



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

COMPLETION OF ACQUISITION OF 17 RETAIL PROPERTIES LOCATED IN FRANCE AS AN INTERESTED PERSON TRANSACTION AND USE OF PROCEEDS FROM THE PREFERENTIAL OFFERING

1. Completion of the Acquisition

Further to the announcement dated 1 June 2023 in relation to the proposed acquisition (the “**Acquisition**”) of a portfolio of 17 retail properties located across France, IREIT Global Group Pte. Ltd., in its capacity as the manager (the “**Manager**”) of IREIT Global (“**IREIT**”), is pleased to announce that the Acquisition has today been completed.

2. Use of Proceeds from the Preferential Offering

Further to the announcements dated 19 June 2023, 20 June 2023, 3 July 2023, 13 July 2023 and 18 July 2023 in relation to the pro rata non-renounceable preferential offering (the “**Preferential Offering**”) of 186,098,518 new units in IREIT (“**New Units**”) to existing unitholders, the Manager wishes to announce that the gross proceeds of the Preferential Offering of S\$75.9 million have been utilised in the following manner:

- (i) S\$66.9 million (which is equivalent to approximately 88.1% of the gross proceeds of the Preferential Offering) to partially fund the Acquisition, including the real estate transfer tax; and
- (ii) approximately S\$0.8 million¹ (which is equivalent to approximately 1.1% of the gross proceeds of the Preferential Offering) to pay for the fees and expenses, including professional fees and expenses, incurred or to be incurred by IREIT in connection with the Preferential Offering.

Save for the reduction of S\$0.3 million in the Preferential Offering Expenses, such use of the gross proceeds of the Preferential Offering is in accordance with the stated use and in accordance with the percentage allocated in the Launch Announcement. The Manager will make further announcements on the utilisation of the remaining proceeds from the Preferential Offering as and when such funds are materially disbursed.

¹ In the launch of the Preferential Offering announcement dated 19 June 2023 (the “**Launch Announcement**”), it was originally stated that the Manager intended to use approximately S\$1.1 million (which is equivalent to approximately 1.5% of the gross proceeds of the Preferential Offering) to pay for the fees and expenses, including professional fees and expenses, incurred or to be incurred by IREIT in connection with the Preferential Offering (“**Preferential Offering Expenses**”). However, the actual Preferential Offering Expenses incurred by the Manager was S\$0.3 million lower than stated in the Launch Announcement. The Manager intends to use this balance S\$0.3 million to fund the Acquisition.

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

Siau Kuei Lian
Company Secretary
5 September 2023

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

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

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

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

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