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

RESULTS OF THE PREFERENTIAL OFFERING BY IREIT GLOBAL

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of IREIT Global dated 21 June 2021 titled "Launch of Equity Fund Raising to Raise Gross Proceeds of approximately S$126.7 million" (the "**Launch Announcement**").*

1. INTRODUCTION

IREIT Global Group Pte. Ltd., in its capacity as manager of IREIT (the "**Manager**"), wishes to announce that, further to the Launch Announcement and announcements dated 21 June 2021, 30 June 2021 and 2 July 2021 in relation to, among other things, the *pro rata* and non-renounceable preferential offering of 201,137,870 Preferential Offering Units on the basis of 214 Preferential Offering Units for every 1,000 Existing Units held as at 5.00 p.m. on 29 June 2021 to Eligible Unitholders at an issue price of S$0.595 per Preferential Offering Unit (fractions of a Preferential Offering Unit to be disregarded) (the "**Preferential Offering**), valid acceptances and excess applications for a total of 304,112,138 Preferential Offering Units, representing approximately 151.2% of the total number of Preferential Offering Units available under the Preferential Offering, were received as at the close of the Preferential Offering on 12 July 2021. Details of the valid acceptances and excess applications received are as follows:

	Number of Preferential Offering Units	**% of Preferential Offering**
Valid acceptances	174,498,534	86.8%
Excess applications	129,613,604	64.4%
Total	**304,112,138**	**151.2%**

The balance of 26,639,336 Preferential Offering Units which were not validly accepted will be allotted to satisfy applications for Excess New Units. In the allotment of Excess New Units, preference will be given to the rounding of odd lots. The Manager, directors of the Manager 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 Manager or the terms of the Preferential Offering, or have representation (direct or through a nominee) on the board of directors of the Manager will rank last in priority for the rounding of odd lots and allotment of Excess New Units.

A total of 201,137,870 Preferential Offering Units at the issue price of S$0.595 per Preferential Offering Unit will be issued to raise gross proceeds of approximately S$119.7 million. Together with the gross proceeds of approximately S$7.0 million raised from the Placement, gross proceeds of a total of approximately S$126.7 million have been raised from the Equity Fund Raising.

2. COMMITMENT OF TIKEHAU CAPITAL, CSEPL, AT INVESTMENTS AND IGGPL

Pursuant to the Undertakings provided by each of Tikehau Capital, CSEPL, AT Investments and IGGPL, each of Tikehau Capital, CSEPL, AT Investments and IGGPL has accepted in full its respective provisional allotments of 58,935,921, 42,382,143, 10,928,787 and 639,228 Preferential Offering Units, respectively. In addition to CSEPL's acceptance of its provisional allotment of Preferential Offering Units, excess application was made by CSEPL pursuant to its undertaking for 56,777,520 Preferential Offering Units (such that when aggregated with its total provisional allotment of the Preferential Offering Units, the total subscription of CSEPL amount to approximately S$59 million of Preferential Offering Units), representing 28.2% of the total number of Preferential Offering Units available under the Preferential Offering. As the Preferential Offering was over-subscribed, CSEPL will not be allotted any Excess New Units (subject to any rounding of odd lots).

Immediately post-completion of the Preferential Offering, CSEPL will directly hold approximately 20.9% of the total number of 1,152,407,331 Units in issue after the listing and quotation of the 201,137,870 Preferential Offering Units, and CSEPL and its concert parties will hold approximately 50.3% of the total number of Unit in issue.

3. REFUNDS

In relation to any void or invalid acceptances of Preferential Offering Units or any unsuccessful applications for Excess New Units under the Preferential Offering, all monies received in connection therewith will be returned by CDP on behalf of IREIT to the Eligible Unitholders, without interest or any share of revenue or other benefit arising therefrom, within three (3) business days after the commencement of trading of the Preferential Offering Units on 21 July 2021, by crediting their accounts with the relevant Participating Banks[1] (where acceptance and/or application is made through Electronic Applications), the receipt by such bank being a good discharge to CDP, the Manager, the Trustee and the Joint Global Co-ordinators and Bookrunners for their obligations, if any, hereunder, or by crediting their designated bank account via CDP's Direct Crediting Service (where acceptance and/or application is made through CDP), and in each case at the Eligible Unitholders' own risk. In the event that the Eligible Unitholder is not subscribed to CDP's Direct Crediting Service, any monies to be refunded will be retained by CDP and reflected under the Cash Transaction section of his CDP monthly account statement (the retention by CDP being a good discharge of the Manager's, the Trustee's and the Joint Global Co-ordinators and Bookrunners' obligations).

1 "**Participating Banks**" means DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited.

4. STATUS OF THE PREFERENTIAL OFFERING UNITS TO BE ISSUED

The Manager expects the Preferential Offering Units to be listed and quoted on the Main Board of the SGX-ST with effect from **9.00 a.m. on 21 July 2021**.

The Preferential Offering Units will, upon issue and listing, rank *pari passu* in all respects with the existing Units in issue on the day immediately prior to the date on which the Preferential Offering Units are issued including the right to IREIT's distributable income for the period from 30 June 2021 (being the day on which the New Units are issued pursuant to the Placement) to 31 December 2021 as well as distributions thereafter, other than in respect of the Advanced Distribution.

For the avoidance of doubt, the holders of the Preferential Offering Units to be issued pursuant to the Preferential Offering will not be entitled to the Advanced Distribution.

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

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

Lee Wei Hsiung
Company Secretary
14 July 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 or form part of an offer, invitation or solicitation of 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 past performance of IREIT is not necessarily indicative of the future performance of IREIT.

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, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

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.

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 is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities in IREIT have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**U.S. Securities Act**") and may not be offered or sold in the United States except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

This publication has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act, Chapter 289 of Singapore: The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).