

- (1) ACQUISITION OF A 50.0% STAKE IN IREIT GLOBAL GROUP PTE. LTD.
 - (2) ACQUISITION OF A 12.4% STAKE IN THE UNITS OF IREIT GLOBAL
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1. INTRODUCTION

- 1.1 The Board of Directors of City Developments Limited (the “**Company**” or “**CDL**”) is pleased to announce that:
- (a) its indirect wholly-owned subsidiary, City REIT Management Pte. Ltd. (“**CRMPL**”), has acquired 742,500 ordinary shares and 15,000 non-voting preference shares (collectively the “**Acquired Shares**”) in the share capital of IREIT Global Group Pte. Ltd., the manager of Singapore-listed IREIT Global (the “**Manager**”, and the acquisition of the shares therein, the “**Manager Acquisition**”) pursuant to a share purchase agreement (“**SPA**”) entered into with Tikehau Investment Management Asia Pacific Pte. Ltd. on 29 April 2019. Completion of the Manager Acquisition occurred simultaneously with the signing of the SPA on the same day. Following the Manager Acquisition, CRMPL currently holds a total economic interest of 50.0% in the Manager; and
 - (b) another of its indirect wholly-owned subsidiary, City Strategic Equity Pte. Ltd. (“**CSEPL**”), has acquired 75,600,000 units in IREIT Global from Shanghai Summit Pte. Ltd. and 3,000,000 units in IREIT Global from Mr Lim Chap Huat (collectively, the “**Sale Units**”, and the acquisition of the Sale Units, the “**Units Acquisition**”) pursuant to a unit purchase agreement entered into with each of Shanghai Summit Pte. Ltd. and Mr Lim Chap Huat on 29 April 2019 (collectively, the “**Unit Purchase Agreements**”). Following the acquisition of the Sale Units, CSEPL currently owns 12.4% of the total issued units in IREIT Global. As at the date of this announcement, IREIT Global has in aggregate 633,349,636 units in issue.
- 1.2 CRMPL and CSEPL are both private limited companies which have been incorporated in Singapore on 18 March 2019 and 22 March 2019 respectively, for the purpose of acquiring the Acquired Shares and Sale Units respectively. Each of CRMPL and CSEPL currently has a paid-up capital of S\$2.00.

2. THE MANAGER ACQUISITION

- 2.1 Pursuant to the Manager Acquisition, Mr Frank Khoo, Group Chief Investment Officer of the Company, has been appointed to the Board of Directors of the Manager as a

non-executive and non-independent director, with effect from 29 April 2019.

- 2.2 The consideration for the Manager Acquisition is S\$18,361,800 ("**Manager Consideration**"). The Manager Consideration, paid in cash, was arrived at after arm's length negotiations on a willing buyer and willing seller basis and after taking into account factors such as comparable valuation in the market with consideration of the business of the Manager and its financial position.
- 2.3 The Manager Acquisition is not expected to have any material impact on the net tangible assets or earnings per share of the CDL Group for the financial year ending 31 December 2019.

3. THE UNITS ACQUISITION

- 3.1 Completion of the acquisition by CSEPL of the Sale Units took place on 29 April 2019 simultaneously with the signing of the Unit Purchase Agreements, subject to crediting of the Sale Units into CSEPL's securities account.
- 3.2 The consideration for the Units Acquisition is S\$59,358,000.
- 3.3 The Units Acquisition is not expected to have any material impact on the net tangible assets or earnings per share of the CDL Group for the financial year ending 31 December 2019.

4. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors or the controlling shareholders of the Company has any interest, direct or indirect in the Manager Acquisition and the Units Acquisition.

By Order of the Board

Shufen Loh @ Catherine Shufen Loh
Enid Ling Peek Fong
Company Secretaries

Date: 30 April 2019