



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

PRICING 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

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 13 May 2025, launched and priced S\$85,000,000 in aggregate principal amount its offering of 6.00 per cent. green, senior, and unsecured notes (the "**Series 001 Notes**") to be issued 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, and DBS Bank Ltd. and CIMB Bank Berhad, Singapore Branch, have been appointed as joint bookrunners to arrange the offering of the Series 001 Notes.

The Series 001 Notes are expected to be issued on 22 May 2025 and will mature on 22 May 2028 and will bear a fixed interest rate of 6.00 per cent. per annum payable semi-annually in arrears. The net proceeds arising from the issue of the Series 001 Notes will be used to fund the capital expenditure for the repositioning of the Berlin Campus to a multi-let and mixed-use property ("**Project RE:O**"). Project RE:O is targeted to attain a minimum Leadership in Energy Environmental Design (LEED) Gold certification for the upgraded property, which would meet the criteria for an Eligible Green Project under IREIT's Green Financing Framework. DBS Bank Ltd. is the sole green structuring advisor and S&P Global Ratings has issued a second party opinion on the Framework. The Series 001 Notes are expected to be listed on the SGX-ST on or about 23 May 2025, being one business day after the issue date.

Application will be made to Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the listing and quotation of the Series 001 Notes on the SGX-ST. 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. 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 on, the SGX-ST are 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.

It should be noted that one of IREIT's joint sponsors, Tikehau Capital, who is a controlling unitholder of IREIT, will be subscribing for approximately 13.8 per cent. of the entire issue of the Series 001 Notes, giving a substantial holding in the Series 001 Notes to such unitholder.

The Series 001 Notes are offered outside the United States in reliance on Regulation S under the United States Securities Act of 1933, as amended, and in Singapore to institutional investors (as defined in Section 4A of the Securities and Futures Act 2001 of Singapore, as modified or amended from time to time (the "**SFA**")) pursuant to Section 274 of the SFA and accredited investors (as defined in Section 4A of the SFA) pursuant to and in accordance with the conditions specified in Section 275 of the SFA and (where applicable) Regulation 3 of the Securities and Futures (Classes of Investors) Regulations 2018 of Singapore only. A reference to any term as defined in the SFA is

a reference to that term or provision as modified or amended from time to time including by such of its subsidiary legislation as may be applicable at the relevant time.

This announcement and the information contained herein do not constitute an offer or invitation to purchase any units of IREIT.

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

Goh Xun Er
Company Secretary
13 May 2025

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.