

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

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT an Extraordinary General Meeting ("**EGM**") of the holders of units of IREIT Global ("**IREIT**", and the holders of units in IREIT, "**Unitholders**") will be convened and held at Grand Copthorne Waterfront Hotel, Galleria Ballroom Level 3, 392 Havelock Road, Singapore 169663 on Thursday, 24 April 2025 at 11.00 a.m. (or as soon thereafter following the conclusion or adjournment of the Annual General Meeting of IREIT being held at the same place on the same day) for the purpose of considering and, if thought fit, passing with or without amendment, the following resolution which will be proposed as an Ordinary Resolution.

All capitalised terms used in this Notice of EGM which are not defined herein shall have the meanings ascribed to them in the circular to Unitholders dated 2 April 2025 (the "Circular").

Ordinary Resolution: Project RE:O

RESOLVED THAT:

- (a) Project RE:O and all the transactions contemplated thereby and thereunder, be approved, confirmed and/or ratified (as the case may be), and adopted;
- (b) approval be and is hereby given for the payment of all costs, fees and expenses relating to Project RE:O; and
- (c) the Manager, any director of the Manager, and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including, without limitation, executing all such documents as may be required and to make such amendments thereto as the Directors may consider necessary, desirable and expedient) as the Manager, such director of the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interests of IREIT to give effect to Project RE:O and all transactions in connection therewith.

To the extent that any acts, matters or things have already been done, which are necessary, desirable or expedient for any of other foregoing purpose, such acts, matters and things done be and are hereby approved, confirmed and ratified in all respect.

By Order of the Board

IREIT Global Group Pte. Ltd.

(Company Registration Number: 201331623K)

As manager of IREIT

Goh Xun Er Company Secretary

2 April 2025 Singapore

Notes:

- (1) The EGM is being convened, and will be held, in a **wholly physical format**, at Grand Copthorne Waterfront Hotel, Galleria Ballroom Level 3, 392 Havelock Road, Singapore 169663 on 24 April 2025 at 11.00 a.m. (or as soon thereafter following the conclusion or adjournment of the Annual General Meeting of IREIT being held at the same place on the same day). There will be no option for Unitholders to participate virtually.
 - Printed copies of this Notice of EGM and the accompanying proxy form (collectively, the "**Documents**") will be sent by post to Unitholders. The Documents together with the Circular will also be made available via publication on the SGX-ST website at the URL https://www.sgx.com/securities/company-announcements and on IREIT's website at the URL https://www.ireitglobal.com/.
- (2) Unitholders, including CPF/SRS investors, and (where applicable) their duly appointed proxy(ies) will be able to attend the EGM in person. They will first need to register personally at the registration counter(s) outside the EGM venue on the day of the event, and should bring along their NRIC/passport to enable the Manager to verify their identity for entry to, and (where applicable) be provided with a handheld device for electronic voting at, the EGM.
 - Registration for the EGM will commence at the same time as for the Annual General meeting of IREIT being held at the same place on the same day. Registration will commence at 9.30 a.m. on Thursday, 24 April 2025 (Singapore time). Unitholders are advised not to attend the EGM if they are feeling unwell.
- (3) A Unitholder who is not a relevant intermediary (as defined below) entitled to attend, speak and vote at the EGM is entitled to appoint not more than two (2) proxies to attend, speak and vote in the Unitholder's stead. A proxy need not be a Unitholder.
- (4) Where a Unitholder appoints more than one (1) proxy, the appointments shall be invalid unless the Unitholder specifies in the Proxy Form (as defined below) the proportion of the Unitholder's holdings (expressed as a percentage of the whole) to be represented by each proxy.
- (5) A Unitholder who is a relevant intermediary entitled to attend and vote at the EGM is entitled to appoint more than two (2) proxies to attend and vote in his or her stead, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, the appointments shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed. "relevant intermediary" means:
 - (a) a banking corporation licensed under the Banking Act 1970 of Singapore or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
 - (b) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001 of Singapore ("SFA") and who holds Units in that capacity; or
 - (c) the Central Provident Fund Board ("CPF Board") established by the Central Provident Fund Act 1953 of Singapore, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.
- (6) Unitholders, including CPF/SRS investors, may submit questions related to the resolution to be tabled for approval at the EGM in advance of, or live at, the EGM. In order for Unitholders to submit questions in advance of the EGM, the questions must be submitted in the following manner by 11.00 a.m. on Tuesday, 15 April 2025 (Singapore time):
 - (a) if submitted by post, be deposited at the registered office of the Manager at 1 Wallich Street #15-03 Guoco Tower Singapore 078881; or
 - (b) if submitted electronically, be submitted via email to the Manager, at ir@ireitglobal.com.

Unitholders, including CPF/SRS investors, who submit questions by post or via email must provide the following information for authentication: (a) the Unitholder's full name; (b) the Unitholder's address, contact number and email; and (c) the manner in which the Unitholder holds the Units (e.g., via CDP, CPF or SRS).

All questions submitted in advance of the EGM via any of the above channels must reach the Manager by 11.00 a.m. on Tuesday, 15 April 2025 (Singapore time), in order for the Manager to provide its responses to such questions by Thursday, 17 April 2025.

The Manager will endeavour to address all substantial and relevant questions (which are related to the resolution to be tabled for approval at the EGM) submitted in advance of the EGM and received by 11.00 a.m. on Tuesday, 15 April 2025 (Singapore time), by Thursday, 17 April 2025. This will give Unitholders ample time and opportunity to consider the Manager's responses before the deadline for the submission of Proxy Forms by 11.00 a.m. on Tuesday, 22 April 2025 (Singapore time).

The Manager will publish the responses to those questions which the Manager will not be addressing during the EGM, on the SGX-ST website and on IREIT's website prior to the EGM. Where substantially similar questions are received, the Manager will consolidate such questions and consequently not all questions may be individually addressed. Questions which are received by the Manager after 11.00 a.m. on Tuesday, 15 April 2025 (Singapore time) will be consolidated and addressed at the EGM itself. Unitholders, including CPF/SRS investors, and, where applicable, their duly appointed proxy(ies) may also ask questions at the EGM.

- (7) The Manager will publish the minutes of the EGM within one (1) month after the EGM on the SGX-ST website at the URL https://www.ireitglobal.com/ and the minutes will include the responses to the substantial and relevant questions received from Unitholders which are addressed during the EGM.
- (8) Unitholders may vote at the EGM themselves or through their duly appointed proxy(ies). Live voting will be conducted during the EGM. Upon their registration at the EGM venue, Unitholders, including CPF/SRS investors, or where applicable, their duly appointed proxy(ies), will be provided with a handheld device for electronic voting at the EGM.
- (9) As an alternative to the above, Unitholders may also vote at the EGM by appointing the Chairman of the EGM as their proxy to vote on their behalf. Please refer to paragraphs 10 and 11 below for the manner of submission of the Proxy Form.
- (10) Unitholders who wish to submit an instrument of proxy for their proxy(ies) to attend, speak and vote on their behalf at the EGM must do so in accordance with the instructions on the accompanying proxy form for the EGM ("**Proxy Form**"). The Proxy Form may be downloaded from the SGX-ST website at the URL https://www.sgx.com/securities/company-announcements and from IREIT's website at the URL https://www.ireitglobal.com/.

For convenience, printed copies of the Proxy Form will also be sent by post to Unitholders. Additional printed copies of the Proxy Form, if required, can be requested from IREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., by calling +65 6536 5355 (during office hours) or via email at srs.proxy@boardroomlimited.com. Requests for printed copies of the Proxy Form should be made by 11.00 a.m. on Wednesday, 16 April 2025 (Singapore time).

- (11) The Proxy Form must be submitted to the Manager c/o IREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
 - (a) if submitted by post, be lodged at the registered office of IREIT's Unit Registrar at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
 - (b) if submitted electronically, be submitted via email to IREIT's Unit Registrar at srs.proxy@boardroomlimited.com.

in either case, not later than 11.00 a.m. on Tuesday, 22 April 2025 (Singapore time), being not less than forty-eight (48) hours before the time fixed for the EGM.

A Unitholder who wishes to submit a Proxy Form by post or via email can either use the printed copy of the Proxy Form which is sent to the Unitholder by post or download a copy of the Proxy Form from the SGX-ST website or IREIT's website, and complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

Completion and submission of an instrument appointing a proxy(ies) by a Unitholder will not prevent him/her from attending, speaking and voting at the EGM if he/she so wishes. The appointment of a proxy(ies) for the EGM shall be deemed to be revoked if the Unitholder attends the EGM, and in such event, the Manager reserves the right to refuse to admit any person or persons appointed under the relevant instrument appointing a proxy(ies) to the EGM.

- (12) Unitholders who hold their Units through a relevant intermediary, other than CPF/SRS investors, and who wish to participate in the EGM by:
 - (a) attending the EGM in person;
 - (b) submitting questions to the Chairman of the EGM in advance of, or at, the EGM; and/or
 - (c) voting at the EGM (i) in person if they are appointed as proxies by their relevant intermediaries; or (ii) by appointing the Chairman of the EGM as proxy to vote on their behalf,

should approach their respective relevant intermediary through which they hold such Units as soon as possible in order to make the necessary arrangements for them to participate in the EGM.

- (13) CPF and SRS investors may:
 - (a) vote in person at the EGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or
 - (b) appoint the Chairman of the EGM as their proxy to vote on their behalf at the EGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 11.00 a.m. on Friday, 11 April 2025 (Singapore time), being seven (7) business days before the date of the EGM.
- (14) The Circular may be viewed at and downloaded from the SGX-ST website at the URL https://www.sgx.com/securities/company-announcements and IREIT's website at the URL https://www.ireitglobal.com/. Printed copies of the Circular will not be sent to Unitholders.
- (15) Printed copies of the request form will be sent to Unitholders for Unitholders to request for a printed copy of the Circular (the "**Request Form**"). Requests for a printed copy of the Circular should be made by submitting the Request Form to IREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
 - (a) if submitted by post, be lodged at the registered office of IREIT's Unit Registrar at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
 - (b) if submitted electronically, be submitted via email to IREIT's Unit Registrar at srs.requestform@boardroomlimited.com;

in either case, by no later than 11.00 a.m. on Wednesday, 16 April 2025 (Singapore time).

- (16) The Manager may be required to change the arrangements for the EGM at short notice. Unitholders should check the SGX-ST website at the URL https://www.ireitglobal.com/ for the latest updates on the status of the EGM.
- (17) Any reference to a time of day is made by reference to Singapore time.

This Notice of EGM has not been examined or approved by the Singapore Exchange Securities Trading Limited ("SGX-ST") and the SGX-ST assumes no responsibility for the contents of this notice, including the correctness of any of the statements or opinions made, or reports contained in this notice.

Personal Data Privacy:

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof and/or submitting any question to the Chairman of the EGM in advance of the EGM in accordance with this Notice of EGM, a Unitholder (i) consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents or service providers) for the purpose of the processing and administration by the Manager and the Trustee (or their agents or service providers) of proxies and representatives appointed for the EGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the EGM (including any adjournment thereof), and in order for the Manager and the Trustee (or their agents or service providers) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "Purposes"), (ii) warrants that where the Unitholder discloses the personal data of the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Manager and the Trustee (or their agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the Unitholder will indemnify the Manager and the Trustee (or their agents or service providers) in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Unitholder's breach of warranty.





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

IMPORTANT:

- A relevant intermediary (as defined in the Notes Overleaf) may appoint more than two proxies to attend and vote at the Extraordinary
- General Meeting.
 This Proxy Form is not valid for use by CPF/SRS investors and shall be ineffective for all intents and purposes if used or purported to be used by them.

Personal data privacy

By submitting an instrument appointing a proxy(ies) and/or representative(s), a unitholder of IREIT Global accepts and agrees to the personal data privacy terms set out in the Notice of Extraordinary General Meeting dated 2 April 2025.

PROXY FORM EXTRAORDINARY GENERAL MEETING

IMPO	RTANT:

The Extraordinary General Meeting ("FGM") of the holders of units of IREIT Global ("IRFIT" the units of IREIT "Units" and the holders of units of IREIT

electronic means via publi	cation on the website of the S	vill be sent to the Unitholders and Singapore Exchange Securities Tra- vebsite at the <u>URL https://www.ireitglob</u> a	ding Limited (" SGX-ST ")	lable through at the UR
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IMPORTANT: Please read the notes overleaf before completing this Proxy Form

Signature of Unitholder (s)/ Common Seal of Corporate Unitholder

Notes:

- (1) A Unitholder who is not a relevant intermediary (as defined below) entitled to attend and vote at the EGM is entitled to appoint not more than two proxies to attend, speak and vote in the Unitholder's stead. A proxy need not be a Unitholder. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless the Unitholder specifies in the Proxy Form the proportion of the Unitholder's holdings (expressed as a percentage of the whole) to be represented by each proxy.
- (2) A Unitholder who is a relevant intermediary entitled to attend the meeting and vote is entitled to appoint more than two proxies to attend and vote instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, the appointments shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed.

"relevant intermediary" means:

- (a) a banking corporation licensed under the Banking Act 1970 of Singapore or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
- (b) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001 of Singapore ("SFA") and who holds Units in that capacity; or
- (c) the Central Provident Fund Board ("CPF Board") established by the Central Provident Fund Act 1953 of Singapore, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.
- (3) CPF and SRS investors may:
 - (a) vote in person at the EGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or
 - (b) appoint the Chairman of the EGM as their proxy to vote on their behalf at the EGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 11.00 a.m. on Friday, 11 April 2025 (Singapore time), being seven (7) business days before the date of the ECM.
- (4) The Proxy Form may be downloaded from the SGX-ST website at the URL https://www.ireitglobal.com/. For convenience, printed copies of the Proxy Form will also be sent by post to Unitholders. Additional printed copies of the Proxy Form, if required, can be requested from IREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., by calling +65 6536 5355 (during office hours) or via email at srs.proxy@boardroomlimited.com. Requests for printed copies of the Proxy Form should be made by 11.00 a.m. on Wednesday, 16 April 2025 (Singapore time).
- (5) The Proxy Form must be submitted to the Manager c/o IREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
 - (a) if submitted by post, be lodged at the registered office of IREIT's Unit Registrar at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
 - (b) if submitted electronically, be submitted via email to IREIT's Unit Registrar at srs.proxy@boardroomlimited.com,

in either case, by no later than 22 April 2025 at 11.00 a.m., being not less than 48 hours before the time appointed for holding this EGM, failing which the Manager shall be entitled to regard the proxy form as invalid.

A Unitholder who wishes to submit a Proxy Form by post or via email can either use the printed copy of the Proxy Form which is sent to the Unitholder by post or download a copy of the Proxy Form from the SGX-ST website or IREIT's website, and complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

- (6) Completion and return of this Proxy Form shall not preclude a Unitholder from attending and voting at the EGM. Any appointment of a proxy or proxies shall be deemed to be revoked if a Unitholder attends the EGM in person, and in such event, the Manager reserves the right to refuse to admit any person or persons appointed under this Proxy Form, to the EGM.
- (7) A Unitholder should insert the total number of Units held. If the Unitholder has Units entered against the Unitholder's name in the Depository (Pte) Limited ("CDP"), the Unitholder should insert that number of Units. If the Unitholder has Units registered in the Unitholder's name in the Register of Unitholders of IREIT, the Unitholder should insert that number of Units. If the Unitholder has Units entered against the Unitholder's name in the said Depository Register and registered in the Unitholder's name in the Register of Unitholders, the Unitholder should insert the aggregate number of Units. If no number is inserted, this Proxy Form will be deemed to relate to all the Units held by the Unitholder.
- (8) The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing or if the appointer is a corporation either under the common seal or under the hand of an officer or attorney so authorised. The Manager and the Trustee shall be entitled and be bound, in determining the rights to vote and other matters in respect of a completed Proxy Form submitted to it, to have regard to any instructions and/or notes set out in the Proxy Form. The Manager and the Trustee shall have the right to reject any Proxy Form which has not been duly completed.
- (9) Where the Proxy Form is signed on behalf of the appointor by an attorney or a duly authorised officer, the power of attorney or other authority (if any) under which it is signed, or a duly certified copy of such power of attorney must (failing previous registration with the Manager), if the Proxy Form is submitted by post, be lodged with the Proxy Form, or, if the Proxy Form is submitted electronically via email, be emailed with the Proxy Form, failing which the Proxy Form may be treated as invalid.
- (10) The Manager and the Trustee shall have the right to reject a Proxy Form which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on and/or attached to the Proxy Form (including any related attachment). In addition, in the case of Units entered in the Depository Register, each of the Manager and the Trustee may reject a Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against his name in the Depository Register not less than 48 hours before the time fixed for holding the EGM, as certified by CDP to the Manager.
- (11) The Circular may be viewed at and downloaded from the SGX-ST website at the URL https://www.sgx.com/securities/company-announcements and IREIT's website at the URL https://www.ireitglobal.com/. Printed copies of the Circular will not be sent to Unitholders.
- (12) Printed copies of the request form will be sent to Unitholders for Unitholders to request for a printed copy of the Circular (the "Request Form"). Requests for a physical copy of the Circular should be made by submitting the Request Form to IREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
 - (a) if submitted by post, be lodged at the registered office of IREIT's Unit Registrar at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
 - (b) if submitted electronically, be submitted via email to IREIT's Unit Registrar at srs.requestform@boardroomlimited.com;
 - in either case, by no later than Wednesday 11.00 a.m. on Wednesday, 16 April 2025 (Singapore time).
- (13) All Unitholders will be bound by the outcome of the EGM regardless of whether they have attended or voted at the EGM.

Personal Data Privacy:

By submitting this Proxy Form, the Unitholder(s) accepts and agrees to the personal data privacy terms set out in the Notice of EGM dated 2 April 2025.