 9.00 a.m. (Singapore time) on 25 September 2020 will not be entitled to any provisional allotment of the Rights Units under the Rights Issue.

IREIT’s current policy is to distribute its distributable income on a semi-annual basis to Unitholders. The Rights Units will, upon allotment and issuance, rank *pari passu* in all respects with the existing Units in issue as at the date of the issuance of the Rights Units, including the right to any distributions which may accrue for the period from 1 July 2020 to 31 December 2020 as well as distributions thereafter.

The offer, sale and delivery of the Rights Units and the Rights Entitlements may be prohibited or restricted in certain jurisdictions under their relevant securities laws. Thus, for practical reasons and in order to avoid any violation of the securities legislation or other relevant laws applicable in countries (other than in Singapore) where Unitholders may have as their addresses registered with CDP, the Rights Issue will not be extended to Unitholders who are not Eligible Unitholders (“**Ineligible Unitholders**”). Accordingly, no Rights Entitlements will be provisionally allotted to Ineligible Unitholders and no purported acceptance thereof or application for excess Rights Units therefor by Ineligible Unitholders will be valid.

BY ORDER OF THE BOARD

IREIT GLOBAL GROUP PTE. LTD.

(as manager of IREIT Global)

(Company registration no. 201331623K)

Lee Wei Hsiung

Company Secretary

18 September 2020

Important Notice

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

This Announcement is for information only and does not constitute an invitation or offer to sell or issue, or any solicitation of any offer to acquire any Rights Entitlements or Rights Units in Singapore or any other jurisdiction.

No person should acquire any Rights Entitlements or Rights Units except on the basis of the information contained in the Offer Information Statement. A potential investor should read the Offer Information Statement before deciding whether to subscribe for Rights Units under the Rights Issue. The Offer Information Statement may be accessed online at the website of the Monetary Authority of Singapore (“**MAS**”) when it is lodged with the MAS. The MAS assumes no responsibility for the contents of the Offer Information Statement. The availability of the Offer Information Statement on the MAS website does not imply that the Securities and Futures Act, Chapter 289 of Singapore, or any other legal or regulatory requirements, have been complied with. The MAS has not, in any way, considered the investment merits of IREIT. This announcement is qualified in its entirety, and should be read in conjunction with the full text of the Offer Information Statement when it is lodged with the MAS.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations. The distribution of this announcement, the Offer Information Statement, the application forms for Rights Units and Excess Rights Units into, and issue, exercise or sale of Rights Entitlements or Rights Units and the acquisition or purchase of the Rights Entitlements or Rights Units in, jurisdictions other than Singapore may be restricted by law. Persons into whose possession this announcement and such other documents come should inform themselves about and observe any such restrictions. Any failure to comply with these restrictions may constitute a violation of the securities laws of any such jurisdiction. The Manager assumes no responsibility in the event there is a violation by any person of such restrictions.

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

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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.

Neither the content of the website of IREIT nor any website accessible by hyperlinks on the website of IREIT is incorporated in, or forms part of, this announcement.

The Rights Entitlements, the application forms for Rights Units, Excess Rights Units and the securities of IREIT have not been and will not be registered under the Securities Act, or under the securities laws of any state or other jurisdiction of the United States and may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and its management, as well as financial statements. There will be no public offering of securities in the United States.

This announcement has not been reviewed by the MAS.

Notice under Section 309B of the SFA: The Rights Units and Rights Entitlements are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).