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

ANNOUNCEMENT

UNDERWRITTEN AND RENOUNCEABLE RIGHTS ISSUE

FINAL RESULTS OF THE RIGHTS ISSUE

Unless otherwise defined, all terms and references used herein shall bear the same meaning ascribed to them in the offer information statement of IREIT dated 7 July 2015 lodged with the Monetary Authority of Singapore (the “Offer Information Statement”).

1. RESULTS OF THE RIGHTS ISSUE

1.1 Level of Subscription

IREIT Global Group Pte. Ltd., as manager of IREIT Global (“IREIT”, and as manager of IREIT, the “Manager”) wishes to announce that valid acceptances and excess applications for a total of 221,000,685 Rights Units (as defined herein), representing approximately 116.6% of the total number of Rights Units available under the underwritten and renounceable rights issue (the “Rights Issue”) of 189,607,567 new units in IREIT (the “Rights Units”), were received as at the close of the Rights Issue on 28 July 2015. As a result, the Rights Issue is fully subscribed.

The valid acceptances received include the acceptances by Wealthy Fountain Holdings Inc., Lim Chap Huat and IREIT Global Management Pte. Ltd. (collectively, the “Subscribing Entities”) of their aggregate *pro rata* entitlement of 144,992,766 Rights Units, representing approximately 76.5% of the total number of Rights Units under the Rights Issue. Subsequent to the Subscribing Entities’ acceptance of their respective provisional allotments of the Rights Units and based on the expected total number of Units in issue after the issuance of the Rights Units, the aggregate Unitholding interest of the Summit Group¹, Lim Chap Huat and IREIT Global Management Pte. Ltd. shall be approximately 57.4%, 19.0% and 0.1%, respectively.

¹ “Summit Group” refers to Tong Jinquan, Shanghai Summit Pte. Ltd. and Wealthy Fountain Holdings Inc.

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.

Details of the valid acceptances and excess applications received are as follows²:

	Number of Rights Units	% of Rights Issue
Valid acceptances	186,868,537	98.6%
Excess applications	34,132,148	18.0%
Total	221,000,685	116.6%

1.2 Allotment of Rights Units for Excess Rights Units Applications

The balance of 2,739,030 Rights Units which were not validly accepted will be allotted to satisfy excess applications. In such allotment, preference will be given to the rounding of odd lots (if any) followed by allotment to unitholders of IREIT (“**Unitholders**”) who are neither directors of the Manager (“**Directors**”) nor Substantial Unitholders³.

Directors and Substantial Unitholders who have control or influence over IREIT or the Manager in connection with the day-to-day affairs of IREIT or the terms of the Rights Issue, or have representation (direct or through a nominee) on the board of Directors, will rank last in priority for the rounding of odd lots and allotment of excess Rights Units.

2. ALLOTMENT OF RIGHTS UNITS

2.1 Allotment

Successful subscribers of the Rights Units with securities accounts with The Central Depository (Pte) Limited (“**CDP**” and securities accounts with the CDP, the “**Securities Accounts**”), including those who have elected to receive their Rights Units in their respective Securities Accounts, will receive via ordinary post, at their own risk, at their mailing addresses in Singapore as maintained with CDP, a notification from CDP within 10 market days after the Closing Date (as defined herein) stating the number of Rights Units that have been credited to their respective Securities Accounts.

2.2 Refunds

When any acceptance of and/or excess application for Rights Units is invalid or unsuccessful, the amount paid on acceptance and/or application will be returned or refunded to such applicants without interest or any share of revenue or other benefit arising therefrom within 14 days after the Closing Date⁴, by any one or a combination of the following:

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- 2 No excess applications were made pursuant to the LCH Undertaking as the number of Rights Units pursuant to valid acceptances and excess applications exceeded the total number of Rights Units available under the Rights Issue.
 - 3 “**Substantial Unitholders**” refers to Unitholders with an interest in not less than 5.0% of all units in IREIT (“**Units**”) in issue.
 - 4 “**Closing Date**” refers to 28 July 2015 at (i) 5.00 p.m., being the last date and time for acceptance of and/or excess application and payment for the Rights Units under the Rights Issue through CDP; or (ii) 9.30 p.m., being the last date and time for acceptance of and/or excess application and payment for the Rights Units under the Rights Issue through an automated teller machine (“**ATM**”) of a Participating Bank. “**Participating Banks**” refers to DBS Bank Ltd.

- (i) where the acceptance and/or application had been made through CDP, by means of a crossed cheque in Singapore currency drawn on a bank in Singapore by ordinary post, at his own risk, to his mailing address as maintained with CDP, or in such other manner as he may have agreed with CDP for the payment of any cash distributions; and
- (ii) where the acceptance and/or application had been made by way of electronic applications through ATMs, by means of crediting his bank account with the relevant Participating Banks at their own risk, the receipt by such Participating Bank being a good discharge by the Manager and CDP of their obligations, if any, thereunder.

2.3 The Rights Entitlements of Ineligible Unitholders

A total of 243,270 Rights Units, which would otherwise have been provisionally allotted to Unitholders other than Eligible Unitholders⁵ (“**Ineligible Unitholders**”), were sold “nil-paid” on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”).

The net proceeds from such sales of the provisional allotments of Rights Units, which would otherwise have been allotted to Ineligible Unitholders, after deduction of all expenses therefrom, will be pooled and thereafter distributed to Ineligible Unitholders in proportion to their respective unitholdings held as at 5.00 p.m. on 8 July 2015 (the “**Rights Issue Books Closure Date**”) and sent to them at their own risk by ordinary post, without interest or any share of revenue or other benefit arising therefrom, provided that where the amount of net proceeds to be distributed to any single Ineligible Unitholder is less than S\$10.00, the Manager shall be entitled to retain or deal with such net proceeds as the Manager may, in its absolute discretion, deem fit for the sole benefit of IREIT and no Ineligible Unitholder shall have any claim whatsoever against the Manager, the Sole Lead Manager, Underwriter and Bookrunner⁶, the trustee of IREIT or CDP in connection herewith.

3. ISSUE AND LISTING OF RIGHTS UNITS

3.1 Issue of Rights Units

The Manager expects that the Rights Units will be issued on or about 5 August 2015.

(including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited and its subsidiary, Far Eastern Bank Limited and a “**Participating Bank**” refers to any one of them.

5 “**Eligible Unitholders**” are Unitholders with Units standing to the credit of their Securities Account and whose registered addresses with CDP are in Singapore as at the Rights Issue Books Closure Date or who have, at least three market days prior to the Rights Issue Books Closure Date, provided CDP with addresses in Singapore for the service of notices and documents, but exclude Unitholders who are otherwise located, resident or with a registered address in any jurisdiction in which the offering of the provisional allotments of Rights Units and Rights Units may not be lawfully made.

6 “**Sole Lead Manager, Underwriter and Bookrunner**” refers to DBS Bank Ltd. as the sole lead manager, underwriter and bookrunner for the Rights Issue.

3.2 Listing and Quotation

The Manager further expects that the Rights Units will be listed and quoted on the Main Board of the SGX-ST with effect from 9.00 a.m. on 6 August 2015.

The Rights Units will, upon allotment and issue, rank *pari passu* in all respects with the existing Units in issue as at the date of issue of the Rights Units, including the right to any distributions which may accrue for the period from 1 January 2015 to 30 June 2015 as well as all distributions thereafter.

3.3 Trading of Odd Lots

For the purposes of trading on the SGX-ST, each board lot of Units will comprise 100 Units. There will be no temporary counter established for Unitholders and investors to trade Units in board lots other than board lots of 100 Units. Following the Rights Issue, Unitholders who hold odd lots of Units (that is, lots other than board lots of 100 Units) and who wish to trade in odd lots on the SGX-ST are able to trade odd lots of Units in board lots of one (1) Unit on the Ready Share Market⁷.

The Manager wishes to take this opportunity to thank Unitholders for their support in ensuring the successful completion of the Rights Issue.

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

30 July 2015

⁷ "Ready Share Market" refers to the ready market of the SGX-ST for trading of odd lots of Units with a minimum size of one Unit.

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 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 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 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.