



(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)

ANNOUNCEMENTS

ANNUAL GENERAL MEETING TO BE HELD ON 22 APRIL 2021

1. **Background:** IREIT Global Group Pte. Ltd., as manager of IREIT Global (“IREIT” and the manager of IREIT, the “Manager”) refers to:
 - (i) 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, teleconferencing or other electronic means; and
 - (ii) 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.
 - (iii) the joint statement by the Accounting and Corporate Regulatory Authority, Monetary Authority of Singapore and Singapore Exchange Regulation of 13 April 2020 (and subsequently updated on 27 April 2020, 22 June 2020 and 1 October 2020) which provides additional guidance on the conduct of general meetings during the period from 27 March 2020 to 30 June 2021.
2. **Date, time and conduct of AGM:** The Manager wishes to inform that pursuant to the Order, the AGM of IREIT will be convened and held by way of electronic means on Thursday, 22 April 2021 at 2.00 p.m. (Singapore time).
3. **Notice of AGM and Proxy Form:** The Notice of AGM and the instrument appointing the Chairman of the AGM as proxy (“Proxy Form”) will be sent to unitholders of IREIT (“Unitholders”) 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>. For convenience, printed copies of these documents will also be sent by post to Unitholders.
4. **No personal attendance at AGM:** Due to the current COVID-19 situation in Singapore, Unitholders will **not** be able to attend the AGM in person.
5. **Alternative arrangements for participation at the AGM:** Unitholders may participate at the AGM by:
 - (i) observing and/or listening to the AGM proceedings via live audio-visual webcast via their mobile phones, tablets or computers or live audio-only stream via mobile phones or telephones;
 - (ii) submitting questions in advance of the AGM; and
 - (iii) appointing the Chairman of the AGM as proxy to attend, speak and vote on their behalf at the AGM.

Details of the steps for pre-registration, pre-submission of questions and voting at the AGM are set out in the **Appendix** to this announcement.

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

Key Dates	Actions
31 March 2021 (Wednesday)	Unitholders may begin to pre-register at the URL https://septusasia.com/ireitglobal-agm-registration/ for live audio-visual webcast or live audio-only stream of the AGM proceedings.
2.00 p.m. on 12 April 2021 (Monday)	Deadline for CPF/SRS investors who wish to appoint the Chairman of the AGM as proxy to approach their respective CPF agent bank or SRS operator to submit their votes.
2.00 p.m. on 20 April 2021 (Tuesday)	Deadline to: <ul style="list-style-type: none">• pre-register at IREIT's pre-registration website at the URL https://septusasia.com/ireitglobal-agm-registration/ for live audio-visual webcast or live audio-only stream of the AGM proceedings;• submit questions in advance; and• submit Proxy Forms.
2.00 p.m. on 21 April 2021 (Wednesday)	Authenticated Unitholders who have pre-registered for the live audio-visual webcast or live audio-only stream of the AGM proceedings will receive an email which will contain 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 AGM proceedings (the " Confirmation Email "). Following the verification, authenticated Unitholders who do not receive the Confirmation Email by 2.00 p.m. on 20 April 2021, but have registered by the 20 April 2021 deadline, should contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6536 5355 or srs.teamc@boardroomlimited.com .
Date and time of AGM 2.00 p.m. on 22 April 2021 (Thursday)	<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 AGM proceedings; or• Call the toll-free telephone number in the Confirmation Email to access the live audio-only stream of the AGM proceedings.

7. **Annual report and related documents:** IREIT's annual report for the financial year ended 31 December 2020, Notice of AGM and Proxy Form have been published on IREIT's website at the URL <http://www.ireitglobal.com> and SGX website at the URL <https://www.sgx.com/securities/company-announcements>.

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

The Manager would like to thank all Unitholders for their patience and co-operation in enabling the Manager to hold the AGM 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
31 March 2021

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.

APPENDIX

Steps for pre-registration, pre-submission of questions and voting at the AGM

Unitholders will be able to observe and/or listen to the AGM proceedings through a live audio-visual webcast or live audio-only stream by pre-registering, submit questions in advance of the AGM and vote by appointing the Chairman of the AGM as proxy to attend, speak and vote on their behalf at the AGM.

To do so, they will need to complete the following steps:

No.	Steps	Details
1.	Pre-registration	<p>Unitholders and CPF/SRS investors must pre-register at IREIT's pre-registration website at the URL https://septusasia.com/ireitglobal-agm-registration/ from now till 2.00 p.m. on 20 April 2021 to enable the Manager to verify their status as Unitholders.</p> <p>Following the verification, authenticated Unitholders will receive a Confirmation 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 AGM proceedings.</p> <p>Authenticated Unitholders who do not receive the Confirmation Email by 2.00 p.m. on 21 April 2021, but have registered by the 20 April 2021 deadline should contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6536 5355 or srs.teamc@boardroomlimited.com.</p> <p>Investors who hold Units through a relevant intermediary (other than CPF/SRS investors) will not be able to pre-register at https://septusasia.com/ireitglobal-agm-registration/ for the live broadcast of the AGM. Such investors who wish to participate in the live broadcast of the AGM should instead approach their relevant intermediary as soon as possible in order to make the necessary arrangements.</p>

No.	Steps	Details
2.	Pre-submission of questions	<p>Unitholders will not be able to ask questions live at the AGM during the webcast or audio stream, and therefore it is important for Unitholders to pre-register and submit their questions in advance of the AGM.</p> <p>Submission of questions: Unitholders may submit questions relating to the resolutions to be tabled for approval at the AGM, in advance of the AGM, in the following manner:</p> <p>(a) if submitted electronically, be submitted:</p> <p>(i) via the IREIT pre-registration website at the URL https://septusiasia.com/ireitglobal-agm-registration/; or</p> <p>(ii) via email to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at srs.teamc@boardroomlimited.com; or</p> <p>(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.</p> <p>Unitholders who submit questions via email or by post to the Unit Registrar must provide the following information:</p> <ul style="list-style-type: none"> • the Unitholder's full name; • the Unitholder's full NRIC / FIN / Passport Number • the Unitholder's address; and • the manner in which the Unitholder holds Units in IREIT (e.g., via CDP, CPF or SRS). <p>In view of the current COVID-19 situation in Singapore and the related safe distancing measures which may make it difficult to submit questions by post, Unitholders are strongly encouraged to submit their questions via the pre-registration website or by email.</p> <p>Deadline to submit questions: All questions must be submitted by 2.00 p.m. on 20 April 2021.</p> <p>Addressing substantial and relevant questions: The Manager will endeavour to address all substantial and relevant questions submitted in advance of the AGM prior to or during the AGM. The Manager will publish the responses to the substantial and relevant questions which the Manager is unable to address during the AGM, on IREIT's website and on SGXNet prior to the AGM.</p> <p>Minutes of AGM: The Manager will publish the minutes of the AGM on IREIT's website and on SGXNet, and the minutes will include the responses to substantial and relevant questions from Unitholders which are addressed during the AGM.</p>

No.	Steps	Details
-----	-------	---------

3. Submission of Proxy Form to vote

Appointment of Chairman of the AGM as proxy: Unitholders (whether individual or corporate) who wish to vote on the resolution(s) to be tabled at the AGM must appoint the Chairman of the AGM as their proxy to attend, speak and vote on their behalf at the AGM, in accordance with the instructions on the Proxy Form. **A Unitholder will not be able to vote online on the resolutions to be tabled for approval at the AGM.**

Specific voting instructions to be given: Where Unitholders (whether individual or corporate) appoint the Chairman of the AGM as their proxy, they 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 AGM as proxy will vote or abstain from voting at his/her discretion for that resolution.

Submission of Proxy Forms: Proxy Forms must be submitted 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 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. on 20 April 2021, being not less than 48 hours before the time appointed for holding the AGM.

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 situation 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 email.

CPF/SRS investors who wish to appoint the Chairman of the AGM as proxy should approach their respective CPF agent bank or SRS operator to submit their votes by 2.00 p.m. on 12 April 2021. Other persons holding Units through other relevant intermediary who wish to vote should approach their relevant intermediary as soon as possible to specify voting instructions.

This page has been intentionally left blank.

This page has been intentionally left blank.