



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

ESTABLISHMENT OF US\$1,000,000,000 MULTICURRENCY DEBT ISSUANCE PROGRAMME

IREIT Global Group Pte. Ltd., in its capacity as the manager of IREIT Global ("IREIT") (the "**Manager**"), wishes to announce that DBS Trustee Limited, in its capacity as trustee of IREIT (in such capacity, the "**REIT Trustee**" or the "**Issuer**"), had on 13 May 2022 established its US\$1,000,000,000 Multicurrency Debt Issuance Programme (the "**Programme**") and that in connection therewith, DBS Bank Ltd. and Oversea-Chinese Banking Corporation Limited have been appointed to act as the joint arrangers and dealers of the Programme.

Under the Programme, the Issuer may, subject to compliance with all relevant laws, regulations and directives, from time to time issue notes (the "**Notes**") and perpetual securities (the "**Securities**" and, together with the Notes, the "**Instruments**") denominated in any currency as may be agreed between the Issuer and the relevant Dealer(s).

Each Series or Tranche of Notes may be issued in various amounts and tenors, and may bear interest at fixed rate, floating rate or zero coupon. The Notes will constitute direct, unconditional, unsubordinated and (subject to Condition 5(a) (*Negative Pledge*) of the Terms and Conditions of the Notes) unsecured obligations of the Issuer and will at all times rank *pari passu* and without any preference or priority among themselves and *pari passu* with all other present and future unsecured obligations of the Issuer (other than subordinated obligations and priorities created by law).

Securities have no fixed maturities, may be issued by the Issuer in various amounts, may bear fixed or floating rates of distribution, and if so provided in the applicable pricing supplement, may have distributions deferred at the option of the Issuer. Senior Securities will constitute direct, unconditional, unsecured and unsubordinated obligations of the Issuer which will at all times rank *pari passu* and without any preference or priority among themselves and *pari passu* with all other present and future unsecured obligations of the Issuer (other than subordinated obligations and priorities created by law). Subordinated Securities will constitute direct, unconditional, unsecured and subordinated obligations of the Issuer which will at all times rank *pari passu* and without any preference among themselves and with any Parity Obligations (as defined in the Terms and Conditions of the Securities) of the Issuer.

The Instruments will be offered in Singapore pursuant to exemptions invoked under Sections 274, 275 and/or any other applicable provisions of the Securities and Futures Act 2001 of Singapore, as modified or amended from time to time.

Further terms and conditions of the Instruments are also set out in the offering circular dated 13 May 2022 relating to the Programme (the "**Offering Circular**"), and may be supplemented and/or modified by the relevant pricing supplement upon issue of the Instruments.

Unless otherwise specified in the applicable pricing supplement, the net proceeds (after deducting issue expenses) from the issue of each Tranche of Notes or Securities will be used by IREIT Global and its subsidiaries (the "**Group**") for the refinancing of existing borrowings, financing or refinancing of potential acquisition and investment opportunities which the Group may pursue in the future as well as working

capital requirements and the general corporate purposes of the Group (including capital expenditures), or as otherwise specified in the applicable pricing supplement in relation to a particular issuance of Notes or Securities under the Programme.

Application has been made to the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for permission to deal in and for the listing and quotation of any Instruments which are agreed at the time of issue thereof to be so listed on the SGX-ST. Such permission will be granted when such Instruments have been admitted to the Official List of the SGX-ST. Unlisted Series of Instruments may also be issued pursuant to the Programme and Instruments may also be listed on stock exchanges other than the SGX-ST. The relevant pricing supplement in respect of any Series of Instruments will specify whether or not such Instruments will be listed on the SGX-ST or on any other stock exchange. There is no assurance that the application to the Official List of the SGX-ST for the listing of any Series of Instruments will be approved. Approval-in-principle from the SGX-ST, admission to the Official List of the SGX-ST and the listing of and quotation for of any Instruments on the SGX-ST is not to be taken as an indication of the merits of the Issuer, IREIT, the Group, the Programme or such Instruments. The SGX-ST assumes no responsibility for the correctness of any of the statements made, opinions expressed or reports contained herein.

Terms defined in the Offering Circular shall have the same meaning in this announcement unless otherwise defined herein.

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

Lee Wei Hsiung
Company Secretary
17 May 2022

Important Notice

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of IREIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The past performance of IREIT is not necessarily indicative of the future performance of IREIT.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

The value of units in IREIT ("**Units**") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This publication has not been reviewed by the Monetary Authority of Singapore.