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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 3 JULY 2023**

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

*This instruction booklet ("Instruction Booklet") is issued in connection with the proposed non-renounceable underwritten preferential offering (the "Preferential Offering") of new units in IREIT Global ("IREIT" and the new units in IREIT, the "Preferential Offering Units").*

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## IMPORTANT NOTICE

***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.***

Approval in-principle has been obtained from Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the listing of, dealing in and quotation on the Main Board of the SGX-ST of the Preferential Offering Units and official quotation will commence after all the Preferential Offering 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 Preferential Offering, the Preferential Offering Units, IREIT, the Manager and/or its subsidiaries. The SGX-ST assumes no responsibility for the accuracy of any of the statements made, reports contained and opinions expressed in this Instruction Booklet.

The acceptance form for the Preferential Offering Units provisionally allotted to Eligible Unitholders (as defined herein) and the application form for excess Preferential Offering Units, being Preferential Offering Units representing 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, (the “**Excess Preferential Offering Units**”, and the acceptance form for the Preferential Offering Units provisionally allotted to Eligible Unitholders and the application form for Excess Preferential Offering Units, 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, IREIT Global Group Pte. Ltd., in its capacity as manager of IREIT (the “**Manager**”), DBS Trustee Limited, in its capacity as trustee of IREIT (the “**Trustee**”) and RHB Bank Berhad, through its Singapore branch, as the lead manager and underwriter in relation to the Preferential Offering (the “**Lead Manager and Underwriter**”).

This Instruction Booklet and the ARE have not been registered under the applicable securities laws of any overseas jurisdiction and the Preferential Offering Units are not offered to any person who is not an Eligible Unitholder. The distribution of this Instruction Booklet, the ARE and/or its accompanying documents (if any) 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 those jurisdictions. This Instruction Booklet, the ARE and/or its accompanying documents (if any) are not for distribution outside of Singapore. Unitholders or any other persons outside of Singapore who come into 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 Lead Manager and Underwriter.

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 (each being 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) (“**Market Days**”) prior to **5.00 p.m. on 27 June 2023**, 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 (the “**Preferential Offering Record Date**”), provided CDP with addresses in Singapore for the service of notices or documents in accordance with the foregoing (collectively, the “**Foreign Unitholders**”).

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

For the avoidance of doubt, even if a Unitholder has provided a Singapore address as aforesaid, the distribution of the Preferential Offering Units to him or her will be subject to compliance with applicable securities laws outside Singapore to the extent reasonably practicable. The Manager, along with the Lead Manager and Underwriter, 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, the 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. Eligible Unitholders who accept their respective provisional allotment of the Preferential Offering Units and (if applicable) apply for the Excess Preferential Offering Units (the “**Applicants**”) are recommended to consult their legal counsel prior to accepting any provisional allotment of the 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 apply 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 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” as defined in, and in reliance on, Regulation S under the Securities Act (“**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 Lead Manager and Underwriter, their respective affiliates and others will rely upon the truth and accuracy of the foregoing representations and agreements.

The Preferential Offering Units have not been approved or disapproved by the U.S. Securities and Exchange Commission, any state securities commission in the United States or any other U.S. regulatory authority, nor have any of the foregoing authorities passed upon or endorsed the merits of the offering of the Preferential Offering Units. Any representation to the contrary is a criminal offence in the United States.

Any application sent from the United States, or in which the exercising holder or applicant requests for Preferential Offering Units to be credited to a Securities Account (as defined herein) and gives an address in the United States, will not be accepted.

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).

You acknowledge that none of the Manager and the Lead Manager and Underwriter or any person representing the Manager or the Lead Manager and Underwriter 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 the Preferential Offering Units.

You acknowledge that the Manager and the Lead Manager and Underwriter 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 the Preferential Offering Units is no longer accurate, you will promptly notify the Manager and the Lead Manager and Underwriter. 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 Lead Manager and Underwriter have not taken any action, nor will the Manager and/or the Lead Manager and Underwriter 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 and/or any application for the Excess Preferential Offering Units where it believes, or has reason to believe, that such acceptance and/or application 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) 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 (AS DEFINED HEREIN)**

Unitholders who have applied for or purchased units in IREIT (“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 Accounts<sup>1</sup>, the relevant finance company and/or the relevant 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, BOARDROOM CORPORATE & ADVISORY SERVICES PTE. LTD. (THE “UNIT REGISTRAR”) AND/OR THE MANAGER, AS WELL AS ANY ELECTRONIC APPLICATION MADE THROUGH AN AUTOMATED TELLER MACHINE (“ATM”) OF A PARTICIPATING BANK (AS DEFINED HEREIN) OR THROUGH AN ACCEPTED ELECTRONIC PAYMENT SERVICE (INCLUDING PAYNOW) OR AN ELECTRONIC SERVICE DELIVERY NETWORK (SUCH AS THE SGX INVESTOR PORTAL) (“ACCEPTED ELECTRONIC SERVICE”) IN ACCORDANCE WITH THIS INSTRUCTION BOOKLET AND (WHERE APPLICABLE) THE RELEVANT PROCEDURES AS SET OUT ON THE ATM SCREENS OF THE RELEVANT PARTICIPATING BANK (“ELECTRONIC APPLICATION”) WILL BE REJECTED.**

The above-mentioned 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 the Preferential Offering Units and (if applicable) applications for Excess Preferential Offering Units to their respective approved banks, finance companies and/or Depository Agents.

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

**(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 the Preferential Offering Units and (if applicable) application for the 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 the Preferential Offering Units and (if applicable) apply for the 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 the Preferential Offering Units and (if applicable) apply for the 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 the Preferential Offering Units and (if applicable) apply for the Excess Preferential Offering Units.

**(ii) Use of SRS Funds**

Unitholders who have purchased Units using their SRS Accounts and who wish to accept their provisional allotments of the Preferential Offering Units and (if applicable) apply for the 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 the Preferential Offering Units and (if applicable) apply for the Excess Preferential Offering Units using SRS monies, must instruct their respective approved banks in which they hold their SRS Accounts (“**SRS Banks**”, and each, a “**SRS Bank**”) to accept their provisional allotments of the Preferential Offering Units and (if applicable) apply for the 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 SRS Banks before instructing their respective SRS Banks to accept their provisional allotments of the Preferential Offering Units and (if applicable) apply for the Excess Preferential Offering Units. SRS investors are advised to provide their respective SRS Banks with the appropriate instructions no later than the deadlines set by their respective SRS Banks in order for their respective SRS 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 the provisional allotments of the Preferential Offering Units and the 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 a Depository Agent must instruct the relevant finance company and/or the relevant Depository Agent to accept their provisional allotments of the Preferential Offering Units and (if applicable) apply for the 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 THE PREFERENTIAL OFFERING UNITS AND (IF APPLICABLE) APPLICATIONS FOR THE EXCESS PREFERENTIAL OFFERING UNITS MUST BE DONE THROUGH THE RELEVANT APPROVED BANKS IN WHICH THEY HOLD THEIR CPFIS ACCOUNTS OR SRS ACCOUNTS, THE RELEVANT FINANCE COMPANIES OR THE RELEVANT 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 BY SUCH INVESTORS DIRECTLY THROUGH CDP, THE UNIT REGISTRAR AND/OR THE MANAGER, AS WELL AS ANY ELECTRONIC APPLICATION, WILL BE REJECTED.**

**Notification under Section 309B of the Securities and Futures Act 2001:** 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 ON THEIR ELIGIBILITY OR THE PROCEDURES NEEDED TO BE TAKEN TO ACCEPT, PAY FOR AND APPLY FOR THE PREFERENTIAL OFFERING UNITS CAN CONTACT THE MANAGER AT THE FOLLOWING:**

**TELEPHONE NO. : +65 6718 0593**  
**FACSIMILE NO. : +65 6718 0599**  
**EMAIL : [IR@IREITGLOBAL.COM](mailto:IR@IREITGLOBAL.COM)**



## INDICATIVE TIMETABLE FOR THE PREFERENTIAL OFFERING

Last date that the Units are quoted on a “cum” Preferential Offering basis	:	<b>Friday, 23 June 2023</b>
Units trade ex-Preferential Offering	:	<b>Monday, 26 June 2023</b>
Preferential Offering Record Date for eligibility to participate in the Preferential Offering	:	<b>Tuesday, 27 June 2023 at 5.00 p.m.</b>
Opening date and time for the Preferential Offering	:	<b>Monday, 3 July 2023 at 9.00 a.m.</b> (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)	:	<b>Tuesday, 11 July 2023 at 5.30 p.m.</b> (9.30 p.m. for Electronic Applications made through an ATM of a Participating Bank)
Expected date for crediting of the Preferential Offering Units	:	<b>Wednesday, 19 July 2023</b>
Expected date and time for commencement of trading of Preferential Offering Units	:	<b>Wednesday, 19 July 2023 at 9.00 a.m.</b>
Expected date for refund of unsuccessful applications (if made through CDP)	:	<b>Wednesday, 19 July 2023</b>

The above timetable is indicative only and is subject to change. As at the date of this Instruction Booklet, 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 <https://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 THE PREFERENTIAL OFFERING UNITS

Unitholders with Units standing to the credit of their Securities Accounts as at **5.00 p.m.** on **27 June 2023** and whose registered mailing addresses with CDP were in Singapore as at **27 June 2023**, or who had at least three Market Days prior to **27 June 2023** 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 the Preferential Offering Units 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\$0.408 per Preferential Offering Unit. Eligible Unitholders accepting their provisional allotments of the Preferential Offering Units and, if applicable, applying for the Excess Preferential Offering Units, will be entitled to a refund of the full amount of the application 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 the Preferential Offering Units, Eligible Unitholders are eligible to apply for the Preferential Offering Units in excess of their provisional allotments. Where any acceptance for the 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 Market Days after the commencement of trading of the Preferential Offering Units by crediting his or her account(s) with DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited or United Overseas Bank Limited (collectively, the “**Participating Banks**”, and each, a “**Participating Bank**”) at the Eligible Unitholder’s own risk (if he or she accepts and, if applicable, applies through an ATM of a Participating Bank), the receipt by such Participating Bank being a good discharge to CDP, the Manager, the Trustee and the Lead Manager and Underwriter of their respective obligations, if any, hereunder, or by crediting such Eligible Unitholder’s designated bank account for Singapore Dollars via CDP’s Direct Crediting Service at his or her own risk (if he or she accepts and, if applicable, applies through CDP (including through the submission of the ARE or application through an Accepted Electronic Service)). In the event that he or she is not subscribed to CDP’s Direct Crediting Service, any monies to be refunded shall be credited to his or her Cash Ledger and subject to the terms and conditions as Cash Distributions under the CDP Operation of Securities Account with the Depository Terms and Conditions (Cash Ledger and Cash Distribution are as defined therein) (the credit by CDP being a good discharge by the Manager, the Trustee and the Lead Manager and Underwriter of their respective 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.

This Instruction Booklet, the Preferential Offering Units and the ARE have not been registered under the applicable securities laws of any overseas jurisdiction and the Preferential Offering Units 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.

The Manager or any person acting on its behalf reserves the right to reject any acceptance of the Preferential Offering Units and/or any application for the Excess Preferential Offering Units where it believes, or has reason to believe, that such acceptance and/or application 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. See “**Important Notice**” for further details.

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

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 Lead Manager and Underwriter, 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 2001, 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 the Preferential Offering Units or, if applicable, application for the 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 the 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 the Preferential Offering Units or, if applicable, application for the Excess Preferential Offering Units which is illegible, unsigned, incomplete, incorrectly completed, signed but not in its originality or is accompanied by an improperly or insufficiently drawn remittance, the Manager and/or 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.

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

**Step 1: Know your holdings and entitlement**

Refer to the ARE for the number of unitholdings as at Preferential Offering Record Date, the number of Preferential Offering Units provisionally allotted as well as the price per Preferential Offering Unit.

**A. KNOW YOUR HOLDINGS & ENTITLEMENT**

Number of Units currently held by you

Number of Preferential Offering Units provisionally allotted

Preferential Offering Issue Price

Units as at  
**27 JUNE 2023 AT 5.00 P.M.**  
(Record Date)

**S\$0.408** per Preferential Offering Unit

This is your unitholdings as at the Preferential Offering Record Date.

This is the date to determine your provisional allotments.

This is your number of Preferential Offering Units provisionally allotted.

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

**Step 2: Select your application options**

**(I) Acceptance and (if applicable) application through Form submitted to CDP**

**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 Offering Units)   ,   ,   ,

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

For guidance on completing this form, please refer to Appendix 1 of the Instruction Booklet (Procedure to complete the ARE).

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

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

Sign within the box.

Signature of Eligible Unitholder(s)

\_\_\_\_\_ Date

To accept the provisional allotment of the Preferential Offering Units specified in the ARE and (if applicable) to 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 the Preferential Offering Units accepted and (if applicable) the 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. (IN ITS CAPACITY 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 **5.30 p.m. on 11 July 2023** (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 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 PEF 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 THE PREFERENTIAL OFFERING UNITS AND (IF APPLICABLE) APPLICATIONS FOR THE EXCESS PREFERENTIAL OFFERING UNITS MUST BE DONE THROUGH THE RELEVANT APPROVED BANKS IN WHICH THEY HOLD THEIR CPFIS ACCOUNTS OR SRS ACCOUNTS, THE RELEVANT FINANCE COMPANIES OR THE RELEVANT 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, THE UNIT REGISTRAR AND/OR THE MANAGER, AS WELL AS ANY ELECTRONIC APPLICATION, 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 of provisional allotments of Preferential Offering Units and application for Excess Preferential Offering Units through ATMs of Participating Banks will appear on the ATM screens of the Participating Banks. For ATM applications, please enter the exact number of Preferential Offering Units you wish to accept and **NOT THE NUMBER OF BOARD LOTS YOU WISH TO ACCEPT. Electronic Applications through ATMs of the Participating Banks may be made from Mondays to Saturdays (excluding public holidays) between 7.00 a.m. and 9.30 p.m. up to 11 July 2023 (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Manager).**

**IN THE CASE OF AN ELIGIBLE UNITHOLDER WHO HAS ACCEPTED THE PROVISIONAL ALLOTMENT OF THE PREFERENTIAL OFFERING UNITS AND (IF APPLICABLE) APPLIED FOR EXCESS PREFERENTIAL OFFERING UNITS BY WAY OF THE ARE AND ALSO BY WAY OF AN ELECTRONIC APPLICATION, THE MANAGER AND/OR CDP SHALL BE AUTHORISED AND ENTITLED TO ACCEPT HIS OR HER 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 through the SGX Investor Portal and remittance made via PayNow



## User Guide to apply and pay for Rights via SGX Investor Portal

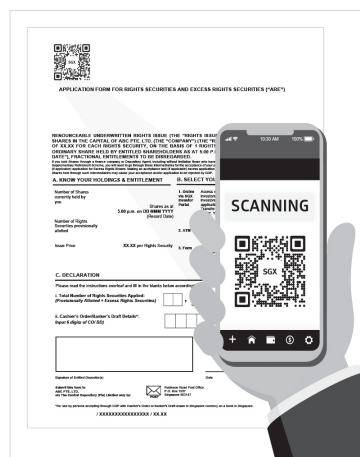
Before you proceed to apply for rights via Investor Portal, please ensure that you have the following:

1. Singpass (Singaporeans/PRs/Work Pass Holders) or CDP Internet User ID (Foreigners/Corporates)
2. Daily limit to meet your transfer request (up to S\$200,000 per transaction for PayNow, capped at a daily fund transfer limit set with your bank, whichever is lower)
3. Notification to alert you on the transfer, refund and submission status. Please turn on the setting in your bank account notifications and update your email address with CDP.

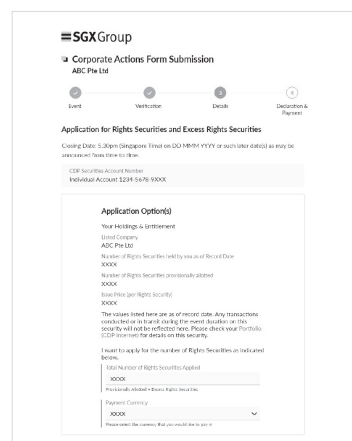
**Note:**

1. Please ensure that your applications and payments are received by CDP before 5.30pm (Singapore Time) on the event close date. Otherwise, CDP will reject the application.
2. Payment from rejected applications will be refunded to your originating bank account. Banks might impose fees to process refunds. The fees will be deducted from the refund amount. Please check with your bank on the charges and status of your refund.
3. CDP will determine the number of rights applied using total payment received on each day, ignoring resultant fractional cent payable if any.
4. Post allocation, CDP will refund any excess amount to your Direct Crediting Service (DCS) bank account.
5. A transaction fee of S\$2 (inclusive of GST) applies for PayNow. It is non-refundable once the instruction is submitted successfully, regardless of the amount of rights allotted.

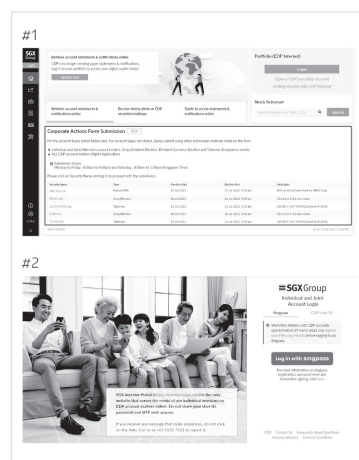
#### Step 1 Scan QR code using your mobile or visit Investor Portal at [investors.sgx.com](http://investors.sgx.com)



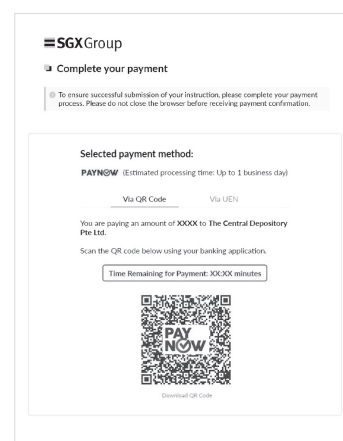
#### Step 3 Enter the number of rights and confirm payment amount



#### Step 2 Select the event or log in to your Portfolio



#### Step 4 Scan QR code using your bank mobile app and submit application along with payment



To accept the provisional allotment of Preferential Offering Units specified in the ARE and/or (if applicable) application for Excess Preferential Offering Units through the SGX Investor Portal, scan the QR code found on the top left of the ARE using your mobile phone and access event via Corporate Actions Form Submission on [investors.sgx.com](http://investors.sgx.com) or log in to your Portfolio on [investors.sgx.com](http://investors.sgx.com) to submit your application via the electronic application form. Payment amount must correspond to the number of Preferential Offering Units applied for, including Excess Preferential Offering Units. In the event that application monies for a transaction exceeds



S\$200,000 for an Electronic Application via the SGX Investor Portal and remittance via PayNow<sup>2</sup>, Eligible Unitholders will have to make multiple Electronic Applications via the SGX Investor Portal and remittances via PayNow. **Acceptance and (if applicable) application through the SGX Investor Portal and remittance via PayNow may be made from Mondays to Fridays between 8.00 a.m. and 9.00 p.m. and Saturdays between 8.00 a.m. and 1.00 p.m. and up to 5.30 p.m. on 11 July 2023 (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Manager).**

**All references to “Rights Securities” and “Excess Rights Securities” on the SGX Investor Portal shall mean the offer of the Preferential Offering Units, the acceptance of such Preferential Offering Units and (if applicable) application for Excess Preferential Offering Units, respectively.**

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

Depository Agents may accept the provisional allotment of the Preferential Offering Units and (if applicable) apply for the 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 the Preferential Offering Units and (if applicable) application for the 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 the Preferential Offering Units and (if applicable) apply for the 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 the Preferential Offering Units and (if applicable) apply for the 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 the Preferential Offering Units and (if applicable) apply for the Excess Preferential Offering Units.

**Any acceptance and (if applicable) application made by the above-mentioned Unitholders directly through CDP, the Unit Registrar and/or the Manager, as well as any Electronic Application, will be rejected.**

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<sup>2</sup> PayNow is capped at S\$200,000 per transaction. In the event that application monies for a transaction exceeds S\$200,000 for an Electronic Application via the SGX Investor Portal and remittance via PayNow, Eligible Unitholders will have to make multiple Electronic Applications via the SGX Investor Portal and remittances via PayNow. Eligible Unitholders are responsible for ensuring that the total remittance submitted across multiple PayNow transactions (if applicable) is correct.



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

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

Such Unitholders who wish to accept their provisional allotments of the Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units using SRS monies will need to instruct their respective SRS Banks to accept their provisional allotments of the Preferential Offering Units and (if applicable) apply for the 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 apply for.

Unitholders who have insufficient funds in their SRS Accounts to fully accept their provisional allotments of the 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 SRS Banks to accept their provisional allotments of the 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 SRS Bank to accept his or her provisional allotment of the Preferential Offering Units and (if applicable) apply for the Excess Preferential Offering Units offered under the Preferential Offering and he or she does not have sufficient funds in his or her SRS Account to pay for the number of Preferential Offering Units which he or she intends to apply for, his or her acceptance of the provisional allotment of the Preferential Offering Units and, if applicable, application for the Excess Preferential Offering Units will be made in part to the extent of the funds available in his or her SRS Account with the balance rejected.

**Any acceptance and (if applicable) application made by the above-mentioned Unitholders directly through CDP, the Unit Registrar and/or the Manager, as well as any Electronic Application, will be rejected.**

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

Unitholders who hold Units through a finance company and/or a Depository Agent must instruct the relevant finance company and/or the relevant Depository Agent to accept their provisional allotments of the Preferential Offering Units and (if applicable) apply for the 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, the Unit Registrar and/or the Manager, as well as any Electronic Application, will be rejected.**

## CLOSING DATE AND TIME FOR ACCEPTANCES AND PAYMENT

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

- (A) 5.30 P.M. ON 11 JULY 2023 (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 AN ACCEPTANCE AND PAYMENT FOR THE PROVISIONAL ALLOTMENTS OF THE PREFERENTIAL OFFERING UNITS AND (IF APPLICABLE) AN APPLICATION FOR THE EXCESS PREFERENTIAL OFFERING UNITS IS MADE THROUGH CDP, THE SGX INVESTOR PORTAL OR THE SGX-SFG SERVICE; AND
- (B) 9.30 P.M. ON 11 JULY 2023 (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 AN ACCEPTANCE AND PAYMENT FOR THE PROVISIONAL ALLOTMENTS OF THE PREFERENTIAL OFFERING UNITS AND (IF APPLICABLE) AN APPLICATION FOR THE EXCESS PREFERENTIAL OFFERING UNITS IS MADE THROUGH AN ATM OF A PARTICIPATING BANK.

If acceptance, application (if applicable) and payment in the prescribed manner as set out in this Instruction Booklet and the ARE or the SGX Investor Portal and remittance via PayNow is not received through CDP by **5.30 p.m.** on **11 July 2023** (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 is not received through an ATM of a Participating Bank by **9.30 p.m.** on **11 July 2023** (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Manager), from any Eligible Unitholder, the provisional allotment of the Preferential Offering Units to the Eligible Unitholder will be deemed to have been declined and shall forthwith lapse and become void, cease to be capable of acceptance and such provisional allotments not accepted will be used to satisfy excess applications, if any. To the extent to which the provisional allotment is taken up in part only, the balance will be deemed to have been declined. With respect to applications made via an Accepted Electronic Service, remittances may be rejected and refunded at CDP's discretion if they do not match the quantity of Preferential Offering Units accepted and (if applicable) Excess Preferential Offering Units applied for by the Eligible Unitholder indicated through such Accepted Electronic Service. Where any acceptance for the Preferential Offering Units and/or application for Excess 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 account for Singapore Dollars via CDP's Direct Crediting Service **AT THEIR OWN RISK** (where acceptance and (if applicable) application is effected through CDP (including through the submission of the ARE or application through an Accepted Electronic Service)). In the event that such Eligible Unitholders are not subscribed to CDP's Direct Crediting Service, any monies to be refunded shall be credited to their Cash Ledger and subject to the terms and conditions as Cash Distributions under the CDP Operation of Securities Account with the Depository Terms and Conditions (Cash Ledger and Cash Distribution are as defined therein) (the credit by CDP being a good discharge by the Manager, the Trustee and the Lead Manager and Underwriter of their respective obligations, if any, hereunder); or
- (b) by crediting their accounts with the relevant Participating Banks (where acceptance and (if applicable) application is effected through an ATM of a Participating Bank), and **AT THEIR OWN RISK**, the receipt by such Participating Bank being a good discharge by CDP, the Manager, the Trustee and the Lead Manager and Underwriter of their respective obligations, if any, hereunder,

within three Market 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 IREIT's Trust Deed (as defined herein). Applications for the 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 fractional entitlements 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 the 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 or trigger a mandatory offer to be made pursuant to Rule 14 of The Singapore Code on Take-overs and Mergers. In the allotment of the 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 the 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.

## REFUND OF APPLICATION MONIES

If 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) (if application is done via the ARE or an Accepted Electronic Service) by crediting the Applicant's designated bank account for Singapore Dollars via CDP's Direct Crediting Service (if the Applicant had applied for the Excess Preferential Offering Units through CDP) **AT THE APPLICANT'S OWN RISK**. In the event that such Applicant is not subscribed to CDP's Direct Crediting Service, any monies to be refunded shall be credited to the Applicant's Cash Ledger and subject to the terms and conditions as Cash Distributions under the CDP Operation of Securities Account with the Depository Terms and Conditions (Cash Ledger and Cash Distribution are as defined therein) (the credit by CDP being a good discharge by the Manager, the Trustee and the Lead Manager and Underwriter of their respective obligations, if any, hereunder); or
- (b) (if application is done via ATMs of Participating Banks) by crediting the Applicant's bank account with the relevant Participating Bank (if the Applicant had applied for Excess Preferential Offering Units by way of an Electronic Application through an ATM of a Participating Bank) **AT THE APPLICANT'S OWN RISK**, the receipt by such Participating Bank being a good discharge by CDP, the Manager, the Trustee and the Lead Manager and Underwriter of their respective obligations, if any, hereunder,

within three Market Days after the commencement of trading of the Preferential Offering Units.

### Appropriation

An Eligible Unitholder should note that:

- (a) by accepting his or her provisional allotment of the Preferential Offering Units and/or applying for the Excess Preferential Offering Units, he or she acknowledges that, in the case where:
  - (i) the amount of remittance payable to the Manager in respect of his or her acceptance of the Preferential Offering Units provisionally allotted to him or her and (if applicable) in respect of his or her application for the Excess Preferential Offering Units as per the instructions received by CDP whether under the ARE or in any other application form for the Preferential Offering Units differs from the amount actually received by CDP, or
  - (ii) the amounts as stated in Part C of the ARE, and/or in any other application form for the Preferential Offering Units differs from the amount received by CDP, or otherwise payable by him or her in respect of his or her acceptance of the Preferential Offering Units provisionally allotted to him or her and (if applicable) in respect of his or her application for the 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 the Preferential Offering Units as follows: firstly, towards payment of all amounts payable in respect of his or her acceptance of the Preferential Offering Units provisionally allotted to him or her; and secondly, (if applicable) towards payment of all amounts payable in respect of his or her application for the 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 the Preferential Offering Units made through CDP, he or she would have irrevocably authorised the Manager and CDP, in applying the amounts payable for his or her acceptance of the Preferential Offering Units and (if applicable) his or her application for the Excess Preferential Offering Units, to apply the amount of the remittance which is attached to the ARE and/or any other application form for the Preferential Offering Units made through CDP; and
- (c) in the event that the Eligible Unitholder accepts the Preferential Offering Units provisionally allotted to him or her by way of the ARE and/or has applied for the 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 or her 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 the 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.

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

**Illustrative Examples (Assumption: On the basis of 161 Preferential Offering Units for every 1,000 existing Units held on the Preferential Offering Record Date at the Preferential Offering Issue Price of S\$0.408 per Preferential Offering Unit)**

As an illustration, if an Eligible Unitholder has 1,000 Units standing to the credit of his or her Securities Account as at the Preferential Offering Record Date, the Eligible Unitholder will be provisionally allotted 161 Preferential Offering Units as set out in his or her 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**

**Procedures to be taken**

- (a) Accept his or her entire provisional allotment of 161 Preferential Offering Units and (if applicable) apply for the Excess Preferential Offering Units.

**Through an ATM of a Participating Bank**

- (1) Accept his or her entire provisional allotment of 161 Preferential Offering Units and (if applicable) apply for the Excess Preferential Offering Units by way of an Electronic Application as described herein not later than **9.30 p.m. on 11 July 2023** (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Manager). Please enter the exact number of Preferential Offering Units you wish to accept and **NOT THE NUMBER OF BOARD LOTS YOU WISH TO ACCEPT**; or

## Alternatives

## Procedures to be taken

### Through CDP via the ARE

- (2) Complete and sign the ARE in accordance with the instructions contained herein for the acceptance in full of his or her provisional allotment of 161 Preferential Offering Units and (if applicable) the number of the Excess Preferential Offering Units applied for and forward the original signed ARE together with a single remittance for S\$65.69 (rounded to the nearest Singapore cent) (or, if applicable, such higher amount in respect of the total number of Preferential Offering Units accepted and the 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 PEF 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 OR HER OWN RISK**, in the self-addressed envelope provided (affixed with adequate Singapore postage) to **IREIT GLOBAL GROUP PTE. LTD. (IN ITS CAPACITY 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 **5.30 p.m. on 11 July 2023** (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.

**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; or**

## Alternatives

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

## Procedures to be taken

### Through CDP via the SGX Investor Portal

- (3) Accept his or her entire provisional allotment of 161 Preferential Offering Units and (if applicable) apply for the Excess Preferential Offering Units by way of an Electronic Application through the SGX Investor Portal and remittance via PayNow as described herein not later than **5.30 p.m. on 11 July 2023** (or such other time(s) and/or date(s) as may be announced from time to time by or on behalf of the Manager). Payment amount must correspond to the number of Preferential Offering Units applied for, including Excess Preferential Offering Units.

### Through an ATM of a Participating Bank

- (1) Accept his or her provisional allotment of 10 Preferential Offering Units by way of an Electronic Application as described herein not later than **9.30 p.m. on 11 July 2023** (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 via the ARE

- (2) Complete and sign the ARE in accordance with the instructions contained therein for the acceptance of his or her provisional allotment of 10 Preferential Offering Units, and forward the original signed ARE, together with a single remittance for S\$4.08, in the prescribed manner described in alternative (a)(2) above, to CDP so as to arrive not later than **5.30 p.m. on 11 July 2023** (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



## Alternatives

## Procedures to be taken

### Through CDP via the SGX Investor Portal

- (3) Accept his or her provisional allotment of 10 Preferential Offering Units by way of an Electronic Application through the SGX Investor Portal and remittance via PayNow as described herein not later than **5.30 p.m. on 11 July 2023** (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 151 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 an acceptance is not made through an ATM of a Participating Bank by **9.30 p.m. on 11 July 2023** or if acceptance is not made through CDP via the ARE or the SGX Investor Portal by **5.30 p.m. on 11 July 2023**.

**IF ANY ELIGIBLE UNITHOLDER IS IN ANY DOUBT AS TO THE ACTION HE OR SHE SHOULD TAKE, HE OR SHE SHOULD CONSULT HIS OR HER 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.

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 THE PREFERENTIAL OFFERING UNITS AND (IF APPLICABLE) YOUR APPLICATION FOR THE 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 may be sent by **ORDINARY POST or EMAIL** to your mailing or email address as maintained in the records of CDP, and **AT YOUR OWN RISK**.

### **Personal Data Privacy**

By completing and delivering the 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, CDP, IREIT, the Manager, the Trustee, the Lead Manager and Underwriter and/or any of their affiliates or any persons acting on their behalf (collectively, the “**Relevant Persons**”) for the purpose of facilitating his or her 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; (ii) warrants that where he or she discloses the personal data of another person, such disclosure is in compliance with applicable law; and (iii) agrees that he or she will indemnify the Relevant Persons in respect of any penalties, liabilities, claims, demands, losses and damages as a result of his or her 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 provisional allotments of the Preferential Offering Units or (if applicable) to apply for the Excess Preferential Offering Units through the ATMs of the Participating Banks are set out on the ATM screens of the relevant 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 through an ATM of a Participating Bank. An ATM card issued by one Participating Bank cannot be used in respect of the acceptance of Preferential Offering Units and (if applicable) application for Excess 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 Issues” and “Rights Application” on the ATM screens of the Participating Banks shall mean the offer of the Preferential Offering Units and the acceptance of such Preferential Offering Units and (if applicable) 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 through an ATM of a Participating Bank and the Electronic Application Steps shall mean an Eligible Unitholder who accepts his or her provisional allotment of the Preferential Offering Units and (if applicable) applies for the Excess Preferential Offering Units 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 or she can make an Electronic Application. 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 or her Electronic Application transaction, the Applicant will receive an ATM transaction slip (“**Transaction Record**”) confirming the details of his or her 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 or she enters his or her own Securities Account number when using the ATM card issued to him or her by that Participating Bank in his or her own name. Using his or her own Securities Account number with an ATM card which is not issued to him or her in his or her own name will render his or her acceptance of his or her provisional allotment of the Preferential Offering Units and (if applicable) application for the Excess Preferential Offering Units liable to be rejected.**

**Eligible Unitholders who have applied 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 the Preferential Offering Units and (if applicable) apply for the 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 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 APPLICATION MADE BY THE ABOVEMENTIONED ELIGIBLE UNITHOLDERS DIRECTLY THROUGH CDP, THE UNIT REGISTRAR AND/OR THE MANAGER, AS WELL AS ANY ELECTRONIC APPLICATION, 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 the Preferential Offering Units and (if applicable) apply for the Excess Preferential Offering Units.**

The Electronic Application through an ATM of a Participating Bank 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 or her 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 or her Electronic Application:
  - (a) that he or she 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 the Preferential Offering Units and (if applicable) application for the Excess Preferential Offering Units prior to effecting the Electronic Application, and agrees to be bound by the same; and
  - (b) that he or she authorises CDP to give, provide, divulge, disclose or reveal information pertaining to his or her Securities Account maintained in CDP's record, including, without limitation, his or her name, NRIC/passport number, address, Securities Account number, the number of Units standing to the credit of his or her Securities Account, the number of provisional allotments of the Preferential Offering Units allotted to him or her, his or her acceptance and (if applicable) application for the 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 Lead Manager and Underwriter and such other parties as CDP may deem fit (the "**Relevant Parties**") for the purpose of the Preferential Offering and his or her acceptance and/or (if applicable) application.

His or her acceptance of the provisional allotments of the Preferential Offering Units and (if applicable) application for the 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 or she presses the "Enter", "OK", "Confirm" or "Yes" key, as the case may be. By doing so, the Applicant shall be treated as signifying his or her confirmation of each of the two statements above. In respect of statement 1(b) above, his or her confirmation, by pressing the "Enter", "OK", "Confirm" or "Yes" key, as the case may be, shall signify and shall be treated as his or her written permission, given in accordance with the relevant laws of Singapore, including Section 47(2) of, and the Third Schedule of the Banking Act 1970, to the disclosure by the Participating Bank of the Relevant Particulars from his or her account to the Relevant Parties.

2. An Applicant may make an Electronic Application through an ATM of a Participating Bank for the Preferential Offering Units, and (if applicable) the Excess Preferential Offering Units using cash only by authorising such Participating Bank to deduct the full amount payable from his or her bank account with such Participating Bank.

3. The Applicant irrevocably agrees and undertakes to apply for and to accept up to the aggregate of the number of Preferential Offering Units provisionally allotted and any Excess Preferential Offering 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 or her Securities Account as at the close of the Preferential Offering (whichever is the lesser number). 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 or her confirmation (by his or her 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 shall signify and shall be treated as his or her acceptance of the number of Preferential Offering Units that may be allotted to him or her and (if applicable) his or her application for the Excess Preferential Offering Units.
5. In the event that the Applicant accepts his or her provisional allotment of the Preferential Offering Units both by way of the 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 the 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 not exceeding the number of Preferential Offering Units provisionally allotted which are standing to the credit of the "Free Balance" of his or her 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 way of an 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 the Preferential Offering Units, whether by way of a Cashier's Order or Banker's Draft drawn on a bank in Singapore accompanying the ARE, or by way of acceptance through an Electronic Application, which he or she has authorised or deemed to have authorised to be applied towards the payment in respect of his or her acceptance.
6. If applicable, in the event that the Applicant applies for the Excess Preferential Offering Units both by way of the 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 or she has applied by way of the ARE and by way of application through an 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 a Cashier's Order or Banker's Draft drawn on a bank in Singapore accompanying the ARE or by way of application through an 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 or her 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 the Preferential Offering Units and (if applicable) the Excess Preferential Offering Units as indicated in his or her 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 business days after the commencement of trading of the Preferential Offering Units.
8. **BY MAKING AN ELECTRONIC APPLICATION, THE APPLICANT CONFIRMS THAT HE OR SHE 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 or her 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 Lead Manager and Underwriter and/or the Unit Registrar) and any events whatsoever beyond the control of CDP, the Participating Banks, the Manager, the Trustee, the Lead Manager and Underwriter and/or the Unit Registrar and if, in any such event, CDP, the Participating Banks, the Manager, the Trustee, the Lead Manager and Underwriter and/or the Unit Registrar do not record or receive the Applicant's Electronic Application or data relating to the Applicant's Electronic Application through an ATM of a Participating Bank by **9.30 p.m. on 11 July 2023** 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 Lead Manager and Underwriter 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 through ATMs of the Participating Banks may only be made from Mondays to Saturdays (excluding public holidays) between 7.00 a.m. and 9.30 p.m. during the period of the Preferential Offering. This service will not be available on Sundays. Electronic Applications through ATMs of the Participating Banks shall close at **9.30 p.m. on 11 July 2023** (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 the relevant Participating Bank at the time he or she makes his or her 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 making of his or her Electronic Application, the Applicant shall promptly notify the relevant Participating Bank.

12. The Applicant must have sufficient funds in his or her bank account(s) with his or her Participating Bank at the time he or she makes his or her Electronic Application, failing which his or her Electronic Application will not be completed. Any Electronic Application made through 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 or her 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 or she represents and warrants that he or she is not located within the United States (within the meaning of Regulation S under the Securities Act) 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 or she represents, warrants and undertakes that he or she can apply for the Preferential Offering Units and/or the Excess Preferential Offering Units in accordance with all applicable laws and regulations;
  - (b) his or her 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 CDP, the Manager, the Trustee, the Lead Manager and Underwriter, the other Relevant Persons, the Participating Banks and the Unit Registrar, and he or she irrevocably submits to the exclusive jurisdiction of the Singapore courts. Notwithstanding the foregoing, CDP, the Manager, the Trustee, the Lead Manager and Underwriter, the other Relevant Persons, the Participating Banks and the Unit Registrar shall retain the right to bring proceedings against him or her in any other court of competent jurisdiction or concurrently in more than one jurisdiction;
  - (c) none of CDP, the Manager, the Trustee, the Lead Manager and Underwriter, 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 or her 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 Lead Manager and Underwriter, the other Relevant Persons nor 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 her or any other person;



- (e) in accepting his or her provisional allotment of the Preferential Offering Units, reliance is placed solely on the information contained in this Instruction Booklet and that none of CDP, IREIT, the Manager, the Trustee, the Lead Manager and Underwriter 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 or she has not relied on any information, representation or warranty supplied or made by or on behalf of the Relevant Persons; he or she has access to all information he or she believes is necessary or appropriate in connection with his or her purchase of the Preferential Offering Units; he or she has not relied on any investigation that the Lead Manager and Underwriter 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 or her, express or implied, with respect to the Preferential Offering Units or IREIT; except for any liability which cannot by law be excluded, he or she 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 owe nor accept any duty, liability or responsibility to him or her, 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 or she will not be entitled to exercise any remedy of rescission for misrepresentation at any time after his or her acceptance of his or her provisional allotment of the Preferential Offering Units and (if applicable) application for the Excess Preferential Offering Units;
  - (g) in respect of the Preferential Offering Units and/or Excess Preferential Offering Units for which his or her 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 Lead Manager and Underwriter, the other Relevant Persons, the Participating Banks and the Unit Registrar) has no rights under the Contracts (Rights of Third Parties) Act 2001, 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 or her personal particulars, as recorded by both CDP and the relevant Participating Banks, are correct and identical, otherwise, his or her Electronic Application may be liable to be rejected. The Applicant should promptly inform CDP of any change in his or her mailing address, failing which the notification letter on successful allotment and other correspondences will be sent to his or her mailing address last registered with CDP.
16. The existence of a trust will not be recognised. Any Electronic Application by an Applicant must be made in his or her 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 or she 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 the 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 the Preferential Offering Units represented by the provisional allotment of the Preferential Offering Units standing to the credit of the "Free Balance" of his or her 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 or her.**

18. The Applicant irrevocably requests and authorises CDP to accept instructions from or on his or her 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 and/or payment of the provisional allotments of the Preferential Offering Units and (if applicable) application for the Excess Preferential Offering Units 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 applied 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, payment, or (if applicable) application 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 the Preferential Offering Units and (if applicable) application of the Excess Preferential Offering Units, and the payment received in relation thereto, pursuant to such application by an Applicant 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 the 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 the Preferential Offering Units and (if applicable) application for the Excess Preferential Offering Units.



## GLOSSARY

<b>Accepted Electronic Service</b>	:	An accepted electronic payment service (including PayNow) or an electronic service delivery network (such as the SGX Investor Portal)
<b>Applicant</b>	:	Eligible Unitholder who accepts his or her provisional allotment of the Preferential Offering Units and (if applicable) applies for the Excess Preferential Offering Units
<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 the Preferential Offering Units and the Excess Preferential Offering Units, being <b>11 July 2023 at 5.30 p.m.</b> for applications via the ARE and/or Electronic Applications via the SGX Investor Portal and remittances via PayNow and <b>11 July 2023 at 9.30 p.m.</b> for Electronic Applications through an ATM of a Participating Bank
<b>CPF</b>	:	Central Provident Fund
<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 or through an Accepted Electronic Service in accordance with this Instruction Booklet and (where applicable) the relevant procedures as set out on the ATM screens of the relevant Participating Bank
<b>Electronic Application Steps</b>	:	The procedures for Electronic Applications through the ATMs of the Participating Banks 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 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 Preferential Offering Units</b>	:	Preferential Offering Units represented by 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
<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 Preferential Offering Record Date provided CDP with addresses in Singapore for the service of notices or documents in accordance with the foregoing
<b>Instruction Booklet</b>	:	This instruction booklet dated 3 July 2023
<b>IREIT</b>	:	IREIT Global
<b>Lead Manager and Underwriter</b>	:	RHB Bank Berhad, through its Singapore branch, as the lead manager and underwriter in relation to the Preferential Offering
<b>Manager</b>	:	IREIT Global Group Pte. Ltd., in its capacity as 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>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 <i>pro-rata</i> and non-renounceable underwritten basis of 161 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 Issue Price</b>	:	S\$0.408 per Preferential Offering Unit
<b>Preferential Offering Record Date</b>	:	<b>5.00 p.m. on 27 June 2023</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 Units</b>	:	The new Units proposed to be issued under the Preferential Offering
<b>Regulation S</b>	:	Regulation S under the Securities Act
<b>Relevant Particulars</b>	:	An Applicant's information pertaining to his or her Securities Account maintained in CDP's record, including, without limitation, his or her name, NRIC/passport number, address, Securities Account number, the number of Units standing to the credit of his or her Securities Account, the number of provisional allotments of the Preferential Offering Units allotted to him or her, his or her acceptance and (if applicable) application for the Excess Preferential Offering Units and any other information
<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 Lead Manager and Underwriter and such other parties as CDP may deem fit
<b>Relevant Persons</b>	:	The Participating Banks, the Unit Registrar, the SGX-ST, CDP, IREIT, the Manager, the Trustee, the Lead Manager and Underwriter 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 2001) 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 acceptance of their provisional allotments of the Preferential Offering Units and (if applicable) application of the Excess Preferential Offering Units
<b>SRS Banks</b>	:	Unitholders' respective approved banks in which they hold their SRS Account
<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 constituting IREIT dated 1 November 2013 entered into between the Trustee and the Manager, as amended, varied, or supplemented 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 2001) 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 2001.

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.

**PROCEDURE TO COMPLETE THE ARE**

**1. Know your holdings and entitlement**

**A. KNOW YOUR HOLDINGS & ENTITLEMENT**

Number of Units currently held by you

Units as at  
**27 JUNE 2023 AT 5.00 P.M.**  
(Record Date)

This is your unitholdings as at the Preferential Offering Record Date.

Number of Preferential Offering Units provisionally allotted

This is the date to determine your provisional allotments.

This is your number of Preferential Offering Units provisionally allotted.

Preferential Offering Issue Price

**S\$0.408** 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. Online via SGX Investor Portal** Access event via Corporate Actions Form Submission on investors.sgx.com or log in to your Portfolio on investors.sgx.com to submit your application via the electronic application form. Make payment using PayNow by **5.30 p.m. on 11 July 2023**. You do not need to return this form.
- 2. ATM** Follow the procedures set out on the ATM screen of a Participating Bank. Submit your application by **9.30 p.m. on 11 July 2023**. Participating Banks are **DBS BANK LTD. (INCLUDING POSB), OVERSEA-CHINESE BANKING CORPORATION LIMITED AND UNITED OVERSEAS BANK LIMITED**.
- 3. Form** Complete section C below and submit this form by **5.30 p.m. on 11 July 2023**, together with BANKER'S DRAFT/CASHIER'S ORDER payable to "**CDP – IREIT PREF OFFER ACCOUNT**". Write your name and securities account number on the back of the Banker's Draft/Cashier's Order.

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

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

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 for the actual holdings, entitlements, Preferential Offering 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 the SGX Investor Portal and remittance made via PayNow



## User Guide to apply and pay for Rights via SGX Investor Portal

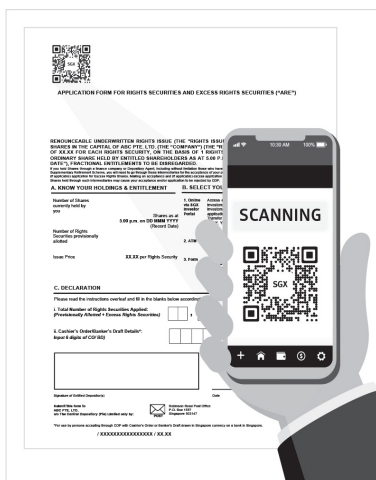
Before you proceed to apply for rights via Investor Portal, please ensure that you have the following:

1. Singpass (Singaporeans/PRs/Work Pass Holders) or CDP Internet User ID (Foreigners/Corporates)
2. Daily limit to meet your transfer request (up to S\$200,000 per transaction for PayNow, capped at a daily fund transfer limit set with your bank, whichever is lower)
3. Notification to alert you on the transfer, refund and submission status. Please turn on the setting in your bank account notifications and update your email address with CDP.

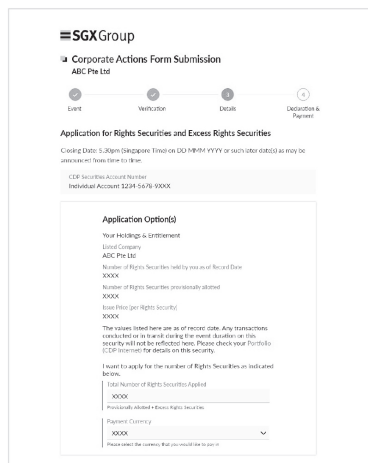
**Note:**

1. Please ensure that your applications and payments are received by CDP before 5.30pm (Singapore Time) on the event close date. Otherwise, CDP will reject the application.
2. Payment from rejected applications will be refunded to your originating bank account. Banks might impose fees to process refunds. The fees will be deducted from the refund amount. Please check with your bank on the charges and status of your refund.
3. CDP will determine the number of rights applied using total payment received on each day, ignoring resultant fractional cent payable if any.
4. Post allocation, CDP will refund any excess amount to your Direct Crediting Service (DCS) bank account.
5. A transaction fee of S\$2 (inclusive of GST) applies for PayNow. It is non-refundable once the instruction is submitted successfully, regardless of the amount of rights allotted.

#### Step 1 Scan QR code using your mobile or visit Investor Portal at investors.sgx.com



#### Step 3 Enter the number of rights and confirm payment amount



#### Step 2 Select the event or log in to your Portfolio



#### Step 4 Scan QR code using your bank mobile app and submit application along with payment

