



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

ISSUE OF S\$85,000,000 6.00 PER CENT. GREEN NOTES DUE 2028 PURSUANT TO THE US\$1,000,000,000 MULTICURRENCY DEBT ISSUANCE PROGRAMME

Further to the announcements dated 13 May and 14 May 2025, IREIT Global Group Pte. Ltd., as manager of IREIT Global ("**IREIT**") (the "**Manager**"), wishes to announce that DBS Trustee Limited, in its capacity as trustee of IREIT (in such capacity, the "**Issuer**"), has, on 22 May 2025, issued S\$85,000,000 in aggregate principal amount of 6.00 per cent. green notes due 2028 (the "**Series 001 Notes**") under the US\$1,000,000,000 Multicurrency Debt Issuance Programme established by the Issuer (the "**Programme**"). DBS Bank Ltd. has been appointed as sole global coordinator, joint bookrunner and sole green structuring advisor and CIMB Bank Berhad, Singapore Branch, has been appointed as joint bookrunner for the Series 001 Notes.

Approval in-principle has been received from the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the listing and quotation of the Series 001 Notes on the SGX-ST and the Series 001 Notes are expected to be admitted to the Official List of the SGX-ST and quoted on the SGX-ST with effect from 9.00 a.m. on 23 May 2025. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein or in the information memorandum relating to the Programme dated 13 May 2022 as supplemented by the pricing supplement dated 13 May 2025. Approval in-principle of the SGX-ST for the admission to the Official List of, and the listing and quotation of the Series 001 Notes is not to be taken as an indication of the merits of the Issuer, IREIT, their respective subsidiaries and/or associated companies (if any), the Programme or the Series 001 Notes.

In conjunction with the issue of the Series 001 Notes, two 3-year cross currency swaps ("**CCS**") were entered into to convert the Singapore dollar proceeds into Euro and the Singapore dollar coupon into an average Euro fixed rate of approximately 6.17%. The CCS have a total notional amount of S\$85,000,000 with a Euro equivalent of approximately €58,780,000. The Euro fixed rate is paid semi-annually.

Pursuant to Rule 704(31) of the SGX-ST Listing Manual, the Manager also wishes to inform that the Series 001 Notes contain a condition (the "**Relevant Condition**") which places restrictions on any change of the Manager. The relevant details are set out below.

Relevant Condition	The Terms and Conditions of the Series 001 Notes contain an event of default to the following effect: The Manager is removed pursuant to the terms of the trust deed constituting IREIT, and the replacement or substitute manager of IREIT is not appointed in accordance with the terms of the trust deed constituting IREIT.
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The event described under the Relevant Condition has not occurred. Assuming such an event occurs, the aggregate principal amount of the Series 001 Notes that may be affected by a breach of the Relevant Condition is S\$85,000,000¹ (excluding interest).

¹ It should be noted that the terms and conditions of typical facility agreements may contain cross default clauses, pursuant to which a default of obligations by the Issuer under the Series 001 Notes may trigger an event of default

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

Goh Xun Er
Company Secretary
22 May 2025

in other facility agreements. The aggregate level of facilities affected in the event of a breach of conditions in the above table does not take into account facilities which may be affected due to the triggering of such cross default provisions in such other facility agreements.

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

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

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

This Announcement may contain forward-looking statements that involve 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 and occupancy, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on the Manager's current view of future events.