



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

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting (“**EGM**”) of the holders of units of IREIT Global (“**IREIT**”, and the holders of units in IREIT, “**Unitholders**”) will be convened and held by electronic means on Thursday, 17 June 2021 at 2.00 p.m., for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolutions (capitalised terms not otherwise defined herein shall bear the meanings ascribed to them in the circular dated 2 June 2021 to Unitholders (the “**Circular**”)):

ORDINARY RESOLUTION 1

THE PROPOSED ACQUISITION OF A PORTFOLIO OF 27 RETAIL PROPERTIES LOCATED IN FRANCE

That:

- (i) approval be and is hereby given for the acquisition of a portfolio of 27 retail properties located in France (the “**Properties**”, and the acquisition of the Properties, the “**Acquisition**”) from Decathlon SE and other companies under the same control of Decathlon SE (directly or indirectly), namely, Weddis, Exerceo 1, Exerceo 2, Deaucimmo 1, Deaucimmo 3 and Le Blanc Coulon (collectively, the “**Vendor**”), on the terms and conditions of the conditional sale agreement entered into by FIT 2, a French SAS company which is a direct wholly-owned subsidiary of IREIT, and the Vendor on 27 April 2021 (the “**Sale Agreement**”), and the entry into the Sale Agreement be and is hereby approved and ratified;
- (ii) approval be and is hereby given for the payment of all fees and expenses relating to the Acquisition; and
- (iii) IREIT Global Group Pte. Ltd., as the manager of IREIT (the “**Manager**”), any director of the Manager, and DBS Trustee Limited, in its capacity as the trustee of IREIT (the “**Trustee**”) be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such director of the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interests of IREIT to give effect to the Acquisition and all transactions in connection therewith.

ORDINARY RESOLUTION 2

THE PROPOSED WHITEWASH RESOLUTION

That subject to the conditions in the letter from the Securities Industry Council dated 28 May 2021 being fulfilled, Unitholders, other than the Concert Party Group and parties which are not independent of them, hereby (on a poll taken) waive their rights to receive a mandatory offer from CSEPL and its Concert Parties for all the remaining issued Units not owned or controlled by CSEPL and its Concert Parties, in the event that they incur a mandatory bid obligation pursuant to Rule 14 of the Singapore Code on Take-overs and Mergers as a result of the subscription by CSEPL of the Excess Preferential Offering Units in accordance with the terms of the Undertakings.

Unitholders are invited to send in their questions relating to the resolutions above to the Manager by 2.00 p.m. on 15 June 2021. Please see Note 4 of this Notice of EGM on how Unitholders may submit their questions.

BY ORDER OF THE BOARD
IREIT Global Group Pte. Ltd.
(Company Registration Number: 201331623K)
As manager of IREIT

Lee Wei Hsiung
Company Secretary

Singapore
2 June 2021

Notes:

1. The EGM is being convened, and will be held, by electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. Accordingly, this Notice will be sent to Unitholders by electronic means via publication on IREIT's website at the URL <http://www.ireitglobal.com/> and on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>. For convenience, printed copies of this Notice will also be sent by post to Unitholders. Printed copies of the Circular will **not** be sent to Unitholders.
2. **Due to the current COVID-19 situation in Singapore, a Unitholder will not be able to attend the EGM in person.** Alternative arrangements relating to attendance at the EGM via electronic means (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the Chairman of the EGM in advance of the EGM, addressing of substantial and relevant questions at the EGM and voting by appointing the Chairman of the EGM as proxy at the EGM, are set out below and in the accompanying IREIT circular dated 2 June 2021. This circular may be accessed at 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/prospectus-circulars-offer-documents>.
3. Unitholders will be able to observe and/or listen to the EGM proceedings through a live audio-visual webcast via their mobile phones, tablets or computers or live audio-only stream via mobile phones or telephones. In order to do so, Unitholders must pre-register at IREIT's pre-registration website at the URL <https://septusasia.com/ireitglobal-egm-registration/> from now till 2.00 p.m. on 15 June 2021 to enable the Manager to verify their status as Unitholders.

Following the verification, authenticated Unitholders 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, by 2.00 p.m. on 16 June 2021. Unitholders who do not receive an email by 2.00 p.m. on 16 June 2021 but have registered by the 15 June 2021 deadline should contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6536 5355 or srs.teamc@boardroomlimited.com.

4. Unitholders may also submit questions related to the resolutions to be tabled for approval at the EGM, in advance of the EGM. In order to do so, their questions must be submitted in the following manner by 2.00 p.m. on 15 June 2021:
 - (a) if submitted electronically, be submitted:
 - (i) via IREIT's pre-registration website at the URL <https://septusasia.com/ireitglobal-egm-registration/>; or
 - (ii) via email to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at srs.teamc@boardroomlimited.com; or
 - (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.

Unitholders who submit questions via email or by post to the Unit Registrar must provide the following information:

- (1) the Unitholder's full name;
- (2) the Unitholder's full NRIC/FIN/Passport Number;
- (3) the Unitholder's address; and
- (4) the manner in which the Unitholder holds Units in IREIT (e.g., via CDP, CPF or SRS).

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.

The Manager will endeavour to address all substantial and relevant questions submitted in advance of the EGM prior to or during the EGM. The Manager will publish the responses to the substantial and relevant questions which the Manager is unable to address during the EGM, on IREIT's website and on SGXNet prior to the EGM. The Manager will publish the minutes of the EGM on IREIT's website and on SGXNet, and the minutes will include the responses to the substantial and relevant questions which are addressed during the EGM.

Unitholders will not be able to ask questions at the EGM live during the webcast or audio-stream, and therefore it is important for Unitholders who wish to ask questions to submit their questions in advance of the EGM.

5. **A Unitholder will not be able to vote online on the resolution to be tabled for approval at the EGM. A Unitholder (whether individual or corporate) must appoint the Chairman of the EGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the EGM if such Unitholder wishes to exercise his/her/its voting rights at the EGM. The Chairman of the EGM, as proxy, need not be a Unitholder of IREIT.** The instrument appointing the Chairman of the EGM as proxy ("**Proxy Form**") may be accessed at 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 the Proxy Form will also be sent by post to Unitholders.

Where a Unitholder (whether individual or corporate) appoints the Chairman of the EGM as his/her/its proxy, he/she/it 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 EGM as proxy will vote or abstain from voting at his/her discretion for that resolution.

6. The Proxy Form must be submitted to the Manager c/o the Unit Registrar Boardroom Corporate & Advisory Services Pte. Ltd., 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. (Singapore time) on 15 June 2021, being not less than 48 hours before the time fixed for holding the EGM.

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.

Unitholders who hold their Units through a relevant intermediary (as defined below), other than CPF and SRS investors, and who wish to participate in the EGM by (a) observing and/or listening to the EGM proceedings through live audio-visual webcast or live audio-only stream; (b) submitting questions in advance of the EGM; and/or (c) appointing the Chairman of the EGM as proxy to attend, speak and vote on their behalf at the EGM, should approach their respective relevant intermediary through which they hold such Units as soon as possible in order to make the necessary arrangements for them to participate in the EGM. CPF and SRS investors who wish to appoint the Chairman of the EGM as proxy should approach their respective CPF agent bank or SRS operator to submit their votes by 2.00 p.m. (Singapore time) on 7 June 2021, being 7 clear working days before the date of the EGM.

“relevant intermediary” means:

- (i) a banking corporation licensed under the Banking Act, Chapter 19 of Singapore, or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
- (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act, Chapter 289 of Singapore, and who holds Units in that capacity; or
- (iii) the Central Provident Fund Board (“**CPF Board**”) established by the Central Provident Fund Act, Chapter 36 of Singapore, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

7. The Chairman of the EGM, as proxy, need not be a Unitholder.

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

Personal Data Privacy:

By submitting an instrument appointing the Chairman of the EGM as proxy to attend, speak and vote at the EGM of IREIT and/or any adjournment thereof, a Unitholder consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents) for the purpose of the processing and administration by the Manager and the Trustee (or their agents) of proxies and representatives appointed for the EGM of IREIT (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the EGM of IREIT (including any adjournment thereof), and in order for the Manager and the Trustee (or their agents) to comply with any applicable laws, listing rules, regulations and/or guidelines.