(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)

ANNOUNCEMENT

PAYMENT OF MANAGEMENT FEE BY WAY OF ISSUE OF UNITS IN IREIT GLOBAL

IREIT Global Group Pte. Ltd., as manager of IREIT Global (the "Manager"), wishes to announce that 1,032,816 units in IREIT Global ("Units") have been issued to the Manager today for the payment of the Manager's management fee. The details of the management fee Units are:

Financial Period	Number of Management Fee Units	Issue Price (S$)
From 1 April 2021 to 30 June 2021	1,032,816	S$0.6433 per Unit[1]

These Units have been issued to the Manager as payment of 50% of the base fee component of the management fee payable to the Manager for the period from 1 April 2021 to 30 June 2021. The balance of the base fee is paid/payable in the form of cash.

The payment of management fee Units and the manner of such payment are provided for in the trust deed dated 1 November 2013 (as amended) constituting IREIT Global (the "Trust Deed"). It is provided in the Trust Deed that the base fee is payable in the form of cash or Units or a combination of both in such proportions as may be determined at the option of the Manager.

Following the above issue of Units, the total number of Units in issue is 1,153,440,147 of which the Manager's holding is 4,659,093.

BY ORDER OF THE BOARD OF DIRECTORS

IREIT Global Group Pte. Ltd.
As manager of IREIT Global
(Company Registration No. 201331623K)

Lee Wei Hsiung
Company Secretary

6 September 2021

[1] The Issue Price was computed based on the volume weighted average traded price for a Unit for all trades done on the Singapore Exchange Securities Trading Limited ("SGX-ST") in the ordinary course of trading on the SGX-ST for the period of ten business days immediately preceding 30 June 2021, being the end date of the financial period to which the management fee relates. The Issue Price has been extracted from Bloomberg.

IMPORTANT NOTICE

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

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

The value of the 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 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 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.

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

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