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

- (I) NOTICE OF ADVANCED DISTRIBUTION RECORD DATE; AND
- (II) NOTICE OF PREFERENTIAL OFFERING RECORD DATE

*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".*

#### **NOTICE OF PREFERENTIAL OFFERING RECORD DATE AND ADVANCED DISTRIBUTION RECORD DATE**

**NOTICE IS HEREBY GIVEN THAT** pursuant to the Equity Fund Raising, the Transfer Books and Register of Unitholders of IREIT will be closed on **29 June 2021 at 5.00 p.m.** for the purpose of determining:

- (i) the provisional allotment of New Units to Eligible Unitholders under the Preferential Offering (as defined below) (the "**Preferential Offering Record Date**"); and
- (ii) the entitlement of Unitholders to an advanced distribution for the period from 1 January 2021 to the date immediately prior to the date on which the New Units are issued pursuant to the Placement (the "**Advanced Distribution**", and the record date of the Advanced Distribution, the "**Advanced Distribution Record Date**").

#### **ADVANCED DISTRIBUTION**

The quantum of Advanced Distribution per Existing Unit is currently estimated to be between 2.23 Singapore cents to 2.33 Singapore cents<sup>1</sup>, being a tax exempt income distribution. A further announcement on the actual quantum of the Advanced Distribution will be made by the Manager in due course.

The next distribution following the Advanced Distribution will comprise IREIT's distributable income for the period from the day the New Units are issued pursuant to the Placement to 31 December 2021 (the "**Relevant Period Distribution**"). Semi-annual distributions will resume thereafter.

Unitholders whose securities accounts with CDP are credited with Units as at **29 June 2021 at 5.00 p.m.** will be entitled to the Advanced Distribution. The Advanced Distribution will be paid on or around 27 August 2021.

The Advanced Distribution is intended to ensure that the distributable income accrued by IREIT from 1 January 2021 up to the day immediately preceding the date of issue of the New Units pursuant to the Placement (which at this point, will be entirely attributable to the Existing Units) is only distributed

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<sup>1</sup> This amount is an estimate only based on information currently available to the Manager and the Manager's estimate of IREIT's revenue and expenses, and the actual Advanced Distribution may differ.

in respect of the Existing Units, and is being proposed as a means to ensure fairness to holders of the Existing Units.

Tax exempt income distribution is exempt from Singapore income tax in the hands of all Unitholders, regardless of their nationality, corporate identity or tax residence status. No tax will be deducted from such distribution.

#### **STATUS OF NEW UNITS ISSUED PURSUANT TO THE PLACEMENT**

The New Units issued pursuant to the Placement will, upon issue, rank *pari passu* in all respects with the Units in issue on the day immediately prior to the date on which the New Units are issued pursuant to the Placement, including the right to IREIT's distributable income from the day of issuance of the New Units pursuant to the Placement as well as all distributions thereafter, other than in respect of the Advanced Distribution and the eligibility to participate in the Preferential Offering.

**For the avoidance of doubt, the holder of the New Units to be issued pursuant to the Placement will not be entitled to the Advanced Distribution and will not be eligible to participate in the Preferential Offering.**

#### **STATUS OF NEW UNITS ISSUED PURSUANT TO THE PREFERENTIAL OFFERING**

The New Units issued pursuant to the Preferential Offering will, upon issue, rank *pari passu* in all respects with the Units in issue on the day immediately prior to the date on which the New Units are issued pursuant to the Preferential Offering including the right to the Relevant Period Distribution as well as distributions thereafter, other than in respect of the Advanced Distribution.

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

## IMPORTANT DATES AND TIMES

Event	Indicative Date
Last date that the Units are quoted on a “cum” basis	25 June 2021
Record Date for entitlement to the Advanced Distribution and eligibility to participate in the Preferential Offering	29 June 2021 at 5.00 p.m.
Payment of Advanced Distribution	On or around 27 August 2021

For enquiries, please contact the Manager at +65 6718 0593 or email: [ir@ireitglobal.com](mailto:ir@ireitglobal.com) or visit our website at <http://www.ireitglobal.com/>.

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

Lee Wei Hsiung  
Company Secretary  
21 June 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).