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

ANNOUNCEMENT

COMPLETION OF ACQUISITION OF THE BERLIN PROPERTY AND USE OF PROCEEDS FROM THE RIGHTS ISSUE

Unless otherwise defined, capitalised terms used herein shall bear the same meaning ascribed to them in the Acquisition Announcement (as defined herein).

1. Completion of the Acquisition

Further to the announcements by IREIT Global Group Pte. Ltd., as manager of IREIT Global ("IREIT" and as manager of IREIT, the "Manager") dated:

- (i) 30 June 2015 (the "**Acquisition Announcement**") in relation to the entry into a conditional sale and purchase agreement for the acquisition of Schreiberhauer Straße 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 and 22, Berlin 10317, Germany (the "**Berlin Property**", and the acquisition of the Berlin Property, the "**Acquisition**");
- (ii) 30 July 2015 in relation to the results of the underwritten and renounceable rights issue (the "**Rights Issue**") of 189,607,567 new units in IREIT (the "**Rights Units**"); and
- (iii) 5 August 2015 in relation to the issue and listing of the Rights Units,

the Manager is pleased to announce that the Acquisition has been completed today.

2. Use of Proceeds from the Rights Issue

Out of the gross proceeds of approximately S\$88.7 million, approximately S\$63.3 million has been used to part finance the Purchase Consideration (less the Warranty Retention Sum) for the acquisition of the Berlin Property and approximately S\$60,900 has been used to pay part of the fees and expenses incurred in connection with the Acquisition.

DBS Bank Ltd. was the sole global coordinator for the initial public offering and listing of the units in IREIT Global (the "**Offering**"). DBS Bank Ltd. and Barclays Bank PLC, Singapore Branch were the joint issue managers, bookrunners and underwriters for the Offering.

Such use is in accordance with the stated use and is materially in accordance with the percentage of the gross proceeds of the Rights Issue allocated to such use¹, as set out in the Acquisition Announcement.

The remainder of the total Purchase Consideration (less the Warranty Retention Sum) has been funded by the facility granted by HSH Nordbank AG as described in the announcement of IREIT dated 27 July 2015.

The Manager will make further announcements on the utilisation of the remaining proceeds from the Rights Issue as and when such funds are materially utilised.

By Order of the Board

IREIT Global Group Pte. Ltd.

(Company Registration No. 201331623K)

As manager of IREIT Global

Itzhak Sella

Chief Executive Officer and Executive Director

6 August 2015

¹ The difference is mainly due to a difference in exchange rates and a reduction in the upfront financing costs incurred for the external financing in connection with the Acquisition. The excess amount arising from this difference which was previously allocated for payment of part of the Purchase Consideration is currently intended to be used for working capital and capital expenditure purposes instead.

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for 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.

Any offering of Rights Units will be made in and accompanied by the offer information statement of IREIT (the “**Offer Information Statement**”) lodged with the Monetary Authority of Singapore (the “**MAS**”). A potential investor should read the Offer Information Statement before deciding whether to subscribe for Rights Units under the Rights Issue. The Offer Information Statement may be accessed online at the website of the MAS at <<http://masnet.mas.gov.sg/operasdrprosp.nsf>>. The MAS assumes no responsibility for the contents of the Offer Information Statement. The availability of the Offer Information Statement on the MAS website does not imply that the Securities and Futures Act, Chapter 289 of Singapore, or any other legal or regulatory requirements, have been complied with. The MAS has not, in any way, considered the investment merits of IREIT. This announcement is qualified in its entirety by, and should be read in conjunction with the full text of the Offer Information Statement.

The value of the units in IREIT (“**Units**”) and the income derived from them may rise or fall. The Units are not obligations of, deposits in, or guaranteed by, the Manager, or any of its affiliates. Investors have no right to request the Manager to redeem or purchase their Units while the Units are listed. It is intended that unitholders of IREIT may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of IREIT or the Manager is not necessarily indicative of the future performance of IREIT or the Manager. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

This announcement is not an offer of securities for sale in the United States. The nil-paid rights and Rights Units are not being registered under the United States Securities Act of 1933, as amended (the “**Securities Act**”) and may not be offered or sold in the United States absent registration except pursuant to an exemption from registration under the Securities Act. There will be no public offering of securities in the United States. Any public offering of the Rights Units in the United States would be made by means of a prospectus that would contain detailed information about IREIT, the Manager and their management, as well as financial statements.