



(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)

MINUTES OF EXTRAORDINARY GENERAL MEETING

Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the circular of IREIT Global dated 3 September 2020 (the “Circular”).

Date	:	18 September 2020
Time	:	2.00 p.m.
Place	:	Held by way of electronic means
Chairman of the Meeting	:	Mr. Lim Kok Min, John

WELCOME ADDRESS

The Chairman of the Meeting (“**Chairman**”) extended a warm welcome to all Unitholders to the Extraordinary General Meeting (“**EGM**” or the “**Meeting**”) of IREIT Global (“**IREIT**”) convened and held by way of electronic means in view of the current COVID-19 restriction orders in Singapore and the related safe distancing measures.

The Chairman introduced the Directors and Management attending the EGM via live webcast to the Unitholders.

QUORUM

As a quorum was present, Chairman called the Meeting to order.

NOTICE

As the Circular and Notice of this Meeting dated 3 September 2020 have been sent to the Unitholders via electronic means on SGXNET and made available on IREIT’s corporate website for the prescribed period, the Chairman proposed to take the Notice of the Meeting as read.

RESPONSES TO QUESTIONS RECEIVED FROM UNITHOLDERS

The Chairman also informed the Meeting that responses to all substantial and relevant questions submitted by Unitholders prior to the EGM had been published on the SGXNET and IREIT’s corporate website on the same day of the Meeting before trading hours.

MANAGEMENT PRESENTATION

Prior to the agenda proper, Mr. Louis d’Estienne d’Orves, Chief Executive Officer of the Manager, gave a presentation on the proposed acquisition of the balance 60% interest in the Spain Properties, covering an overview of the transaction, information on the target properties as well as the key rationale and benefits of the acquisition.

It was noted that a copy of the presentation slides would be made available on the SGXNET and IREIT's corporate website on the same day after trading hours.

VOTING BY POLL

The Chairman informed the Unitholders that in view of the COVID-19 situation, all resolutions tabled at this Meeting had been put to vote by proxy only. The results of the poll for each resolution are results as casted by proxy votes, which had been verified by the appointed independent Scrutineer, DrewCorp Services Pte Ltd.

The Chairman informed the Unitholders that in his capacity as Chairman of the Meeting, he had been appointed as proxy by Unitholders and had voted in accordance with their instructions. As Chairman of the Meeting, he proposed all the resolutions to be transacted at the EGM.

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

The Meeting proceeded with the first agenda item to approve the proposed acquisition of the balance 60.0% interest in the Spain Properties through the acquisition of 60.0% of the shares in IREIT Global Holdings 5 Pte. Ltd. (the "JVCo") from Tikehau Capital, as an interested person transaction. As such, Tikehau Capital and its associates abstained from voting on this resolution.

The results of the poll in respect of Ordinary Resolution 1 were as follows:

	NO. OF UNITS	PERCENTAGE
FOR	174,658,454	80.88
AGAINST	41,301,364	19.12
TOTAL NO. OF VALID VOTES	215,959,818	100.00

Based on the results of the poll, Chairman declared Ordinary Resolution 1 carried.

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

Ordinary Resolution 2 was to approve 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. As such, AT Investments Limited and its associates abstained from voting on this resolution.

The results of the poll in respect of Ordinary Resolution 2 were as follows:

	NO. OF UNITS	PERCENTAGE
FOR	327,562,669	88.90
AGAINST	40,907,014	11.10
TOTAL NO. OF VALID VOTES	368,469,683	100.00

Based on the results of the poll, Chairman declared Ordinary Resolution 2 carried.

CONCLUSION

There being no other business for the Meeting, Chairman declared the Meeting closed at 2.25 p.m. and thanked all Unitholders for their attendance and support.

CONFIRMED AS A TRUE RECORD OF PROCEEDINGS

LIM KOK MIN, JOHN
CHAIRMAN OF MEETING

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.