



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

**USE OF PROCEEDS FROM THE EQUITY FUND RAISING**

Further to the announcements dated 21 June 2021 (the “**Launch Announcement**”), 22 June 2021, 30 June 2021, 2 July 2021, 14 July 2021, 21 July 2021 and 28 July 2021 in relation to the equity fund raising (the “**Equity Fund Raising**”) comprising an offering of new units in IREIT (“**New Units**”) to raise gross proceeds of approximately S\$126.7 million by way of a placement of 11,372,868 New Units to an investor and a *pro rata* non-renounceable preferential offering of 201,137,870 New Units to existing unitholders, IREIT Global Group Pte. Ltd., in its capacity as the manager (the “**Manager**”) of IREIT Global (“**IREIT**”) wishes to announce that approximately S\$1.8 million (which is equivalent to approximately 1.4% of the gross proceeds of the Equity Fund Raising) has been used to finance the remaining associated costs of the Acquisition. Such use of the gross proceeds of the Equity Fund Raising is in accordance with the stated use and in accordance with the percentage allocated in the Launch Announcement.

Further, approximately S\$1.4 million (which is equivalent to approximately 1.1% of the gross proceeds of the Equity Fund Raising) has been used to finance the fees and expenses incurred by IREIT in connection with the Equity Fund Raising. As the fees and expenses incurred in connection with the Equity Fund Raising are less than the originally estimated amount of S\$1.9 million, the balance amount of S\$0.5 million will be utilised by the Manager for other purposes. Save for such redeployment, such use of the gross proceeds from the Equity Fund Raising is in accordance with the stated use and the percentage of the gross proceeds of the Equity Fund Raising allocated to such use.

As at the date of this announcement, details of the use of proceeds from the Equity Fund Raising are as follows:

S\$ million	Intended use of proceeds stated in Launch Announcement	Actual use of proceeds	Balance of proceeds
To finance part of the total acquisition cost of the Acquisition and the associated costs	113.4	113.4	-
To finance future capital expenditure, repayment of debt and/or acquisition	11.4	-	11.4
To pay the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by IREIT in connection with the Equity Fund Raising	1.9	1.4	0.5
Total	126.7	114.8	11.9

The Manager will make further announcements on the utilisation of the remaining proceeds from the Equity Fund Raising as and when such funds are materially disbursed.

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

Lee Wei Hsiung  
Company Secretary  
16 August 2021

#### **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.