



(a real estate investment trust constituted on 1 November 2013 under the laws of the Republic of Singapore)  
Managed by IREIT Global Group Pte. Ltd. (Company Registration No: 201331623K)

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## ANNOUNCEMENT

### COMPLETION OF THE ACQUISITION OF FOUR OFFICE BUILDINGS LOCATED IN SPAIN

*Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcement of IREIT Global (“IREIT”) dated 7 December 2019 in relation to the Joint Venture, CDL Loan and the Proposed Acquisition (the “Announcement”).*

Further to the Announcement, IREIT Global Group Pte. Ltd., as manager of IREIT Global (“IREIT” and the manager of IREIT, the “**Manager**”), is pleased to announce the completion of the acquisition by IREIT Global Holdings 5 Pte. Ltd., (the “**JVCo**”) of 100.0% of the issued share capital in each of (a) Chameleon (Esplugues), S.L.U. which holds the Il·lumina building; (b) Chameleon (Sant Cugat Investment 2014), S.L.U. which holds the Sant Cugat Green building; and (c) Gloin Investments, S.L.U. which holds the Delta Nova IV and Delta Nova VI buildings on 20 December 2019 (the “**Completion**”).

The JVCo is 40.0% held by IREIT and 60.0% held by Tikehau Capital SCA.

Following the Completion, IREIT’s portfolio will now comprise five office properties located in Germany and four office properties located in Spain.

#### BY ORDER OF THE BOARD OF DIRECTORS

IREIT Global Group Pte. Ltd.  
As manager of IREIT Global  
(Company Registration No. 201331623K)

Wang Shin Lin, Adeline  
Company Secretary  
20 December 2019

#### Important Notice:

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in IREIT Global (“IREIT”, and the units in IREIT, the “Units”).

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, IREIT Global Group Pte. Ltd., as manager of IREIT (the “Manager”), or any of its affiliates. Investors have no right to request the Manager to redeem 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 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, shifts in expected levels of property rental income, changes in operating expenses, property expenses, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.