



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

DESPATCH OF INSTRUCTION BOOKLET AND ARE¹ TO ELIGIBLE UNITHOLDERS PURSUANT TO THE PREFERENTIAL OFFERING

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of IREIT Global dated 19 June 2023 titled “Launch of Fully Underwritten Preferential Offering to Raise Gross Proceeds of approximately S\$75.9 million” (the “**Launch Announcement**”).*

1. Introduction

Further to the Launch Announcement and announcements dated 19 June 2023 in relation to the issuance of new units in IREIT Global (“**IREIT**”, and the units in IREIT, the “**Units**”) to raise gross proceeds of approximately S\$75.9 million by way of an underwritten *pro rata* and non-renounceable preferential offering (the “**Preferential Offering**”) of 186,098,518 new Units (the “**Preferential Offering Units**”) on the basis of 161 Preferential Offering Units for every 1,000 existing Units in IREIT (fractions of a Preferential Offering Unit to be disregarded) held as at 5.00 p.m. on 27 June 2023 (the “**Preferential Offering Record Date**”) to Eligible Unitholders² at an issue price of S\$0.408 per Preferential Offering Unit, IREIT Global Group Pte. Ltd., in its capacity as manager of IREIT (the “**Manager**”), wishes to announce that the Preferential Offering will open on **3 July 2023 at 9.00 a.m.**

2. Despatch of Instruction Booklet and ARE

The instruction booklet of IREIT in respect of the Preferential Offering (the “**Instruction Booklet**”) and the ARE will be despatched to Eligible Unitholders on 3 July 2023. The Instruction Booklet and the ARE require the immediate attention of Eligible Unitholders.

Eligible Unitholders who wish to accept their provisional allotment of Preferential Offering Units under the Preferential Offering and if applicable, apply for the Excess Preferential Offering Units³, will need to do so in the manner set out in the Instruction Booklet and the

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- 1 “**ARE**” refers to the acceptance and application form for Preferential Offering Units provisionally allotted to Eligible Unitholders under the Preferential Offering and application form for Excess Preferential Offering Units.
 - 2 “**Eligible Unitholders**” are Unitholders with Units standing to the credit of their respective securities accounts with The Central Depository (Pte) Limited (“**CDP**”) as at the Preferential Offering Record Date and (a) whose registered addresses with CDP are in Singapore as at the Preferential Offering Record Date; or (b) who have at least three 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.
 - 3 “**Excess Preferential Offering Units**” refers to the Preferential Offering Units represented by (i) the provisional allotments of (i) Eligible Unitholders who decline or do not accept. Whether in full or in part, their provisional allotment of the Preferential Offering Units and (ii) Unitholders which are not Eligible Unitholders.

ARE by 11 July 2023.

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

Unitholders who have applied for or purchased Units under the CPFIS and/or the SRS or through a finance company and/or a Depository Agent can only accept their provisional allotments of the Preferential Offering Units and (if applicable) apply for the Excess Preferential Offering Units by instructing the relevant bank in which they hold their CPFIS accounts or SRS Accounts⁴, the relevant finance company and/or the relevant Depository Agent to do so on their behalf in accordance with the Instruction Booklet.

ANY APPLICATION MADE DIRECTLY BY THE ABOVE-MENTIONED UNITHOLDERS THROUGH CDP, BOARDROOM CORPORATE & ADVISORY SERVICES PTE. LTD. AND/OR THE MANAGER, AS WELL AS ANY ELECTRONIC APPLICATION MADE THROUGH AN AUTOMATED TELLER MACHINE OF A PARTICIPATING BANK OR THROUGH AN ACCEPTED ELECTRONIC PAYMENT SERVICE (INCLUDING PAYNOW) OR AN ELECTRONIC SERVICE DELIVERY NETWORK (SUCH AS THE SGX INVESTOR PORTAL) IN ACCORDANCE WITH THE INSTRUCTION BOOKLET AND (WHERE APPLICABLE) THE RELEVANT PROCEDURES AS SET OUT ON THE ATM SCREENS OF THE RELEVANT PARTICIPATING BANK WILL BE REJECTED.

3. Indicative Timetable

The Preferential Offering will close on (a) **11 July 2023 at 5.30 p.m.** for acceptances of provisional allotments of Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units effected via the ARE or Accepted Electronic Service⁵ (including PayNow), or (b) **11 July 2023 at 9.30 p.m.** for acceptances of provisional allotments of Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units effected via Electronic Applications made through an ATM of a Participating Bank (as defined in the Instruction Booklet).

The trading of the Preferential Offering Units issued pursuant to the Preferential Offering on SGX-ST is currently expected to commence on **19 July 2023 at 9.00 a.m.**

Eligible Unitholders should note the dates and times of the following key events in relation to the Preferential Offering set out below:

Event	Indicative Date
Last date that the Units are quoted on a “cum” Preferential Offering basis	Friday, 23 June 2023
Units trade ex-Preferential Offering	Monday, 26 June 2023

4 “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 acceptance of their provisional allotments of the Preferential Offering Units and (if applicable) application of the Excess Preferential Offering Units.

5 As defined in the Instruction Booklet

Preferential Offering Record Date for eligibility to participate in the Preferential Offering	Tuesday, 27 June 2023 at 5.00 p.m.
Opening date and time for the Preferential Offering	Monday, 3 July 2023 at 9.00 a.m. (9.00 a.m. for Electronic Applications)
Closing Date (Last date and time for acceptance, application (if applicable) and payment for the provisional allotments of the Preferential Offering Units and the Excess Preferential Offering Units)	Tuesday, 11 July 2023 at 5.30 p.m. (9.30 p.m. for Electronic Applications made through an ATM of a Participating Bank)
Expected date for crediting of the Preferential Offering Units	Wednesday, 19 July 2023
Expected date and time for commencement of trading of Preferential Offering Units	Wednesday, 19 July 2023 at 9.00 a.m.
Expected date for refund of unsuccessful applications (if made through CDP)	Wednesday, 19 July 2023

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

Ms Siau Kuei Lian
Company Secretary
3 July 2023

Important Notice:

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

This announcement is for information 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 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 announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities in IREIT have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**U.S. Securities Act**") and may not be offered or sold in the United States except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

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

Notification under Section 309B of the Securities and Futures Act 2001 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).