



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

## **LODGEMENT AND DESPATCH OF OFFER INFORMATION STATEMENT**

*Unless otherwise defined, all terms and references used herein shall bear the same meaning ascribed to them in the offer information statement dated 28 September 2020 issued in connection with the Rights Issue (the “Offer Information Statement”). Unless otherwise indicated, 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.*

### **1. LODGEMENT OF THE OFFER INFORMATION STATEMENT**

Further to the announcement dated 18 September 2020 by IREIT Global Group Pte. Ltd., in its capacity as manager of IREIT Global (“IREIT”, and the manager of IREIT, the “Manager”), the Manager is pleased to announce that it has today lodged with the Monetary Authority of Singapore (the “MAS”) the Offer Information Statement in relation to the renounceable and non-underwritten rights issue (the “Rights Issue”) of 291,405,597 new units in IREIT (“Units”, and the new Units, the “Rights Units”) at an issue price of S\$0.490 per Rights Unit to raise gross proceeds of approximately S\$142.8 million (approximately €88.7 million).

### **2. DESPATCH OF THE OFFER INFORMATION STATEMENT**

The Offer Information Statement is available on the website of the MAS at <https://eservices.mas.gov.sg/opera> and will be despatched on or around 1 October 2020 to Eligible Unitholders together with the ARE<sup>1</sup>.

Eligible Unitholders who do not receive the Offer Information Statement and the ARE may contact CDP via its hotline at +65 6535 7511 or via email at [asksgx@sgx.com](mailto:asksgx@sgx.com), on Mondays to Fridays from 8.30 a.m. to 5.00 p.m. and on Saturdays from 8.30 a.m. to 12.00 noon, during the period from the date the Rights Issue commences up to 5.00 p.m. on 15 October 2020 (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Manager).

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<sup>1</sup> “ARE” refers to the application and acceptance form for Rights Units and Excess Rights Units (as defined herein) issued to Eligible Unitholders in respect of their Rights Entitlements (as defined herein) under the Rights Issue.

### 3. ACCEPTANCES OF RIGHTS ENTITLEMENTS AND APPLICATIONS FOR EXCESS RIGHTS UNITS

For Eligible Unitholders, acceptance of their “nil-paid” provisional allotment of Rights Units under the Rights Issue (the “**Rights Entitlements**”) and (if applicable) applications for Excess Rights Units<sup>2</sup> under the Rights Issue may be made by way of (i) ARE through CDP and/or (ii) Electronic Application through an ATM<sup>3</sup> of a Participating Bank<sup>4</sup> in accordance with the terms and conditions of the Offer Information Statement.

More information on the procedures for acceptance, payment, renunciation and application for Rights Units and/or Excess Rights Units by Eligible Unitholders may be found in the Offer Information Statement and the ARE.

Eligible Unitholders who have subscribed for or purchased Units under the SRS<sup>5</sup> or through a finance company and/or Depository Agent<sup>6</sup> can only accept their Rights Entitlements and (if applicable) apply for Excess Rights Units by instructing the relevant banks, finance company and/or Depository Agent in which they hold their SRS accounts to do so on their behalf. Any application made through CDP, Electronic Application at ATMs of a Participating Bank, the Unit Registrar and/or the Manager will be rejected.

Eligible Unitholders who have subscribed for or purchased Units under the SRS should refer to the Offer Information Statement lodged with the MAS for important details relating to the procedures for acceptance, payment and excess application for the Rights Units.

### 4. TRADING OF RIGHTS ENTITLEMENTS

The trading period for the Rights Entitlements on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) commences from 9.00 a.m. on 1 October 2020 and ends at 5.00 p.m. on 9 October 2020.

Eligible Unitholders who sell their Rights Entitlements on the SGX-ST during this period do not need to forward the ARE to purchasers and/or transferees of the Rights Entitlements traded on the SGX-ST during the Rights Entitlements trading period through the book-entry (scripless) settlement system (“**Purchasers**”) as arrangements will be made by CDP for separate ARS<sup>7</sup> to be issued to the Purchasers.

Purchasers should note that CDP will, on behalf of the Manager, send the ARS accompanied by the Offer Information Statement, **BY ORDINARY POST AND AT THE PURCHASERS’ OWN RISK**, to their respective Singapore addresses as recorded with

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2 “**Excess Rights Units**” means the Rights Units represented by the provisional allotments (A) of (i) Eligible Unitholders who decline, do not accept, and elect not to renounce or sell their Rights Entitlements under the Rights Issue (during the Rights Entitlements trading period prescribed by the SGX-ST) and/or (ii) Ineligible Unitholders which have not been sold during the Rights Entitlements trading period or (B) that have not been validly taken up by the original allottees, renounees of the Rights Entitlements or the purchasers of the Rights Entitlements.

3 “**ATM**” means an automated teller machine.

4 “**Participating Bank**” refers to DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited or United Overseas Bank Limited.

5 “**SRS**” means the Supplementary Retirement Scheme.

6 “**Depository Agent**” shall have the meaning ascribed to it in Section 81SF of the Securities and Futures Act, Chapter 289 of Singapore.

7 “**ARS**” refers to the application and acceptance form for Rights Units to be issued to Purchasers.

CDP. Purchasers who do not receive the ARS form, accompanied by the Offer Information Statement, may contact CDP via its hotline at +65 6535 7511 or via email at asksgx@sgx.com, on Mondays to Fridays from 8.30 a.m. to 5.00 p.m. and on Saturdays from 8.30 a.m. to 12.00 noon, during the period from the date the Rights Issue commences up to 5.00 p.m. on 15 October 2020 (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Manager).

The Offer Information Statement and its accompanying documents will also not be despatched to persons purchasing the Rights Entitlements, whose registered addresses with CDP are outside Singapore (“**Foreign Purchasers**”). Foreign Purchasers are advised that their participation in the Rights Issue may be restricted or prohibited by the laws of the jurisdiction in which they are located or resident. Foreign Purchasers who wish to accept the Rights Entitlements credited to their securities accounts should ensure that they comply with the applicable rules and regulations and subject to compliance with applicable laws and regulations, make the necessary arrangements with their Depository Agents or stockbrokers in Singapore.

**All investments come with risk, including the risk that the investor may lose all or part of his investment. Before submitting any application to subscribe for or purchase the Rights Entitlements or the Rights Units being offered, potential investors should consider the information provided in the Offer Information Statement carefully. Potential investors are responsible for their own investment decisions and should consult their legal, financial, tax or other professional adviser if in any doubt as to the action they should take.**

## **5. STATUS OF THE RIGHTS UNITS**

IREIT’s distribution policy is to distribute its distributable income on a semi-annual basis to Unitholders. The Rights Units will, upon issue and allotment, rank *pari passu* in all respects with the Units in issue on the day immediately prior to the date on which the Rights Units are issued, 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.

## **6. TIMETABLE OF KEY EVENTS**

Eligible Unitholders and Purchasers of the Rights Entitlements are requested to note the following important dates and times in respect of the Rights Issue:

<b>Event</b>	<b>Date and Time</b>
Notice of Rights Issue Record Date to determine Rights Entitlements	18 September 2020
Last day of “cum-rights” trading for the Rights Issue	24 September 2020
First day of “ex-rights” trading for the Rights Issue	25 September 2020

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<b>Event</b>	<b>Date and Time</b>
Rights Issue Record Date	28 September 2020 at 5.00 p.m.
Lodgement of the Offer Information Statement with the MAS	28 September 2020
Despatch of Offer Information Statement (together with the application forms) to Eligible Unitholders	1 October 2020
Commencement of splitting and trading of Rights Entitlements	1 October 2020 from 9.00 a.m.
Last date and time of trading of Rights Entitlements	9 October 2020 at 5.00 p.m.
<b>Closing Date:</b>  Last date and time for acceptance of the Rights Entitlements and payment for Rights Units <sup>(1)</sup>  Last date and time for application and payment for Excess Rights Units  Last date and time for acceptance of and payment by the renouncee <sup>(3)</sup>	15 October 2020 at 5.00 p.m. <sup>(2)</sup> (15 October 2020 at 9.30 p.m. for Electronic Applications through ATMs of Participating Banks)  15 October 2020 at 5.00 p.m. <sup>(2)</sup> (15 October 2020 at 9.30 p.m. for Electronic Applications through ATMs of Participating Banks)  15 October 2020 at 5.00 p.m. (15 October 2020 at 9.30 p.m. for Electronic Applications through ATMs of Participating Banks)
Expected date of the issuance of the Rights Units	22 October 2020
Expected date for commencement of trading of Rights Units on the SGX-ST	23 October 2020

**Note:**

- (1) CPFIS investors, SRS investors and investors who hold Units through a finance company and/or Depository Agent, where applicable, will receive notification letter(s) from their respective approved bank, finance company and/or Depository Agent and should refer to such notification letter(s) for details of the last date and time to submit acceptances of the Rights Entitlements and (if applicable) applications for Excess Rights Units to their respective approved bank, finance company and/or Depository Agent.
- (2) If acceptances of the Rights Entitlements and (if applicable) applications for Excess Rights Units, as the case may be, are made through CDP in accordance with the ARE and the ARS.
- (3) Eligible Unitholders who wish to renounce their Rights Entitlements in favour of a third party should note that CDP requires three Market Days to effect such renunciation. As such, Eligible Unitholders who wish to renounce are advised to do so early to allow sufficient time for the renouncee to accept his Rights Entitlements and make payment for the Rights Units.

The Manager may, in consultation with the Joint Lead Managers and with the approval of the SGX-ST, modify the above timetable subject to any limitation under any applicable laws.

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In such an event, the Manager will announce the same via SGXNET. However, as at the date of this announcement, the Manager does not expect the above timetable to be modified.

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

Lee Wei Hsiung  
Company Secretary  
28 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”) at <https://eservices.mas.gov.sg/opera>. 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.

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. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of IREIT. 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).