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(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)

INSTRUCTION BOOKLET DATED 2 JULY 2021

**PROCEDURES FOR ACCEPTANCE, PAYMENT AND (IF APPLICABLE) EXCESS  
APPLICATION BY ELIGIBLE UNITHOLDERS  
(AS DEFINED HEREIN)  
FOR PROVISIONAL ALLOTMENTS OF NEW UNITS UNDER THE  
PREFERENTIAL OFFERING**

*This instruction booklet (“Instruction Booklet”) is issued in connection with the proposed non-renounceable preferential offering of new units (the “New Units”) in IREIT Global (“IREIT”) to the existing unitholders of IREIT (“Unitholders”) on a pro rata basis (the “Preferential Offering” and the New Units to be issued pursuant to the Preferential Offering, the “Preferential Offering Units”).*

## IMPORTANT NOTICE

Approval in-principle has been obtained from Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the listing of, dealing in and quotation for the New Units on the Main Board of the SGX-ST and official quotation will commence after all the New Units have been issued and the notification letters from The Central Depository (Pte) Limited (“**CDP**”) have been despatched. The SGX-ST’s in-principle approval is not to be taken as an indication of the merits of the equity fund raising which comprises (a) a private placement of New Units (the “**Private Placement**”) and (b) the Preferential Offering, the Preferential Offering Units, IREIT and/or its subsidiaries. The SGX-ST assumes no responsibility for the correctness of any statements made, opinions expressed or reports contained in this Instruction Booklet.

The acceptance form for Preferential Offering Units provisionally allotted to Eligible Unitholders (as defined herein) under the Preferential Offering and application form for Excess Preferential Offering Units (as defined herein) (the “**ARE**”) is not renounceable or transferable and is for use only by Eligible Unitholders. This Instruction Booklet and the ARE may not be used for the purpose of, and do not constitute, an offer or invitation or solicitation in any jurisdiction or in any circumstances in which such an offer or invitation or solicitation is unlawful or not authorised, or to any person to whom it is unlawful to make such an offer or invitation or solicitation. The distribution of this Instruction Booklet and the ARE may be prohibited or restricted either absolutely or unless various securities requirements, whether legal or administrative, are complied with in certain jurisdictions under the relevant securities laws of these jurisdictions. Eligible Unitholders or any other person having possession of this Instruction Booklet and the ARE are advised to keep themselves informed of and observe such prohibitions and restrictions at their own expense and without liability to IREIT, the Manager, the Trustee and the Joint Global Co-ordinators and Bookrunners (each as defined herein).

This Instruction Booklet and the ARE have not been registered under the applicable securities laws of any overseas jurisdiction and the Preferential Offering Units under the Preferential Offering are not offered to any person who is not an Eligible Unitholder. The distribution of this Instruction Booklet and/or the ARE may be prohibited or restricted either absolutely or unless various securities requirements, whether legal or administrative, being complied with in certain jurisdictions under the relevant securities laws of those jurisdictions. Unitholders or any other persons having possession of this Instruction Booklet, the ARE and/or its accompanying documents (if any) are required to inform themselves of and to observe any such prohibition or restriction at their own expense and without liability to IREIT, the Manager, the Trustee and the Joint Global Co-ordinators and Bookrunners.

Without limiting the generality of the foregoing, neither this Instruction Booklet nor the ARE nor any copy thereof may be published or distributed, whether directly or indirectly, in whole or in part, in or into any jurisdiction in which such offer is not authorised or to any person to whom it is unlawful to make such an offer and the Preferential Offering Units may not be offered, sold, resold, transferred or delivered, directly or indirectly, to any such person or in any such jurisdiction.

This Instruction Booklet and/or the ARE are being supplied to you solely for your information and may not be reproduced, redistributed or passed on, directly or indirectly, to any other person or published, in whole or in part, for any purpose.

For practical reasons and in order to avoid violating applicable securities laws outside Singapore, the Preferential Offering Units will not be distributed to Unitholders (a) whose registered addresses with CDP are outside Singapore, and (b) who have not at least three Market Days (as defined herein) prior to the Record Date provided the Unit Registrar or CDP, as the case may be, with addresses in Singapore for the service of notices or documents in accordance with the foregoing (“**Foreign Unitholders**”).

**ACCORDINGLY, FOREIGN UNITHOLDERS WILL NOT BE ENTITLED TO PARTICIPATE IN THE PREFERENTIAL OFFERING AND NO PROVISIONAL ALLOTMENT OF PREFERENTIAL OFFERING UNITS WILL BE MADE TO FOREIGN UNITHOLDERS AND NO PURPORTED ACCEPTANCE THEREOF OR (IF APPLICABLE) APPLICATION THEREFOR BY FOREIGN UNITHOLDERS WILL BE VALID.**

For the avoidance of doubt, even if a Unitholder has provided a Singapore address as aforesaid, the distribution of Preferential Offering Units to him will be subject to compliance with applicable securities laws outside Singapore to the extent reasonably practicable. The Manager, along with the Joint Global Co-ordinators and Bookrunners, reserves the absolute discretion whether to allow such participation as well as the persons who may be allowed to do so.

### **Selling Restrictions**

No action has been or will be taken in any jurisdiction that would permit a public offering of the Preferential Offering Units to occur in any jurisdiction, or the possession, circulation or distribution of this Instruction Booklet, its accompanying documents (if any) or any other material relating to IREIT or the Preferential Offering Units in any country or jurisdiction (other than Singapore, where action for the purpose is required).

Accordingly, the Preferential Offering Units may not be offered or sold, directly or indirectly, and none of this Instruction Booklet, the ARE, its accompanying documents (if any) or any offering materials or advertisement in connection with the Preferential Offering Units may be distributed or published, whether directly or indirectly, in whole or in part, in or into any country or jurisdiction except under circumstances that will result in compliance with all applicable rules and regulations of any such country or jurisdiction. Applicants (as defined herein) for Preferential Offering Units are recommended to consult their legal counsel prior to accepting any provisional allotment of Preferential Offering Units, applying for Excess Preferential Offering Units or making any offer, sale, resale, pledge or other transfer of the Preferential Offering Units.

No person in any territory outside Singapore receiving this Instruction Booklet and/or the ARE may treat the same as an offer, invitation or solicitation to subscribe for any Preferential Offering Units unless such offer, invitation or solicitation could lawfully be made without violating any regulation or legal requirements in such territory.

The Preferential Offering Units have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**"), or under the securities laws of any state or any other jurisdiction of the United States and, accordingly, they may not be offered, sold, resold, granted, delivered, allotted, taken up or transferred, directly or indirectly, in the United States, except pursuant to an exemption from the registration requirements of the Securities Act. The Preferential Offering Units will only be offered and sold outside the United States in offshore transactions in reliance on Regulation S under the Securities Act ("**Regulation S**").

If you are a finance company and/or a Depository Agent, you must abide by the following instructions: (i) you must not send this Instruction Booklet or any other documents related to the Preferential Offering to anyone except to persons outside the United States; and (ii) you must not accept any applications for Preferential Offering Units except from persons outside the United States applying for the Preferential Offering Units in an "offshore transaction" (as defined in Regulation S).

The Preferential Offering Units are being offered and sold outside the United States in offshore transactions as defined in, and in reliance on, Regulation S. Each purchaser of the Preferential Offering Units offered and sold outside the United States and in reliance on Regulation S will be deemed to have represented and agreed as follows (terms defined in Regulation S have the same meanings when used herein):

1. the purchaser (i) is, and the person, if any, for whose account it is acquiring the Preferential Offering Units is, outside the United States; and (ii) is acquiring the Preferential Offering Units in an offshore transaction meeting the requirements of Regulation S;
2. the purchaser is aware that the Preferential Offering Units have not been and will not be registered under the Securities Act and are being distributed and offered outside the United States in reliance on Regulation S; and
3. the purchaser acknowledges that IREIT, the Manager, the Joint Global Co-ordinators and Bookrunners, their respective affiliates and others will rely upon the truth and accuracy of the foregoing representations and agreements.

You acknowledge that none of the Manager and the Joint Global Co-ordinators and Bookrunners or any person representing the Manager or the Joint Global Co-ordinators and Bookrunners has made any representation to you with respect to IREIT or the Preferential Offering. You represent that you are relying only on information that IREIT makes publicly available in making your investment decision with respect to the Preferential Offering Units. You agree that you have had access to such financial and other information concerning IREIT and the Preferential Offering Units as you have deemed necessary in connection with your decision to purchase Preferential Offering Units.

You acknowledge that the Manager and the Joint Global Co-ordinators and Bookrunners and others will rely upon the truth and accuracy of the above acknowledgements, representations and agreements. You agree that if any of the acknowledgements, representations or agreements you are deemed to have made by your purchase of Preferential Offering Units is no longer accurate, you will promptly notify the Manager and the Joint Global Co-ordinators and Bookrunners. If you are purchasing any Preferential Offering Units as a fiduciary or agent for one or more investor accounts, you represent that you have sole investment discretion with respect to each of those accounts and that you have full power to make the above acknowledgements, representations and agreements on behalf of each account.

The Manager and the Joint Global Co-ordinators and Bookrunners have not taken any action, nor will the Manager and/or the Joint Global Co-ordinators and Bookrunners take any action, in any jurisdiction other than Singapore that would permit a public offering of the Preferential Offering Units, or the possession, circulation or distribution of this Instruction Booklet or any other material relating to IREIT, the Manager or the Preferential Offering Units in any jurisdiction other than Singapore where action for that purpose is required.

The Manager or any person acting on its behalf reserves the right to reject any acceptance of the Preferential Offering Units under the Preferential Offering and/or any application for Excess Preferential Offering Units where it believes, or has reason to believe, that such acceptance or applications may violate the applicable laws of any jurisdiction. Notwithstanding the foregoing paragraphs, the Manager may in its sole discretion determine whether to allow the participation in the Preferential Offering by Unitholders who are located, resident or with a registered address in other jurisdictions outside of Singapore, subject to and in compliance with the applicable securities and other laws of the relevant jurisdictions.

**IMPORTANT NOTICE TO (A) SUPPLEMENTARY RETIREMENT SCHEME (“SRS”) INVESTORS, (B) CENTRAL PROVIDENT FUND INVESTMENT SCHEME (“CPFIS”) INVESTORS AND (C) INVESTORS WHO HOLD UNITS THROUGH A FINANCE COMPANY AND/OR DEPOSITORY AGENT (AS DEFINED HEREIN)**

Unitholders who have subscribed for or purchased units in IREIT (“Units”) under the CPFIS and/or the SRS or through a finance company and/or Depository Agent can only accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units by instructing the relevant banks in which they hold their CPFIS accounts or SRS Accounts<sup>1</sup>, finance company and/or Depository Agent to do so on their behalf in accordance with this Instruction Booklet.

**ANY APPLICATION MADE DIRECTLY BY THE ABOVE-MENTIONED UNITHOLDERS THROUGH CDP, ELECTRONIC APPLICATIONS AT AUTOMATED TELLER MACHINES (“ATMS”) OF PARTICIPATING BANKS (“ELECTRONIC APPLICATIONS”), AN ACCEPTED ELECTRONIC SERVICE (AS DEFINED HEREIN), BOARDROOM CORPORATE & ADVISORY SERVICES PTE. LTD. (THE “UNIT REGISTRAR”) AND/OR THE MANAGER WILL BE REJECTED.**

The abovementioned Unitholders, where applicable, will receive notification letter(s) from their respective approved banks, finance companies and/or Depository Agents and should refer to such notification letter(s) for details of the last date and time to submit acceptances of their provisional allotments of Preferential Offering Units and (if applicable) applications for Excess Preferential Offering Units to their respective approved banks, finance companies and/or Depository Agents.

**(i) Use of CPF Funds (as defined herein)**

Unitholders participating in the CPFIS – Ordinary Account must use, subject to applicable Central Provident Fund (“CPF”) rules and regulations, monies standing to the credit of their respective CPF Investment Accounts to pay for the acceptance of their provisional allotments of Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units, if they have previously bought their Units using their CPF Investible Savings (“CPF Funds”).

Such Unitholders who wish to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units using CPF Funds must have sufficient funds in their CPF Investment Accounts and must instruct their respective approved banks, where such Unitholders hold their CPF Investment Accounts, to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units on their behalf in accordance with this Instruction Booklet.

Such Unitholders who have insufficient funds in their CPF Investment Accounts may deposit cash into their CPF Investment Accounts with their respective approved banks to enable them to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units.

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<sup>1</sup> “SRS Account” refers to the account opened by a participant in the SRS from which money may be withdrawn for, among others, payment for the subscription of their provisional allotments of Preferential Offering Units and/or (if applicable) Excess Preferential Offering Units.

**(ii) Use of SRS funds**

Unitholders who had purchased Units using their SRS Accounts and who wish to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units can only do so, subject to applicable SRS rules and regulations, using monies standing to the credit of their respective SRS Accounts.

Such Unitholders who wish to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units using SRS monies, must instruct the relevant approved banks in which they hold their SRS Accounts to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units on their behalf in accordance with this Instruction Booklet. Such Unitholders who have insufficient funds in their SRS Accounts may, subject to the SRS contribution cap, deposit cash into their SRS Accounts with their respective approved banks before instructing their respective approved banks to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units. SRS investors are advised to provide their respective approved banks in which they hold their SRS Accounts with the appropriate instructions no later than the deadlines set by their respective approved banks in order for their respective approved banks to make the relevant acceptance and (if applicable) application on their behalf by the last date and time for acceptance, application (if applicable) and payment for provisional allotments of Preferential Offering Units and Excess Preferential Offering Units (the “**Closing Date**”).

**(iii) Holdings through finance company and/or Depository Agent**

Unitholders who hold Units through a finance company and/or Depository Agent must instruct the relevant finance company and/or Depository Agent to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units on their behalf in accordance with this Instruction Booklet.

**FOR CPFIS INVESTORS, SRS INVESTORS AND INVESTORS WHO HOLD UNITS THROUGH FINANCE COMPANIES OR DEPOSITORY AGENTS, ACCEPTANCES OF THEIR PROVISIONAL ALLOTMENTS OF PREFERENTIAL OFFERING UNITS AND (IF APPLICABLE) APPLICATIONS FOR EXCESS PREFERENTIAL OFFERING UNITS MUST BE DONE THROUGH THE RELEVANT APPROVED BANKS IN WHICH THEY HOLD THEIR CPFIS ACCOUNTS OR SRS ACCOUNTS, FINANCE COMPANIES OR DEPOSITORY AGENTS, RESPECTIVELY. SUCH INVESTORS ARE ADVISED TO PROVIDE THEIR RESPECTIVE APPROVED BANKS IN WHICH THEY HOLD THEIR CPFIS ACCOUNTS OR SRS ACCOUNTS, FINANCE COMPANIES OR DEPOSITORY AGENTS, AS THE CASE MAY BE, WITH THE APPROPRIATE INSTRUCTIONS NO LATER THAN THE DEADLINES SET BY THEM IN ORDER FOR SUCH INTERMEDIARIES TO MAKE THE RELEVANT ACCEPTANCE AND (IF APPLICABLE) APPLICATION ON THEIR BEHALF BY THE CLOSING DATE. ANY ACCEPTANCE AND/OR APPLICATION MADE DIRECTLY THROUGH CDP, ELECTRONIC APPLICATIONS AT ATMS OF PARTICIPATING BANKS, AN ACCEPTED ELECTRONIC SERVICE, THE UNIT REGISTRAR AND/OR THE MANAGER WILL BE REJECTED.**

**Notification under Section 309B of the Securities and Futures Act, Chapter 289 of Singapore:** The Preferential Offering Units 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).

**UNITHOLDERS WHO HAVE ANY DOUBT AS TO THEIR ELIGIBILITY OR THE PROCEDURES NEEDED TO BE TAKEN TO ACCEPT, PAY FOR AND SUBSCRIBE FOR THE PREFERENTIAL OFFERING UNITS CAN CONTACT THE MANAGER AT THE FOLLOWING:<sup>1</sup>**

On Mondays to Fridays from 9.00 a.m. to 5.00 p.m., during the period from the date the Preferential Offering commences up to 5.00 p.m. on 12 July 2021 (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> On Mondays to Fridays from 9.00 a.m. to 5.00 p.m., during the period from the date the Preferential Offering commences up to 5.00 p.m. on 12 July 2021 (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Manager).

## INDICATIVE TIMETABLE FOR THE PREFERENTIAL OFFERING

Units trade ex-Preferential Offering	:	<b>28 June 2021</b>
Preferential Offering Record Date for eligibility to participate in the Preferential Offering	:	<b>29 June 2021 at 5.00 p.m.</b>
Opening date and time for the Preferential Offering	:	<b>2 July 2021 at 9.00 a.m.</b> (9.00 a.m. for Electronic Applications or Accepted Electronic Service (including PayNow))
Last date and time for acceptance, application (if applicable) and payment for provisional allotments of Preferential Offering Units and Excess Preferential Offering Units	:	<b>12 July 2021 at 5.00 p.m.</b> (9.30 p.m. for Electronic Applications or Accepted Electronic Service (including PayNow))
Expected date of Announcement of the results of the Preferential Offering	:	<b>16 July 2021</b>
Expected date for crediting of Preferential Offering Units pursuant to the Preferential Offering	:	<b>21 July 2021</b>
Expected date and time for commencement of trading of Preferential Offering Units	:	<b>21 July 2021 at 9.00 a.m.</b>
Expected date for refund of unsuccessful applications (if made through CDP)	:	<b>21 July 2021</b>

The above timetable is indicative only and is subject to change. As at the date of this Instruction Booklet, IREIT Global Group Pte. Ltd., as manager of IREIT (the “**Manager**”), does not expect the timetable to be modified. However, the Manager may, with the approval of the SGX-ST, modify the timetable subject to any limitation under any applicable law. The Manager will publicly announce any change to the above timetable through an SGXNET announcement to be posted on the SGX-ST’s website at <http://www.sgx.com>.

## PROCEDURES FOR ACCEPTANCE, PAYMENT AND (IF APPLICABLE) EXCESS APPLICATION BY ELIGIBLE UNITHOLDERS

### PROCEDURES FOR ACCEPTANCE, PAYMENT AND (IF APPLICABLE) EXCESS APPLICATION BY ELIGIBLE UNITHOLDERS WHOSE SECURITIES ACCOUNTS ARE CREDITED WITH PROVISIONAL ALLOTMENTS OF PREFERENTIAL OFFERING UNITS UNDER THE PREFERENTIAL OFFERING

*Please refer to the section titled “GLOSSARY” at the end of this Instruction Booklet for the definitions of capitalised terms used in this Instruction Booklet.*

Unitholders with Units standing to the credit of their Securities Accounts as at **5.00 p.m.** on **29 June 2021** and whose registered mailing addresses with CDP were in Singapore as at **29 June 2021**, or who had at least three (3) Market Days prior to **29 June 2021** provided to CDP mailing addresses in Singapore for the service of notices and documents are entitled to receive this Instruction Booklet and the ARE (which forms part of this Instruction Booklet).

The Preferential Offering is governed by the instructions in this Instruction Booklet and the ARE. The number of Preferential Offering Units provisionally allotted to each Eligible Unitholder is indicated in the ARE (fractions of a Preferential Offering Unit (if any) having been disregarded). Eligible Unitholders may accept their provisional allotments of Preferential Offering Units under the Preferential Offering in full or in part.

The Securities Accounts of Eligible Unitholders have been credited by CDP with the number of Preferential Offering Units provisionally allotted to them as indicated in the ARE. Full instructions for the acceptance of and payment for the provisional allotments of the Preferential Offering Units are set out in this Instruction Booklet and the ARE.

The Preferential Offering Issue Price is S\$0.595 per Preferential Offering Unit. Eligible Unitholders accepting their provisional allotments of Preferential Offering Units and, if applicable, applying for Excess Preferential Offering Units under the Preferential Offering, will be entitled to a refund of the full amount of the subscription monies (without interest or any share of revenue or other benefit arising therefrom) where the Preferential Offering does not proceed for any reason.

Eligible Unitholders may accept up to the number of Preferential Offering Units that have been provisionally allotted to them which is printed on the ARE. In addition to their provisional allotments of Preferential Offering Units, Eligible Unitholders are eligible to apply for Preferential Offering Units in excess of their provisional allotments. Where any acceptance for Preferential Offering Units and/or application for Excess Preferential Offering Units is invalid or unsuccessful, the amount paid on acceptance and/or application will be returned or refunded to such Eligible Unitholder without interest or any share of revenue or other benefit arising therefrom within three (3) business days after the commencement of trading of the Preferential Offering Units by crediting his account(s) with DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited or United Overseas Bank Limited (collectively, the “**Participating Banks**”) at the Eligible Unitholder’s own risk (if he accepts and/or, if applicable, applies by way of an Electronic Application or an accepted electronic payment service or electronic service delivery networks (“**Accepted Electronic Service**”), the receipt by such bank being a good discharge to CDP, the Manager, DBS Trustee Limited, in its capacity as trustee of IREIT (the “**Trustee**”) and BNP Paribas, acting through its Singapore branch and RHB Bank Berhad, as joint global co-ordinators and bookrunners in relation to the Preferential Offering (together, the “**Joint Global Co-ordinators and Bookrunners**”) for their respective obligations, if any, hereunder, or by crediting such Eligible Unitholder’s designated bank account via CDP’s Direct Crediting Service at his own risk (if he accepts and, if applicable, applies through CDP). In the event that he is not subscribed to CDP’s Direct Crediting Service, any monies to be refunded will be retained by CDP and reflected under the Cash Transaction section of his CDP monthly account statement (the

retention by CDP being a good discharge by the Manager, the Trustee and the Joint Global Co-ordinators and Bookrunners of their obligations, if any, hereunder).

The ARE is not renounceable or transferable and is for use only by Eligible Unitholders. This Instruction Booklet and the ARE may not be used for the purpose of, and do not constitute, an offer or invitation or solicitation in any jurisdiction or in any circumstances in which such an offer or invitation or solicitation is unlawful or not authorised, or to any person to whom it is unlawful to make such an offer or invitation or solicitation. The distribution of this Instruction Booklet and the ARE may be prohibited or restricted either absolutely or unless various securities requirements, whether legal or administrative, are complied with in certain jurisdictions under the relevant securities laws of these jurisdictions. Eligible Unitholders or any other person having possession of this Instruction Booklet and the ARE are advised to keep themselves informed of and observe such prohibitions and restrictions.

The Preferential Offering Units, this Instruction Booklet and the ARE have not been registered under the applicable securities laws of any overseas jurisdiction and the Preferential Offering Units under the Preferential Offering are not offered to any person who is not an Eligible Unitholder. Without limiting the generality of the foregoing, neither this Instruction Booklet nor the ARE nor any copy thereof may be published or distributed, whether directly or indirectly, in whole or in part, in or into any jurisdiction in which such offer is not authorised or to any person to whom it is unlawful to make such an offer and the Preferential Offering Units may not be offered, sold, resold, transferred or delivered, directly or indirectly, to any such person or in any such jurisdiction.

The Preferential Offering Units have not been and will not be registered under the Securities Act, or under the securities laws of any state or jurisdiction of the United States and, accordingly, they may not be offered, sold, resold, granted, delivered, allotted, taken up or transferred, directly or indirectly, in the United States, except pursuant to an exemption from the registration requirements of the Securities Act and in compliance with applicable state laws. The Preferential Offering Units will only be offered and sold outside the United States in offshore transactions in reliance on Regulation S under the Securities Act.

The Manager reserves the right to reject any acceptance of the Preferential Offering Units and/or any application for Excess Preferential Offering Units under the Preferential Offering where it believes, or has reason to believe, that such acceptance may violate the applicable laws of any jurisdiction. Notwithstanding the foregoing paragraph, the Manager may in its sole discretion determine whether to allow the participation in the Preferential Offering by Unitholders who are located, resident or with a registered address in other jurisdictions outside of Singapore, subject to and in compliance with the applicable securities and other laws of the relevant jurisdictions. See “**Important Notice**” for further details.

**Eligible Unitholders may accept their provisional allotments of Preferential Offering Units under the Preferential Offering in full or in part and apply for Excess Preferential Offering Units, either through CDP by completing and submitting the relevant portion of the ARE, or by way of an Electronic Application or an Accepted Electronic Service (including PayNow).**

Unless expressly provided to the contrary in this Instruction Booklet and/or the ARE, a person who is not a party to any contract made pursuant to this Instruction Booklet and the ARE (other than CDP, the Manager, the Trustee, the Joint Global Co-ordinators and Bookrunners, the other Relevant Persons (as defined herein), the Participating Banks and the Unit Registrar) has no rights under the Contracts (Rights of Third Parties) Act, Chapter 53B of Singapore, to enforce any term of such contract. Notwithstanding any term contained herein, the consent of any third party is not required for any subsequent agreement by the parties hereto to amend or vary (including any release or compromise of any liability) or terminate such contract. Where third parties are conferred rights under such contract, those rights are not assignable or transferable.

With regard to any acceptance of the provisional allotment of Preferential Offering Units or, if applicable, application for Excess Preferential Offering Units which does not conform strictly to the instructions set out under this Instruction Booklet and/or the ARE or where the “Free Balance” of the Securities Account is not credited with, or is credited with less than the relevant number of Preferential Offering Units as at the last date and time for acceptance and payment for the Preferential Offering Units, or which does not comply with the instructions for Electronic Application, or in the case of an acceptance by way of the ARE and/or any other application form for the provisional allotment of Preferential Offering Units or, if applicable, application for Excess Preferential Offering Units under the Preferential Offering which is illegible, unsigned, incomplete, incorrectly completed or which is accompanied by an improperly or insufficiently drawn remittance, the Manager and CDP may, at their absolute discretion, reject or treat as invalid any such application and payment or otherwise process all remittances at any time after receipt in such manner as they may deem fit.

**(I) Acceptance and (if applicable) application through CDP**

To accept the provisional allotment of Preferential Offering Units specified in the ARE and/or (if applicable) apply for Excess Preferential Offering Units through CDP, the duly completed and signed ARE must be accompanied by **A SINGLE REMITTANCE** for the full amount payable for the relevant number of Preferential Offering Units accepted and (if applicable) Excess Preferential Offering Units applied for, and submitted by post in the pre-addressed envelope provided, at the Eligible Unitholder’s own risk, to **IREIT GLOBAL GROUP PTE. LTD. (AS MANAGER OF IREIT GLOBAL) C/O THE CENTRAL DEPOSITORY (PTE) LIMITED, ROBINSON ROAD POST OFFICE, P.O. BOX 1597, SINGAPORE 903147**, so as to arrive not later than **5.00 p.m. on 12 July 2021**. The payment must be made in the form of a Cashier’s Order or Banker’s Draft drawn in Singapore currency on a bank in Singapore and made payable to “**CDP – IREIT PREF OFFER ACCOUNT**” and crossed “**NOT NEGOTIABLE, A/C PAYEE ONLY**” with the name and Securities Account number of the Eligible Unitholder clearly written on the reverse side of the Cashier’s Order or Banker’s Draft.

**NO COMBINED CASHIER’S ORDER OR BANKER’S DRAFT FOR DIFFERENT SECURITIES ACCOUNTS OR OTHER FORM OF PAYMENT (INCLUDING THE USE OF A PERSONAL CHEQUE, POSTAL ORDER OR MONEY ORDER ISSUED BY A POST OFFICE IN SINGAPORE) WILL BE ACCEPTED.**

**FOR CPFIS INVESTORS, SRS INVESTORS AND INVESTORS WHO HOLD UNITS THROUGH FINANCE COMPANIES OR DEPOSITORY AGENTS, ACCEPTANCES OF THEIR PROVISIONAL ALLOTMENTS OF PREFERENTIAL OFFERING UNITS AND (IF APPLICABLE) APPLICATIONS FOR EXCESS PREFERENTIAL OFFERING UNITS MUST BE DONE THROUGH THE RELEVANT APPROVED BANKS IN WHICH THEY HOLD THEIR CPFIS ACCOUNTS OR SRS ACCOUNTS, FINANCE COMPANIES OR DEPOSITORY AGENTS, RESPECTIVELY. SUCH INVESTORS ARE ADVISED TO PROVIDE THEIR RESPECTIVE APPROVED BANKS IN WHICH THEY HOLD THEIR CPFIS ACCOUNTS OR SRS ACCOUNTS, FINANCE COMPANIES OR DEPOSITORY AGENTS, AS THE CASE MAY BE, WITH THE APPROPRIATE INSTRUCTIONS NO LATER THAN THE DEADLINES SET BY THEM IN ORDER FOR SUCH INTERMEDIARIES TO MAKE THE RELEVANT ACCEPTANCE AND (IF APPLICABLE) APPLICATION ON THEIR BEHALF BY THE CLOSING DATE. ANY ACCEPTANCE AND/OR APPLICATION MADE DIRECTLY THROUGH CDP, ELECTRONIC APPLICATIONS AT ATMS OF PARTICIPATING BANKS, AN ACCEPTED ELECTRONIC SERVICE, THE UNIT REGISTRAR AND/OR THE MANAGER WILL BE REJECTED.**

**(II) Acceptance and (if applicable) application by way of Electronic Application through an ATM of a Participating Bank**

Instructions for Electronic Applications to accept the Preferential Offering Units provisionally allotted and/or (if applicable) to apply for Excess Preferential Offering Units will appear on the ATM screens of the respective Participating Banks.

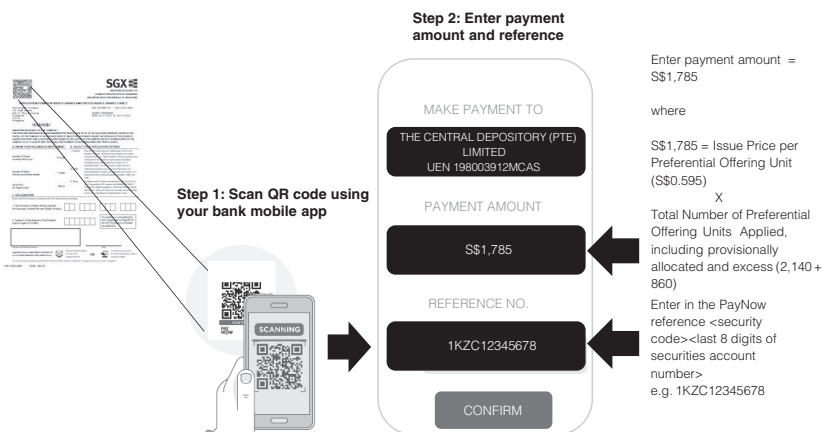
**IF AN ELIGIBLE UNITHOLDER MAKES AN ELECTRONIC APPLICATION THROUGH AN ATM OF A PARTICIPATING BANK, HE WOULD HAVE IRREVOCABLY AUTHORISED THE PARTICIPATING BANK TO DEDUCT THE FULL AMOUNT PAYABLE FROM HIS BANK ACCOUNT WITH SUCH PARTICIPATING BANK IN RESPECT OF SUCH APPLICATION.**

**IN THE CASE OF AN ELIGIBLE UNITHOLDER WHO HAS ACCEPTED THE PROVISIONAL ALLOTMENT OF PREFERENTIAL OFFERING UNITS AND (IF APPLICABLE) APPLIED FOR EXCESS PREFERENTIAL OFFERING UNITS BY WAY OF AN ARE AND ALSO BY WAY OF AN ELECTRONIC APPLICATION, THE MANAGER AND/OR CDP SHALL BE AUTHORISED AND ENTITLED TO ACCEPT HIS INSTRUCTIONS IN WHICHEVER MODE OR COMBINATION AS THE MANAGER AND/OR CDP MAY, IN THEIR ABSOLUTE DISCRETION, DEEM FIT.**

**(III) Acceptance and (if applicable) application by way of PayNow**

Before you proceed to subscribe for rights via PayNow, please make sure you have set up/have the following:

1. Daily limit to meet your transfer request
2. Notification to alert you on the transfer and refund status
3. Security code, pre-printed on the form under Section B PayNow
4. Last 8 digits of securities account number, pre-printed on the form
5. Payment amount = Issue Price per Preferential Offering Unit X Total Number of Preferential Offering Units Applied (including provisionally allocated and excess), rounded down to the nearest cent



Note:

1. Please make sure the security code and your last 8 digits of securities account number are entered correctly – there should only be a total of 12 characters in your reference. CDP will reject the application if it is not a valid security code and/or securities account and arrange for refund to your originating bank account. To be notified on the refund, please turn on the setting in your bank account notifications.
2. You can send up to S\$200,000 per transaction via PayNow capped at your daily fund transfer limit set with your bank, whichever is lower. You can submit multiple PayNow transactions on the same day and across different days if you require to make a payment more than your limit.
3. CDP aggregates payments received on the same day as one instruction.
4. CDP will determine the number of rights applied using total payment received on each day, ignoring resultant fractional cent payable if any.
5. Post allocation, CDP will refund any excess amount to your DCS bank account.

**(IV) Acceptance and (if applicable) application through the SGX-SFG service (for Depository Agents only)**

Depository Agents may accept the provisional allotment of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units through the SGX-SFG service provided by CDP as listed in Schedule 3 of the Terms and Conditions for User Services for Depository Agents. CDP has been authorised by the Manager to receive acceptances on its behalf. Such acceptances and (if applicable) applications will be deemed irrevocable and are subject to each of the terms and conditions contained in this Instruction Booklet and the ARE as if the ARE had been completed, signed and submitted to CDP.

#### **(V) Acceptance/Application using CPF Funds**

Unitholders participating in the CPFIS – Ordinary Account must use, subject to applicable CPF rules and regulations, monies standing to the credit of their respective CPF Investment Accounts to pay for the acceptance of their provisional allotments of Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units, if they have previously bought their Units using their CPF Funds.

Such Unitholders who wish to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units using CPF Funds must have sufficient funds in their CPF Investment Accounts and must instruct their respective approved banks in which they hold their CPF Investment Accounts to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units on their behalf in accordance with this Instruction Booklet.

Such Unitholders who have insufficient funds in their CPF Investment Accounts may deposit cash into their CPF Investment Accounts with their approved banks to enable them to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units.

**Any acceptance and (if applicable) application made by the abovementioned Unitholders directly through CDP, Electronic Applications at ATMs of Participating Banks, the Unit Registrar and/or the Manager will be rejected.**

#### **(VI) Acceptance/Application using SRS funds**

Unitholders with SRS Accounts must use, subject to applicable SRS rules and regulations, monies standing to the credit of their respective SRS Accounts to pay for the acceptance of their provisional allotments of Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units.

Such Unitholders who wish to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units using SRS monies will need to instruct their respective approved banks in which they hold their SRS Accounts to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units on their behalf and make sure that they have sufficient funds in their SRS Accounts to pay for the number of Preferential Offering Units (including, if applicable, the Excess Preferential Offering Units) for which they intend to subscribe.

Unitholders who have insufficient funds in their SRS Accounts to fully accept their provisional allotments of Preferential Offering Units and/or apply for Excess Preferential Offering Units and who have not reached their SRS contribution cap may, subject to the SRS contribution cap, deposit cash into their SRS Accounts and instruct their respective approved banks to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units on their behalf, to the extent of the funds available in their SRS Accounts.

If a Unitholder instructs the relevant approved bank to subscribe for his provisional allotment of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units offered under the Preferential Offering and he does not have sufficient funds in his SRS Account to pay for the number of Preferential Offering Units for which he intends to subscribe, his acceptance of the provisional allotment of Preferential Offering Units under the Preferential Offering and, if applicable, application for Excess Preferential Offering Units will be made in part to the extent of the funds available in his SRS Account with the balance rejected.

**Any acceptance and (if applicable) application made by the abovementioned Unitholders directly through CDP, Electronic Applications at ATMs of Participating Banks, the Unit Registrar and/or the Manager will be rejected.**

**(VII) Acceptance/Application via finance company and/or Depository Agent**

Unitholders who hold Units through a finance company and/or Depository Agent must instruct the relevant finance company and/or Depository Agent to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units on their behalf in accordance with this Instruction Booklet.

**Any acceptance and (if applicable) application made by the abovementioned Unitholders directly through CDP, Electronic Applications at ATMs of Participating Banks, the Unit Registrar and/or the Manager will be rejected.**

**THE FINAL TIME AND DATE FOR ACCEPTANCES AND PAYMENT FOR THE PROVISIONAL ALLOTMENTS OF AND (IF APPLICABLE) EXCESS APPLICATIONS FOR PREFERENTIAL OFFERING UNITS UNDER THE PREFERENTIAL OFFERING IS:**

- (A) 5.00 P.M. ON 12 JULY 2021 (OR SUCH OTHER TIME(S) AND/OR DATE(S) AS MAY BE ANNOUNCED FROM TIME TO TIME BY OR ON BEHALF OF THE MANAGER) IF ACCEPTANCE AND PAYMENT FOR THE PROVISIONAL ALLOTMENTS OF AND (IF APPLICABLE) EXCESS APPLICATION FOR PREFERENTIAL OFFERING UNITS UNDER THE PREFERENTIAL OFFERING IS MADE THROUGH CDP OR THE SGX-SFG SERVICE; AND**
- (B) 9.30 P.M. ON 12 JULY 2021 (OR SUCH OTHER TIME(S) AND/OR DATE(S) AS MAY BE ANNOUNCED FROM TIME TO TIME BY OR ON BEHALF OF THE MANAGER) IF ACCEPTANCE AND PAYMENT FOR THE PROVISIONAL ALLOTMENTS OF AND (IF APPLICABLE) EXCESS APPLICATION FOR PREFERENTIAL OFFERING UNITS UNDER THE PREFERENTIAL OFFERING IS MADE THROUGH AN ATM OF A PARTICIPATING BANK OR AN ACCEPTED ELECTRONIC SERVICE (INCLUDING PAYNOW).**

If acceptance and payment in the prescribed manner as set out in this Instruction Booklet and the ARE are not received through CDP by **5.00 p.m. on 12 July 2021** or through any ATM of the Participating Banks or an accepted electronic service (including PayNow) by **9.30 p.m. on 12 July 2021** from any Eligible Unitholder, the provisional allotment of Preferential Offering Units to the Eligible Unitholder will be deemed to have been declined and shall forthwith lapse and become void. To the extent to which the provisional allotment is taken up in part only, the balance will be deemed to have been declined. Where any acceptance for Preferential Offering Units is invalid or unsuccessful, all monies received will be returned (without interest or any share of revenue or other benefit arising therefrom) to the Eligible Unitholders by any or a combination of the following:

- (a) by crediting their designated bank accounts via CDP's Direct Crediting Service **AT THEIR OWN RISK** (where acceptance is effected through CDP). In the event that such Eligible Unitholders are not subscribed to CDP's Direct Crediting Service, any monies to be refunded will be retained by CDP and reflected under the Cash Transaction section of their CDP monthly account statement (the retention by CDP being a good discharge by the Manager, the Trustee and the Joint Global Co-ordinators and Bookrunners of their obligations, if any, hereunder); or
- (b) by crediting their accounts with the relevant Participating Banks (where acceptance is by way of an Electronic Application), and **AT THEIR OWN RISK**, the receipt by such bank being a good discharge by CDP, the Manager, the Trustee and the Joint Global Co-ordinators and Bookrunners of their obligations, if any, hereunder,

within three (3) business days after the commencement of trading of the Preferential Offering Units.

**ACCEPTANCES ACCOMPANIED BY OTHER FORMS OF PAYMENT (INCLUDING THE USE OF A PERSONAL CHEQUE, POSTAL ORDER OR MONEY ORDER ISSUED BY A POST OFFICE IN SINGAPORE) WILL BE REJECTED.**

The Excess Preferential Offering Units are available for application subject to the terms and conditions contained in this Instruction Booklet, the ARE, and the Trust Deed of IREIT. Applications for Excess Preferential Offering Units will, at the Manager's absolute discretion, be satisfied from such Preferential Offering Units that are not validly taken up by the Eligible Unitholders and from provisional allotments of Unitholders which are not Eligible Unitholders, the aggregate of fractions of any Preferential Offering Units and any Preferential Offering Units that are otherwise not allotted for whatever reason in accordance with the terms and conditions contained in this Instruction Booklet and the ARE. In the event that applications are received by the Manager for more Excess Preferential Offering Units than are available, the Excess Preferential Offering Units available will be allotted in such manner as the Manager may, in its absolute discretion, deem fit, in accordance with the terms of this Instruction Booklet. The Manager may also, in its absolute discretion, scale down any application for Excess Preferential Offering Units if the satisfaction of such application would, in full or in part, result in a transfer of a controlling interest (as defined in the Listing Manual of the SGX-ST) in IREIT. In the allotment of Excess Preferential Offering Units, preference will be given to Eligible Unitholders for the rounding of odd lots, and Directors and Substantial Unitholders (each as defined herein) who have control or influence over IREIT or the Manager in connection with the day-to-day affairs of IREIT or the Manager or the terms of the Preferential Offering, or have representation (direct or through a nominee) on the board of directors of the Manager, will rank last in priority. The Manager reserves the right to refuse any application for Excess Preferential Offering Units, in whole or in part, without assigning any reason whatsoever therefor. **CDP takes no responsibility for any decision that the Manager may make.**

In the event that no Excess Preferential Offering Units are allotted or if the number of Preferential Offering Units allotted is less than applied for by an Eligible Unitholder, the amount paid on application or the surplus application monies, as the case may be, will be refunded (without interest or any share of revenue or other benefit arising therefrom) by means of any or a combination of the following:

- (a) by crediting the Applicant's designated bank accounts via CDP's Direct Crediting Service **AT THEIR OWN RISK** (if they had applied for Excess Preferential Offering Units through CDP). In the event that they are not subscribed to CDP's Direct Crediting Service, any monies to be refunded will be retained by CDP and reflected under the Cash Transaction section of their CDP monthly account statement (the retention by CDP being a good discharge by the Manager, the Trustee and the Joint Global Co-ordinators and Bookrunners of their obligations, if any, hereunder); or
- (b) by crediting the Applicant's bank account with the relevant Participating Bank (if they had applied for Excess Preferential Offering Units by way of an Electronic Application through an ATM of a Participating Bank), and **AT THEIR OWN RISK**, the receipt by such banks being a good discharge by CDP, the Manager, the Trustee and the Joint Global Co-ordinators and Bookrunners of their obligations, if any, hereunder,

within three (3) business days after the commencement of trading of the Preferential Offering Units.

## Appropriation

An Eligible Unitholder should note that:

- (a) by accepting his provisional allotment of Preferential Offering Units and/or applying for Excess Preferential Offering Units, he acknowledges that, in the case where:
  - A. the amount of remittance payable to the Manager in respect of his acceptance of the Preferential Offering Units provisionally allotted to him and (if applicable) in respect of his application for Excess Preferential Offering Units as per the instructions received by CDP whether under the ARE or in any other application form for Preferential Offering Units in relation to the Preferential Offering differs from the amount actually received by CDP; or
  - B. the amounts as stated in Part C in the ARE, and/or in any other application form for Preferential Offering Units in relation to the Preferential Offering differs from the amount received by CDP, or otherwise payable by him in respect of his acceptance of the Preferential Offering Units provisionally allotted to him and (if applicable) in respect of his application for Excess Preferential Offering Units,

the Manager and CDP shall be authorised and entitled to determine and appropriate all amounts received by CDP on the Manager's behalf for each application on its own whether under the ARE and/or any other application form for Preferential Offering Units in relation to the Preferential Offering as follows: firstly, towards payment of all amounts payable in respect of his acceptance of the Preferential Offering Units provisionally allotted to him; and secondly, (if applicable) towards payment of all amounts payable in respect of his application for Excess Preferential Offering Units. The determination and appropriation by the Manager and CDP shall be conclusive and binding;

- (b) if the Eligible Unitholder has attached a remittance to the ARE and/or any other application form for Preferential Offering Units in relation to the Preferential Offering made through CDP, he would have irrevocably authorised the Manager and CDP, in applying the amounts payable for his acceptance of the Preferential Offering Units and (if applicable) his application for Excess Preferential Offering Units, to apply the amount of the remittance which is attached to the ARE and/or any other application form for Preferential Offering Units in relation to the Preferential Offering made through CDP; and
- (c) in the event that the Eligible Unitholder accepts the Preferential Offering Units provisionally allotted to him by way of the ARE and/or has applied for Excess Preferential Offering Units by way of the ARE and also by way of Electronic Application(s), the Manager and/or CDP shall be authorised and entitled to accept his instructions in whichever mode or combination as the Manager and/or CDP may, in their/its absolute discretion, deem fit. Without prejudice to the generality of the foregoing, in such a case, the Eligible Unitholder shall be deemed as having irrevocably authorised the Manager and/or CDP to apply all amounts received whether under the ARE and/or any other acceptance and/or application for Excess Preferential Offering Units (including Electronic Application(s)) in whichever mode or combination as the Manager and/or CDP may, in their/its absolute discretion, deem fit; and
- (d) Insufficient Payment:

If no remittance is attached or the remittance attached is less than the full amount payable for the provisional allotment of Preferential Offering Units accepted by the Eligible Unitholder and (if applicable) the excess Preferential Offering Units applied for by the Eligible Unitholder; the Unitholder shall note that the circumstances and manner in which the Manager and CDP shall be authorised and entitled to determine and appropriate all amounts received by CDP on the Manager's behalf whether under the ARE or any other application form for Preferential Offering Units in relation to the Preferential Offering.

**IF ANY ELIGIBLE UNITHOLDER IS IN ANY DOUBT AS TO THE ACTION HE SHOULD TAKE, HE SHOULD CONSULT HIS LEGAL, FINANCIAL, TAX OR OTHER PROFESSIONAL ADVISER IMMEDIATELY.**

**Illustrative Examples (Assumption: On the basis of 214 Preferential Offering Units for every 1,000 existing Units held on the Preferential Offering Record Date at the Preferential Offering Issue Price of S\$0.595 per Preferential Offering Unit)**

As an illustration, if an Eligible Unitholder has 1,000 Units standing to the credit of his Securities Account as at the Preferential Offering Record Date, the Eligible Unitholder will be provisionally allotted 214 Preferential Offering Units as set out in his ARE. The Eligible Unitholder's alternative courses of action, and the necessary procedures to be taken under each course of action, are summarised below:

**Alternatives**

- (a) Accept his entire provisional allotment of 214 Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units.

**Procedures to be taken**

**By way of Electronic Application**

- (1) Accept his entire provisional allotment of 214 Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units by way of an Electronic Application through an ATM of a Participating Bank or an Accepted Electronic Service (including PayNow) as described herein not later than **9.30 p.m. on 12 July 2021** (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Manager); or

**Through CDP**

- (2) Complete and sign the ARE in accordance with the instructions contained herein for the acceptance in full of his provisional allotment of 214 Preferential Offering Units and (if applicable) the number of Excess Preferential Offering Units applied for and forward the original signed ARE together with a single remittance for S\$127.33 (or, if applicable, such higher amount in respect of the total number of Preferential Offering Units accepted and Excess Preferential Offering Units applied for) by way of a Cashier's Order or Banker's Draft drawn in Singapore currency on a bank in Singapore, and made payable to "**CDP – IREIT PREF OFFER ACCOUNT**" and crossed "**NOT NEGOTIABLE, A/C PAYEE ONLY**" for the full amount due on acceptance and (if applicable) application, by post, **AT HIS OWN RISK**, in the self-addressed envelope provided to **IREIT GLOBAL GROUP PTE. LTD. (AS MANAGER OF IREIT GLOBAL))C/O THE CENTRAL DEPOSITORY (PTE) LIMITED, ROBINSON ROAD POST OFFICE, P.O. BOX 1597, SINGAPORE 903147** so as to arrive not later than **5.00 p.m. on 12 July 2021** (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Manager) and with the name and Securities Account number of the Eligible Unitholder clearly written in block letters on the reverse side of the Cashier's Order or Banker's Draft.

## Alternatives

- (b) Accept a portion of his provisional allotment of Preferential Offering Units, for example 10 provisionally allotted Preferential Offering Units, and reject the balance.

## Procedures to be taken

**NO COMBINED CASHIER'S ORDER OR BANKER'S DRAFT FOR DIFFERENT SECURITIES ACCOUNTS OR OTHER FORMS OF PAYMENT (INCLUDING THE USE OF A PERSONAL CHEQUE, POSTAL ORDER OR MONEY ORDER ISSUED BY A POST OFFICE IN SINGAPORE) WILL BE ACCEPTED.**

### By way of Electronic Application

- (1) Accept his provisional allotment of 10 Preferential Offering Units by way of an Electronic Application through an ATM of a Participating Bank or an Accepted Electronic Service (including PayNow) as described herein not later than **9.30 p.m. on 12 July 2021** (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Manager); or

### Through CDP

- (2) Complete and sign the ARE in accordance with the instructions contained herein for the acceptance of his provisional allotment of 10 Preferential Offering Units, and forward the original signed ARE, together with a single remittance for S\$5.95, in the prescribed manner described in alternative (a)(2) above, to CDP so as to arrive not later than **5.00 p.m. on 12 July 2021** (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 balance of the provisional allotment of 204 Preferential Offering Units which is not accepted by the Eligible Unitholder will automatically lapse and cease to be available for acceptance by that Eligible Unitholder if acceptance is not made through an ATM of a Participating Bank by **9.30 p.m. on 12 July 2021** or if acceptance is not made through CDP by **5.00 p.m. on 12 July 2021**.

**IF ANY ELIGIBLE UNITHOLDER IS IN ANY DOUBT AS TO THE ACTION HE SHOULD TAKE, HE SHOULD CONSULT HIS LEGAL, FINANCIAL, TAX OR OTHER PROFESSIONAL ADVISER IMMEDIATELY.**

## General

For reasons of confidentiality, CDP will not entertain telephone enquiries relating to the number of Preferential Offering Units provisionally allotted and credited to your Securities Account. You can verify the number of Preferential Offering Units provisionally allotted and credited to your Securities Account online if you have registered for CDP Internet Access. Alternatively, you may proceed personally to CDP by prior appointment with your identity card or passport to verify the number of Preferential Offering Units provisionally allotted and credited to your Securities Account.

It is your responsibility to ensure that the ARE is accurately completed in all respects and signed. The Manager and/or CDP will be authorised and entitled to reject any acceptance and/or application which does not comply with the terms and instructions contained herein and in the ARE, or which is otherwise incomplete, incorrect, unsigned, signed but not in its originality or invalid in any respect. Any decision to reject the ARE on the grounds that it has been signed but not in its originality, or incompletely, incorrectly or invalidly signed, completed or submitted will be final and binding, and neither CDP nor the Manager accepts any responsibility or liability for the consequences of such a decision.

**EXCEPT AS SPECIFICALLY PROVIDED FOR IN THIS INSTRUCTION BOOKLET, ACCEPTANCE OF THE PROVISIONAL ALLOTMENT OF PREFERENTIAL OFFERING UNITS AND (IF APPLICABLE) YOUR APPLICATION FOR EXCESS PREFERENTIAL OFFERING UNITS IS IRREVOCABLE.**

No acknowledgement will be given for any submissions sent by post or deposited into boxes located at CDP's premises.

All communications, notices, documents and remittances to be delivered or sent to you will be sent by **ORDINARY POST** to your mailing address as maintained in the records of CDP, and **AT YOUR OWN RISK**.

### Personal Data Privacy

By completing and delivering an ARE and in the case of an Electronic Application, by pressing the "Enter" or "OK" or "Confirm" or "Yes" key, an Eligible Unitholder or Applicant (i) consents to the collection, use and disclosure of his personal data by the Participating Banks, the Unit Registrar, the SGX-ST, the CDP, the Manager, IREIT, the Trustee and the Joint Global Co-ordinators and Bookrunners and/or any of their affiliates or any persons acting on their behalf (collectively, the "**Relevant Persons**") for the purpose of facilitating his application for the Preferential Offering Units, and in order for the Relevant Persons to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "**Purposes**"); (ii) warrants that where he discloses the personal data of another person, such disclosure is in compliance with applicable law; and (iii) agrees that he will indemnify the Relevant Persons in respect of any penalties, liabilities, claims, demands, losses and damages as a result of his breach of warranty.

## **ADDITIONAL TERMS AND CONDITIONS FOR ELECTRONIC APPLICATIONS THROUGH AN ATM OF A PARTICIPATING BANK**

The procedures for Electronic Applications to accept the Preferential Offering Units provisionally allotted or (if applicable) to apply for Excess Preferential Offering Units at the ATMs of the Participating Banks are set out on the ATM screens of the Participating Banks (the “**Electronic Application Steps**”). Please read carefully the instructions set out on the ATM screens of the relevant Participating Banks and this Instruction Booklet before making an Electronic Application. An ATM card issued by one Participating Bank cannot be used in respect of the acceptance of Preferential Offering Units at an ATM belonging to other Participating Banks. Any Electronic Application which does not strictly conform to the instructions set out on the screens of the ATM through which the Electronic Application is made will be rejected.

**All references to “Rights Issue” and “Rights Application” on the ATM screens of the Participating Banks shall mean the offer of Preferential Offering Units under the Preferential Offering and the acceptance of such Preferential Offering Units and (if applicable) the application for Excess Preferential Offering Units, respectively. All references to “Shareholders” and “Share Registrar” on the ATM screens of the Participating Banks shall mean the Unitholders and the Unit Registrar, respectively. All references to “Offer Information Statement/Document” on the ATM screens of the Participating Banks shall mean this Instruction Booklet and the ARE. For the avoidance of doubt, no offer information statement has been lodged with the Monetary Authority of Singapore in connection with the Preferential Offering.**

Any reference to the “**Applicant**” in the terms and conditions for Electronic Applications and the Electronic Application Steps shall mean an Eligible Unitholder who accepts his provisional allotment of Preferential Offering Units and (if applicable) applies for Excess Preferential Offering Units under the Preferential Offering through an ATM of the Participating Banks. An Applicant must have an existing bank account with, and be an ATM cardholder of, one of the Participating Banks before he can make an Electronic Application at the ATM of that Participating Bank. The actions that the Applicant must take at the ATMs of the Participating Banks are set out on the ATM screens of the relevant Participating Banks. Upon the completion of his Electronic Application transaction, the Applicant will receive an ATM transaction slip (“**Transaction Record**”) confirming the details of his Electronic Application. The Transaction Record is for retention by the Applicant and should not be submitted with any ARE.

**An Applicant, including one who has a joint bank account with a Participating Bank, must ensure that he enters his own Securities Account number when using the ATM card issued to him by that Participating Bank in his own name. Using his own Securities Account number with an ATM card which is not issued to him by that Participating Bank in his own name will render his acceptance of his provisional allotment of Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units liable to be rejected.**

**Eligible Unitholders who have subscribed for or purchased Units under the CPFIS or SRS or through a finance company and/or Depository Agent can only accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units by instructing their respective approved banks in which they hold their CPFIS accounts or SRS Accounts, finance companies and/or Depository Agents to do so on their behalf. ANY APPLICATION MADE BY THE ABOVEMENTIONED ELIGIBLE UNITHOLDERS DIRECTLY THROUGH CDP OR ELECTRONIC APPLICATIONS THROUGH ATMS OF THE PARTICIPATING BANKS, THE UNIT REGISTRAR AND/OR THE MANAGER WILL BE REJECTED. Such Eligible Unitholders who have insufficient funds in their CPF Investment Accounts or SRS Accounts may deposit cash into their CPF Investment Accounts or SRS Accounts with their approved banks before instructing their respective approved banks to accept their provisional allotments of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units.**

The Electronic Application shall be made in accordance with, and subject to, this Instruction Booklet, including but not limited to the terms and conditions appearing below:

1. In connection with his Electronic Application through an ATM of a Participating Bank for the Preferential Offering Units, the Applicant is required to confirm statements to the following effect in the course of activating the ATM of a Participating Bank for his Electronic Application:
  - (a) that he has received a copy of this Instruction Booklet and the ARE and has read, understood and agreed to all the terms and conditions of acceptance of the provisional allotment of Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units under the Preferential Offering prior to effecting the Electronic Application, and agrees to be bound by the same; and
  - (b) that he authorises CDP to give, provide, divulge, disclose or reveal information pertaining to his Securities Account maintained in CDP's record, including, without limitation, his name, NRIC/passport number, address, nationality, Securities Account number, the number of Units standing to the credit of his Securities Account, the number of provisional allotments of Preferential Offering Units allotted to him, his acceptance and (if applicable) application for Excess Preferential Offering Units and any other information (the "**Relevant Particulars**") to the Unit Registrar, CDP, the SGX-ST, any of their affiliates or any persons acting on their behalf, the Manager, the Trustee, the Joint Global Co-ordinators and Bookrunners and such other parties as CDP may deem fit (the "**Relevant Parties**") for the purpose of the Preferential Offering and his acceptance and (if applicable) application.

His acceptance of the provisional allotments of Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units will not be successfully completed and cannot be recorded as a completed transaction in the ATM of a Participating Bank unless he presses the "Enter", "OK", "Confirm" or "Yes" key, as the case may be. By doing so, the Applicant shall be treated as signifying his confirmation of each of the two statements above. In respect of statement 1(b) above, his confirmation, by pressing the "Enter", "OK", "Confirm" or "Yes" key, as the case may be, shall signify and shall be treated as his written permission, given in accordance with the relevant laws of Singapore, including Section 47(2) of, and the Third Schedule of the Banking Act, Chapter 19 of Singapore, to the disclosure by the Participating Bank of the Relevant Particulars to the Relevant Parties.

2. An Applicant may make an Electronic Application through an ATM of any Participating Bank for the Preferential Offering Units, and (if applicable) Excess Preferential Offering Units under the Preferential Offering using cash only by authorising such Participating Bank to deduct the full amount payable from his bank account with such Participating Bank.
3. The Applicant irrevocably agrees and undertakes to subscribe for and to accept the lesser of the number of Preferential Offering Units provisionally allotted and any Excess N Preferential Offering New Units applied for as stated on the Transaction Record, or the number of Preferential Offering Units provisionally allotted standing to the credit of the "Free Balance" of his Securities Account as at the close of the Preferential Offering. In the event that the Manager decides to allot any lesser number of Excess Preferential Offering Units or not to allot any number of Excess Preferential Offering Units to the Applicant, the Applicant agrees to accept the decision as final and binding.
4. If the Applicant's Electronic Application is successful, his confirmation (by his action of pressing the "Enter", "OK", "Confirm" or "Yes" key, as the case may be, on the ATM screen of a Participating Bank) of the number of Preferential Offering Units accepted and (if applicable) Excess Preferential Offering Units applied for shall signify and shall be treated as his acceptance of the number of Preferential Offering Units that may be allotted to him and (if applicable) his application for Excess Preferential Offering Units.

5. In the event that the Applicant accepts his provisional allotment of Preferential Offering Units both by way of an ARE and by way of an Electronic Application, the Manager and/or CDP shall be authorised and entitled to accept the Applicant's instructions in whichever mode or a combination thereof as the Manager and/or CDP may, in their absolute discretion, deem fit. In determining the number of Preferential Offering Units which the Applicant has validly given instructions to accept, the Applicant shall be deemed to have irrevocably given instructions to accept the lesser of the number of Preferential Offering Units provisionally allotted which are standing to the credit of the "Free Balance" of his Securities Account as at the close of the Preferential Offering, and the aggregate number of Preferential Offering Units which have been accepted by the Applicant by way of the ARE and by Electronic Application. The Manager and/or CDP, in determining the number of Preferential Offering Units which the Applicant has validly given instructions to accept, shall be authorised and entitled to have regard to the aggregate amount of payment received for the acceptance of the provisional allotments of Preferential Offering Units, whether by way of Cashier's Order or Banker's Draft drawn on a bank in Singapore accompanying the ARE, or by way of the acceptance through Electronic Application, which he has authorised or deemed to have authorised to be applied towards the payment in respect of his acceptance.
6. If applicable, in the event that the Applicant applies for Excess Preferential Offering Units both by way of an ARE and by way of an Electronic Application, the Manager and/or CDP shall be authorised and entitled to accept the Applicant's instructions in whichever mode or a combination thereof as the Manager and/or CDP may, in their/its absolute discretion, deem fit. In determining the number of Excess Preferential Offering Units which the Applicant has validly given instructions for the application of, the Applicant shall be deemed to have irrevocably given instructions to apply for and agreed to accept such number of Excess Preferential Offering Units not exceeding the aggregate number of Excess Preferential Offering Units for which he has applied by way of ARE and by way of application through Electronic Application. The Manager and/or CDP, in determining the number of Excess Preferential Offering Units which the Applicant has given valid instructions for the application, shall be authorised and entitled to have regard to the aggregate amount of payment received for the application of the Excess Preferential Offering Units, whether by way of Cashier's Order or Banker's Draft drawn on a bank in Singapore accompanying the ARE or by way of application via Electronic Application, which the Applicant has authorised or deemed to have authorised to be applied towards the payment in respect of the Applicant's application.
7. The Applicant irrevocably requests and authorises the Manager to:
  - (a) register or procure the registration of the Preferential Offering Units and (if applicable) the Excess Preferential Offering Units allotted to the Applicant in the name of CDP for deposit into his Securities Account; and
  - (b) return or refund (without interest or any share of revenue or other benefit arising therefrom) the full amount or, as the case may be, the balance of the acceptance/application monies, should the number of Preferential Offering Units and (if applicable) the Excess Preferential Offering Units as indicated in his Electronic Application not be allotted or, as the case may be, fully allotted by or on behalf of the Manager for any reason, by automatically crediting the Applicant's bank account with the relevant Participating Bank with the relevant amount within three (3) business days after the commencement of trading of the Preferential Offering Units.
8. **BY MAKING AN ELECTRONIC APPLICATION, THE APPLICANT CONFIRMS THAT HE IS NOT ACCEPTING OR APPLYING FOR THE PREFERENTIAL OFFERING UNITS AS THE NOMINEE OF ANY OTHER PERSON.**

9. The Applicant irrevocably agrees and acknowledges that his Electronic Application is subject to risks of electrical, electronic, technical and computer-related faults and breakdowns, fires, acts of God, mistakes, losses and theft (in each case whether or not within the control of CDP, the Participating Banks, the Manager, the Trustee, the Joint Global Co-ordinators and Bookrunners and/or the Unit Registrar) and any events whatsoever beyond the control of CDP, the Participating Banks, the Manager, the Trustee, the Joint Global Co-ordinators and Bookrunners and/or the Unit Registrar and if, in any such event, CDP, the Participating Banks, the Manager, the Trustee, the Joint Global Co-ordinators and Bookrunners and/or the Unit Registrar do not record or receive the Applicant's Electronic Application or data relating to the Applicant's Electronic Application by **9.30 p.m. on 12 July 2021** or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Manager, or such data or the tape containing such data is lost, corrupted, destroyed or not otherwise accessible, whether wholly or partially for whatever reason, the Applicant shall be deemed not to have made an Electronic Application and the Applicant shall have no claim whatsoever against CDP, the Participating Banks, the Manager, the Trustee, the Joint Global Co-ordinators and Bookrunners and/or the Unit Registrar for any purported acceptance of the Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units thereof or for any compensation, loss or damages in connection therewith or in relation thereto.
10. Electronic Applications may only be made at the ATMs of the Participating Banks from Mondays to Saturdays (excluding public holidays) between 7.00 a.m. to 9:30 p.m. during the period of the Preferential Offering. This service will not be available on Sundays. Electronic Applications shall close at **9.30 p.m. on 12 July 2021** (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Manager).
11. All particulars of the Applicant in the records of his Participating Bank at the time he makes his Electronic Application shall be deemed to be true and correct, and the relevant Participating Bank and the Relevant Parties shall be entitled to rely on the accuracy thereof. If there has been any change in the particulars of the Applicant after the time of the effecting of his Electronic Application, the Applicant shall promptly notify his Participating Bank.
12. The Applicant must have sufficient funds in his bank account(s) with his Participating Bank at the time he makes his Electronic Application, failing which his Electronic Application will not be completed. Any Electronic Application made at the ATMs of the Participating Banks which does not strictly conform to the instructions set out on the ATM screens of such Participating Banks will be rejected.
13. Where an Electronic Application is not accepted, it is expected that the full amount of the acceptance/application monies will be returned or refunded in Singapore dollars (without interest or any share of revenue or other benefit arising therefrom) to the Applicant by being automatically credited to the Applicant's account with the relevant Participating Bank within three (3) business days after the commencement of trading of the Preferential Offering Units. An Electronic Application may also be accepted in part, in which case the balance amount of acceptance/application monies will be refunded on the same terms.
14. By making and completing an Electronic Application, the Applicant agrees that:
  - (a) (i) his Electronic Application is irrevocable (whether or not, to the extent permitted by law, any supplementary document or replacement document is lodged with the Monetary Authority of Singapore);
  - (ii) he represents and warrants that he is not located within the United States (within the meaning of Regulation S) and is acquiring the provisional allotment of the Preferential Offering Units and/or the Excess Preferential Offering Units in an offshore transaction (within the meaning of Regulation S); and

- (iii) he represents, warrants and undertakes that he can subscribe for the Preferential Offering Units and/or the Excess Preferential Offering Units in accordance with all applicable laws and regulations;
- (b) his Electronic Application, and (if applicable) the application for Excess Preferential Offering Units, the acceptance thereof by the relevant Participating Bank and the Manager and the contract resulting therefrom shall be governed by, and construed in accordance with, Singapore law and for the benefit of the CDP, the Manager, the Trustee, the Joint Global Co-ordinators and Bookrunners, the other Relevant Persons, the Participating Banks and the Unit Registrar, and he irrevocably submits to the exclusive jurisdiction of the Singapore courts. Notwithstanding the foregoing, the CDP, the Manager, the Trustee, the Joint Global Co-ordinators and Bookrunners, the other Relevant Persons, the Participating Banks and the Unit Registrar shall retain the right to bring proceedings against him in any other court of competent jurisdiction or concurrently in more than one jurisdiction;
- (c) none of CDP, the Manager, the Trustee, the Joint Global Co-ordinators and Bookrunners, the Unit Registrar and the Participating Banks shall be liable for any delays, failures or inaccuracies in the recording, storage, transmission or delivery of data relating to his Electronic Application to the Manager or CDP due to a breakdown or failure of transmission, delivery or communication facilities or any risks referred to in paragraph 9 above or to any cause beyond their respective control;
- (d) any interest, share of revenue or other benefit accruing on or arising from or in connection with any acceptance and (if applicable) application monies shall be for the benefit of the Manager and none of CDP, IREIT, the Manager, the Trustee, the Joint Global Co-ordinators and Bookrunners, the other Relevant Persons and any other persons involved in the Preferential Offering shall be under any obligation to account for such interest, share of revenue or other benefit to him or any other person;
- (e) in accepting his provisional allotment of Preferential Offering Units, reliance is placed solely on the information contained in this Instruction Booklet and that none of the CDP, IREIT, the Manager, the Trustee, the Joint Global Co-ordinators and Bookrunners and any other person involved in the Preferential Offering shall have any liability for any information not so contained; except for any liability which cannot by law be excluded, he has not relied on any information, representation or warranty supplied or made by or on behalf of the CDP, IREIT, the Manager, the Trustee, the Joint Global Co-ordinators and Bookrunners or the other Relevant Persons; he has access to all information he believes is necessary or appropriate in connection with his purchase of the Preferential Offering Units; he has not relied on any investigation that the Joint Global Co-ordinators and Bookrunners or any of the Relevant Persons may have conducted with respect to the Preferential Offering Units or IREIT, and none of such persons has made any representation to him, express or implied, with respect to the Preferential Offering Units or IREIT; except for any liability which cannot by law be excluded, he will not hold any of the Relevant Persons responsible for any misstatements in or omissions from any publicly available information concerning IREIT and none of the Relevant Persons owes or accepts any duty, liability or responsibility to him, whether in contract or in tort (including without limitation, negligence and breach of statutory duty) or otherwise and shall not be liable in respect of any loss, damage or expense whatsoever in relation to the Preferential Offering;
- (f) he will not be entitled to exercise any remedy of rescission for misrepresentation at any time after acceptance of his provisional allotment of Preferential Offering Units and (if applicable) his application for Excess Preferential Offering Units under the Preferential Offering;

- (g) in respect of the Preferential Offering Units and/or Excess Preferential Offering Units for which his Electronic Application has been successfully completed and not rejected, acceptance of the Applicant's Electronic Application shall be constituted by written notification by or on behalf of the Manager and not otherwise, notwithstanding any payment received by or on behalf of the Manager; and
  - (h) unless expressly provided to the contrary in this Instruction Booklet and/or the Electronic Application, a person who is not a party to any contract made pursuant to this Instruction Booklet and the Electronic Application (other than CDP, the Manager, the Joint Global Co-ordinators and Bookrunners, the other Relevant Persons, the Participating Banks and the Unit Registrar) has no rights under the Contracts (Rights of Third Parties) Act, Chapter 53B of Singapore, to enforce any term of such contract. Notwithstanding any term contained herein, the consent of any third party is not required for any subsequent agreement by the parties hereto to amend or vary (including any release or compromise of any liability) or terminate such contract. Where third parties are conferred rights under such contract, those rights are not assignable or transferable.
15. The Applicant should ensure that his personal particulars, as recorded by both CDP and the relevant Participating Banks, are correct and identical, otherwise, his Electronic Application may be liable to be rejected. The Applicant should promptly inform CDP of any change in his mailing address, failing which the notification letter on successful allotment and other correspondences will be sent to his mailing address last registered with CDP.
16. The existence of a trust will not be recognised. Any Electronic Application through an ATM of a Participating Bank by an Applicant must be made in his own name and without qualification. The Manager will reject any acceptance by any person acting as nominee.
17. The Applicant hereby acknowledges that, in determining the total number of Preferential Offering Units which he can validly accept under the Preferential Offering, the Manager and CDP are entitled and the Applicant hereby authorises the Manager and CDP to take into consideration:
- (a) the total number of Preferential Offering Units which the Applicant has validly accepted, whether under the ARE or any other form of acceptance (including by way of an Electronic Application) for the Preferential Offering Units; and
  - (b) the total number of Preferential Offering Units represented by the provisional allotment of Preferential Offering Units standing to the credit of the "Free Balance" of his Securities Account which is available for acceptance.

**The Applicant hereby acknowledges that the determination of CDP or the Manager shall be conclusive and binding on him.**

18. The Applicant irrevocably requests and authorises CDP to accept instructions from or on his behalf from the Participating Bank through whom the Electronic Application is made in respect of the provisional allotment of the Preferential Offering Units accepted by the Applicant and (if applicable) the Excess Preferential Offering Units which the Applicant has applied for, and such instructions shall be binding and conclusive on the Applicant.
19. With regard to any acceptance of the provisional allotments of Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units and/or payment which does not conform strictly to the instructions set out under this Instruction Booklet or the ARE in relation to the Preferential Offering, or which does not comply with the instructions for Electronic Applications set out under this Instruction Booklet, or where the "Free Balance" of

the Applicant's Securities Account is not credited with, or credited with less than the relevant number of Preferential Offering Units subscribed for as at the Closing Date, or in the case of an acceptance and/or application by the ARE in relation to the Preferential Offering which is illegible, incomplete, incorrectly completed, unsigned, signed but not in its originality or which is accompanied by an improperly or insufficiently drawn remittance, the Manager and/or CDP may, at their/its absolute discretion, reject or treat as invalid any such acceptance, (if applicable) application and payment or otherwise process all remittances at any time after receipt in such manner as they/it may deem fit.

20. The Manager and CDP shall be entitled to process each application submitted for the acceptance of the provisional allotments of Preferential Offering Units and (if applicable) application of Excess Preferential Offering Units in relation to the Preferential Offering, and the payment received in relation thereto, on its own, without regard to any other application and payment that may be submitted by the same Applicant. For the avoidance of doubt, insufficient payment for an application submitted for the acceptance of the provisional allotments of Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units may render the application invalid; evidence of payment (or overpayment) in other applications shall not constitute, or be construed as, an affirmation of such invalid application submitted for the acceptance of provisional allotments of Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units.

#### **Steps for Electronic Application of Preferential Offering Units under the Preferential Offering through ATMs of DBS Bank Ltd. (including POSB)**

**For illustrative purposes, the steps for making an Electronic Application through a DBS Bank or POSB ATM are shown below. Certain words appearing on the screen are in abbreviated form ("A/c", "amt", "appln", "&", "I/C" and "No." refer to "Account", "amount", "application", "and", "NRIC" and "Number", respectively). Any reference to "you" or the "Applicant" in this section refers to an individual accepting his provisional allotment of Preferential Offering Units under the Preferential Offering, whether in full or in part, by way of an Electronic Application. Instructions for making an Electronic Application on the ATM screens of the Participating Banks (other than DBS Bank ATMs (including POSB)), may differ slightly from those represented below.**

#### **Step**

1. Insert your personal DBS Bank or POSB ATM Card.
2. Enter your Personal Identification Number.
3. Select "MORE SERVICES".
4. Select "ESA-IPO/RIGHTS APPLN/BONDS/SSB/SGS/INVESTMENTS".
5. Select "RIGHTS APPLN".
6. Read and understand the following statements which will appear on the screen and press the button to continue:-

#### **INVESTORS TO TAKE NOTE:**

- ALL INVESTMENTS COME WITH RISK, INCLUDING THE RISK THAT YOU MAY LOSE ALL OR PART OF YOUR INVESTMENT.
- YOU ARE RESPONSIBLE FOR YOUR OWN INVESTMENT DECISIONS.

- YOU SHOULD READ THE OFFER DOCUMENTS\* BEFORE MAKING THE APPLICATION TO SUBSCRIBE FOR THE SECURITIES.

\*OFFER DOCUMENTS REFER TO OFFER INFORMATION STATEMENT AND/OR PRODUCT HIGHLIGHTS SHEET

- YOU AGREE THAT THIS TRANSACTION IS ENTERED INTO TOTALLY ON YOUR OWN ACCORD AND AT YOUR OWN RISK. THE AVAILABILITY OF THIS APPLICATION SERVICE SHALL NOT BE CONSTRUED AS A RECOMMENDATION OR ADVICE FROM DBS/POSB TO ENTER INTO THIS TRANSACTION. YOU MAY WISH TO SEEK PRIOR ADVICE FROM A QUALIFIED ADVISER AS TO THE TRANSACTION SUITABILITY.

7. Read and understand the following statements which will appear on the screen and press the button to continue:

- WHERE APPLICABLE, THE OFFER DOCUMENTS\* HAVE BEEN LODGED/ REGISTERED WITH THE MONETARY AUTHORITY OF SINGAPORE AND/OR, THE RELEVANT SECURITIES EXCHANGE WHICH ASSUMES NO RESPONSIBILITY FOR ITS CONTENTS.
- WHERE APPLICABLE, THE OFFER DOCUMENTS\* CAN BE OBTAINED FROM OUR INTERNET BANKING WEBSITE, THE ISSUER MANAGER(S), DBS/POSB BRANCHES IN SINGAPORE AND THE PARTICIPATING BANKS DURING BANKING HOURS, SUBJECT TO AVAILABILITY.
- YOU HAVE READ, UNDERSTOOD AND AGREED TO ALL TERMS IN THE OFFER DOCUMENTS\*.

8. Select “**Continue**” to acknowledge :

- APPLY THROUGH ATM ONLY IF THE RELEVANT SECURITIES ARE HELD DIRECTLY THROUGH CDP UNDER YOUR NAME IN THE RELEVANT ACCOUNT. IF A PORTION OF YOUR HOLDINGS IS SO HELD THROUGH CDP, YOUR ATM APPLICATION SHOULD APPLY ONLY TO THAT PORTION.
- IF THE RELEVANT SECURITIES ARE HELD THROUGH A FINANCE COMPANY/ DEPOSITORY AGENT (INCLUDING THE BANK YOU MAINTAIN YOUR CPF/SRS INVESTMENT ACCOUNT WITH (“AGENT BANK”), WHERE APPLICABLE), YOU **SHOULD NOT** APPLY THROUGH ATM IN RESPECT OF THE RELEVANT SECURITIES HELD THROUGH THE RELEVANT FINANCE COMPANY/DEPOSITORY AGENT/AGENT BANK. ANY SUCH APPLICATION MADE THROUGH ATM WILL BE REJECTED BY CDP FOR AND ON BEHALF OF THE ISSUER. INSTEAD, YOU SHOULD INSTRUCT THE RELEVANT FINANCE COMPANY/DEPOSITORY AGENT/ AGENT BANK TO APPLY ON YOUR BEHALF IN ACCORDANCE WITH THE OFFER INFORMATION STATEMENT/DOCUMENT, WHERE APPLICABLE.
- DO YOU WISH TO PROCEED WITH YOUR APPLICATION THROUGH ATM?

9. Select the DBS Bank account (Autosave/Current/Savings/Savings Plus) or the POSB account (Current/Savings) from which to debit your application monies.

10. Select “IREIT NRO”. Check the details of the Preferential Offering and press the “TO CONTINUE” key to continue.

11. Press the “TO CONTINUE” key to acknowledge:
  - YOU HAVE READ, UNDERSTOOD & AGREED TO ALL TERMS & CONDITIONS GOVERNING THIS ACCEPTANCE/APPLICATION, INCLUDING THE CDP’S TERMS & CONDITIONS GOVERNING THE ELECTRONIC APPLICATION FOR RIGHTS ISSUES (OR OTHER OFFERINGS MADE ON A PRO-RATA BASIS TO SECURITIES HOLDERS) THROUGH THE ATM AND THE OFFER INFORMATION STATEMENT/DOCUMENT, WHERE APPLICABLE.
  - FOR THE PURPOSES OF FACILITATING YOUR APPLICATION, YOU CONSENT TO THE BANK COLLECTING AND USING YOUR NAME, NRIC/PASSPORT NUMBER, ADDRESS, NATIONALITY, CDP SECURITIES ACCOUNT NUMBER, APPLICATION DETAILS AND OTHER PERSONAL DATA AND DISCLOSING THE SAME FROM OUR RECORDS TO REGISTRARS OF SECURITIES OF THE ISSUER, SGX, CDP, CPF, ISSUER/VENDOR(S) AND ISSUE MANAGER(S).
  - THIS APPLICATION IS MADE IN YOUR OWN NAME AND AT YOUR OWN RISK.
12. **Enter the total number of Preferential Offering Units (including Excess Preferential Offering Units, if applicable) you wish to accept and/or (if applicable) apply for.**
13. Enter your own 12-digit Securities Account number. Press the “ENTER” key if your Securities Account number has already been stored in DBS Bank’s records. If the Securities Account number stored in DBS Bank’s records is incorrect, re-enter your 12-digit Securities Account number and press the “ENTER” key.
14. Check the details of your securities application, your NRIC or passport number and Securities Account number and number of securities on the screen and press the “ENTER” key to confirm your application. (Note: If you see a message “You do not have rights entitlements in your CDP Sec A/C or your entitlement has not been credited yet. Do you wish to proceed with this application?”, this means that you do not have Preferential Offering Units provisionally allotted to you under the Preferential Offering and you should select “Cancel”.)
15. Remove the Transaction Record for your reference and retention only.

## GLOSSARY

<b>Accepted Electronic Service</b>	:	An accepted electronic payment service (such as PayNow) or electronic service delivery networks
<b>Applicant</b>	:	Eligible Unitholder who accepts his provisional allotment of Preferential Offering Units and (if applicable) applies for Excess Preferential Offering Units under the Preferential Offering through an ATM of the Participating Banks
<b>ARE</b>	:	The acceptance form for Preferential Offering Units provisionally allotted to Eligible Unitholders under the Preferential Offering and application form for Excess Preferential Offering Units
<b>ATM</b>	:	Automated teller machine
<b>CDP</b>	:	The Central Depository (Pte) Limited
<b>Closing Date</b>	:	The last date and time for acceptance, application (if applicable) and payment for provisional allotments of Preferential Offering Units and Excess Preferential Offering Units, being <b>12 July 2021 at 5.00 p.m.</b> for applications via ARE and <b>12 July 2021 at 9.30 p.m.</b> for Electronic Applications or Accepted Electronic Service
<b>CPF</b>	:	Central Provident Fund Board
<b>CPF Funds</b>	:	CPF Investible Savings
<b>CPFIS</b>	:	CPF Investment Scheme
<b>Directors</b>	:	The directors of the Manager as at the date of this Instruction Booklet
<b>Electronic Application</b>	:	Acceptance of the Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units made through an ATM of a Participating Bank in accordance with this Instruction Booklet and the relevant procedures as set out on the ATM screens of the relevant Participating Banks
<b>Electronic Application Steps</b>	:	The procedures for Electronic Applications as set out on the ATM screens of the relevant Participating Bank
<b>Eligible Unitholders</b>	:	Unitholders with Units standing to the credit of their Securities Accounts and:  (a) whose registered addresses with CDP are in Singapore as at the Preferential Offering Record Date; or

(b) who have at least three (3) Market Days prior to the Preferential Offering 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 outside of Singapore.

<b>Excess Application</b>	:	Application for Excess Preferential Offering Units
<b>Excess Preferential Offering Units</b>	:	Preferential Offering Units represented by (i) the provisional allotments of Eligible Unitholders who decline or do not accept, whether in full or in part, their provisional allotment of Preferential Offering Units under the Preferential Offering, (ii), and (iii) the aggregate of fractional entitlements Unitholders who are not Eligible Unitholders, and (iii) the aggregate of fractional entitlements
<b>Foreign Unitholders</b>	:	Unitholders (a) whose registered addresses with CDP are outside Singapore, and (b) who have not at least three Market Days prior to the Record Date provided the CDP with addresses in Singapore for the service of notices or documents in accordance with the foregoing
<b>IREIT</b>	:	IREIT Global, a real estate investment trust constituted on 1 November 2013 under the laws of the Republic of Singapore
<b>Joint Global Co-ordinators and Bookrunners</b>	:	BNP Paribas, acting through its Singapore branch, and RHB Bank Berhad
<b>Manager</b>	:	IREIT Global Group Pte. Ltd., as the manager of IREIT
<b>Market Day</b>	:	A day (other than a Saturday, Sunday or gazetted public holiday) on which commercial banks are open for business in Singapore and the SGX-ST is open for trading in securities
<b>Preferential Offering Units</b>	:	The Preferential Offering Units proposed to be issued under the Preferential Offering
<b>Participating Banks</b>	:	DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited
<b>Preferential Offering</b>	:	The preferential offering of Preferential Offering Units at the Preferential Offering Issue Price to Eligible Unitholders on a pro-rata and non-renounceable basis of 214 Preferential Offering Units for every 1,000 existing Units held on the Preferential Offering Record Date, fractions of a Unit to be disregarded

<b>Preferential Offering Record Date</b>	:	<b>5.00 p.m. on 29 June 2021</b> , being the time and date on which the Register of Unitholders and the Transfer Books of IREIT will be closed for the purposes of determining the provisional allotments of Eligible Unitholders under the Preferential Offering
<b>Preferential Offering Issue Price</b>	:	S\$0.595 per Preferential Offering Unit
<b>Regulation S</b>	:	Regulation S under the Securities Act
<b>Relevant Particulars</b>	:	An Applicant's name, NRIC/passport number, address, nationality, Securities Account number and acceptance details
<b>Relevant Parties</b>	:	The Unit Registrar, CDP, the SGX-ST, any of their affiliates or any persons acting on their behalf, the Manager, the Trustee, the Joint Global Co-ordinators and Bookrunners and such other parties as CDP may deem fit
<b>Relevant Persons</b>	:	The Participating Banks, the Unit Registrar, SGX-ST, CDP, IREIT, the Manager, the Trustee and the Joint Global Co-ordinators and Bookrunners and/or any of their affiliates or any persons acting on their behalf
<b>S\$</b>	:	Singapore Dollars
<b>Securities Account</b>	:	Securities account maintained by a depositor, but does not include a securities sub-account maintained with a Depository Agent (as defined in Section 81SF of the Securities and Futures Act, Chapter 289 of Singapore) with CDP
<b>Securities Act</b>	:	The U.S. Securities Act of 1933, as amended
<b>SGX-ST</b>	:	Singapore Exchange Securities Trading Limited
<b>SRS</b>	:	Supplementary Retirement Scheme
<b>SRS Account</b>	:	The account opened by a participant in the SRS from which money may be withdrawn for, among others, payment for the subscription of their provisional allotments of Preferential Offering Units and/or (if applicable) Excess Preferential Offering Units
<b>Substantial Unitholder</b>	:	Any Unitholder with an interest in such number of Units constituting not less than 5.0% of all Units in issue
<b>Transaction Record</b>	:	The ATM transaction slip

<b>Trust Deed</b>	:	The trust deed dated 1 November 2013 constituting IREIT, as supplemented, amended and restated from time to time
<b>Trustee</b>	:	DBS Trustee Limited, in its capacity as trustee of IREIT
<b>Unit</b>	:	A unit representing an undivided interest in IREIT
<b>United States or U.S.</b>	:	The United States of America, its territories and possessions, any state of the United States and the District of Columbia
<b>Unitholder</b>	:	A depositor (as defined in Section 81SF of the Securities and Futures Act, Chapter 289 of Singapore) whose Securities Account with CDP is credited with Units or the registered holder for the time being of Units
<b>Unit Registrar</b>	:	Boardroom Corporate & Advisory Services Pte. Ltd.

The terms “**Depositor**”, “**Depository Agent**” and “**Depository Register**” shall have the same meanings ascribed to them in Section 81SF of the Securities and Futures Act, Chapter 289 of Singapore.

Words importing the singular shall, where applicable, include the plural and vice versa. Words importing the masculine gender shall, where applicable, include the feminine and neuter genders. References to persons shall include corporations.

Any reference in this Instruction Booklet to any enactment is a reference to that enactment for the time being amended or reenacted.

Any reference to a date or time of day in this Instruction Booklet is a reference to Singapore date or time unless otherwise stated.

**PROCEDURES TO COMPLETE THE ARE FORM**

**1. Know your holdings and entitlement**

**A. KNOW YOUR HOLDINGS & ENTITLEMENT**

Number of Units currently held by you

This is your unitholdings as at Record Date.

Shares as at **29 JUNE 2021** (Record Date)

This is the date to determine your provisional allotments.

Number of Preferential Offering Units provisionally allotted

This is your number of Preferential Offering Units provisionally allotted.

Issue Price

**S\$0.595** per Preferential Offering Unit

This is the price that you need to pay when you apply for one Preferential Offering Unit.

**2. Select your application options**

**B. SELECT YOUR APPLICATION OPTIONS**

**1. PayNow** Scan the above QR code using your mobile banking app. **Enter the PayNow reference: 1KZC<last 8 digits of your securities account number> e.g. 1KZC12345678.** Payment amount must correspond to the number of Preferential Offering Units applied for, including Excess Preferential Offering Units. Make payment by **9.30 p.m. on 12 JULY 2021.** You do not need to return this form.

This is the last date and time to apply for the Preferential Offering Units through ATM, CDP and PayNow

**2. ATM** Follow the procedures set out on the ATM screen of a Participating Bank. Submit your application by **9:30 p.m. on 12 JULY 2021.** Participating Banks are **DBS BANK LTD (INCLUDING POSB), OVERSEA-CHINESE BANKING CORPORATION LIMITED AND UNITED OVERSEAS BANK LIMITED.**

You can apply your Preferential Offering Units through ATMs of these Participating Banks

**3. Mail** Complete section C below and submit this form by **5.00 p.m. on 12 JULY 2021,** together with BANKER' s DRAFT/ CASHIER' S ORDER drawn in Singapore currency on a bank in Singapore made payable to "**CDP – IREIT PREF OFFERING ACCOUNT**". Write your name and securities account number in block letters on the back of the Banker' s Draft/ Cashier' s Order. Applications using a PERSONAL CHEQUE, POSTAL ORDER or MONEY ORDER will be rejected.

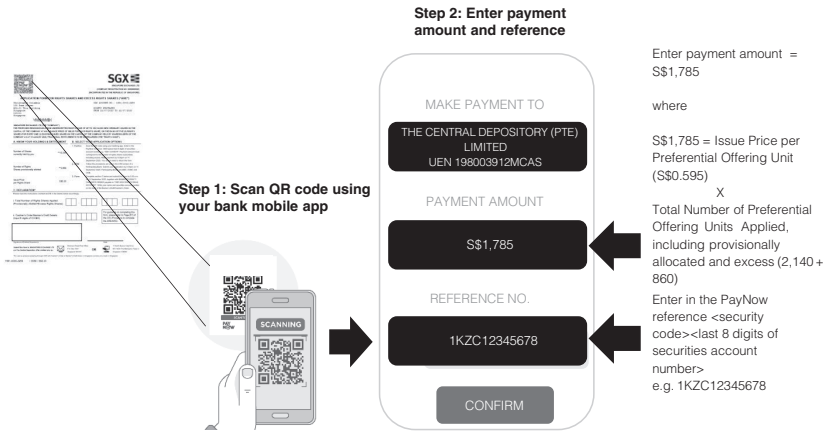
This is the payee name to be issued on your Cashier's Order where IREIT is the name of the issuer

**Note:** Please refer to the ARE Form for the actual holdings, entitlements, Record Date, Preferential Offering Issue Price, Closing Date for application, PayNow references, list of Participating Banks and payee name on the Cashier's Order.

### 3. Application via PayNow

Before you proceed to subscribe for rights via PayNow, please make sure you have set up/have the following:

1. Daily limit to meet your transfer request
2. Notification to alert you on the transfer and refund status
3. Security code, pre-printed on the form under Section B PayNow
4. Last 8 digits of securities account number, pre-printed on the form
5. Payment amount = Issue Price per Preferential Offering Unit X Total Number of Preferential Offering Units Applied (including provisionally allocated and excess), rounded down to the nearest cent



Note:

1. Please make sure the security code and your last 8 digits of securities account number are entered correctly – there should only be a total of 12 characters in your reference. CDP will reject the application if it is not a valid security code and/or securities account and arrange for refund to your originating bank account. To be notified on the refund, please turn on the setting in your bank account notifications.
2. You can send up to S\$200,000 per transaction via PayNow capped at your daily fund transfer limit set with your bank, whichever is lower. You can submit multiple PayNow transactions on the same day and across different days if you require to make a payment more than your limit.
3. CDP aggregates payments received on the same day as one instruction.
4. CDP will determine the number of rights applied using total payment received on each day, ignoring resultant fractional cent payable if any.
5. Post allocation, CDP will refund any excess amount to your DCS bank account.

You may also refer to CDP FAQs on “Rights Application via PayNow” at <https://www.sgx.com/cdp/faq>.

### 4. Application via ARE Form C.Declaration

#### C. DECLARATION

Please read the instructions overleaf and fill in the blanks below accordingly.

**i. Total Number of Preferential Offering Units Applied:**  
(Provisionally Allotted + Excess Preferential Rights Shares)

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**ii. Banker's Draft/Cashier's Order Details\*:**  
(Input 6 digits of BD/CO)

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Signature of Shareholder(s)

Date

Fill in the total number of Preferential Offering Unit and Excess Preferential Offering Unit that you wish to apply for within the boxes.

Fill in the 6 digits of the BD/CO number (eg.001764) within the boxes.

Sign within the box.

#### Notes:

- (i) If the total number of Preferential Offering Units applied exceeds the provisional allotted holdings in your Securities Account as at Closing Date, the remaining application will be put under excess and subjected to the excess allocation basis.
- (ii) The total number of Preferential Offering Units applied will be based on the cash amount stated in your Banker's Draft/Cashier's Order. The total number of Preferential Offering Units will be appropriated accordingly if the applied quantity exceeds this amount.
- (iii) Please note to submit one Cashier's Order per application form.



