SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SHAREHOLDER(S) OF UNLISTED TRUSTEE-MANAGER OR RESPONSIBLE PERSON

FORM

5
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Shareholder(s) of an unlisted Trustee-Manager or Responsible Person to give notice under section 137P or 137ZA of the Securities and Futures Act (Cap. 289) (the "SFA") for change in interests in the Trustee-Manager or Responsible Person, as the case may be.
- 3. This Form 5 and a separate Form C, containing the particulars and contact details of the Shareholder(s), must be completed by the Shareholder(s) or a person duly authorised by the Shareholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Shareholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Trustee-Manager or Responsible Person via an electronic medium such as an e-mail attachment. The Trustee-Manager/Responsible Person will attach both forms to the prescribed SGXNet announcement template for dissemination under section 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Shareholder, all of these Shareholders may give notice using the same notification form.
- 6. Subject to paragraph 5, a separate notification form must be used by a Shareholder for each notifiable transaction. There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking on the paper clip icon on the bottom left-hand corner or in item 8 of Part II. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 1 of Part III, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
 - (b) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
 - (c) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 8 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing, "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General	
Name of Listed Issuer:	
IREIT Global	
Type of Listed Issuer: Registered/Recognised Business Trust Real Estate Investment Trust	
Name of Trustee-Manager/Responsible Person:	
IREIT GLOBAL GROUP PTE. LTD.	
Date of notification to Trustee-Manager/Responsible Person:	
02-May-2019	

Part II - Shareholder(s) details

	Shareholder A 🕠			
1.	Name of Shareholder:			
	Davos Investment Holdings Private Limited ("Dav	/os")		
2.	Date of acquisition of or change in interes	t:		
	29-Apr-2019			
3.	Date on which Shareholder became awar (if different from item 2 above, please spe	•	n of, or change in, i	nterest 🕤
4.	Explanation (if the date of becoming awain, interest):	re is different from	n the date of acqui	sition of, or change
5.	Quantum of total voting shares (include convertible debentures (conversion price transaction:	•		•
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
	No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	0	0

miniculatory after the transaction	Direct interest	Decined interest	rotar
No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	742,500	742,500
As a percentage of total no. of voting shares:	0	49.5	49.5

0

0

6. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 8 to illustrate how the Shareholder's deemed interest arises]

As a percentage of total no. of voting shares:

City REIT Management Pte. Ltd. ("CRMPL") entered into a share purchase and subscription agreement ("SPSA") on 29 April 2019 pursuant to which CRMPL acquired from Tikehau Investment Management Asia Pacific Pte. Ltd. 742,500 ordinary voting shares, representing 49.5% of the issued and paid-up voting share capital of IREIT Global Group Pte. Ltd. ("IGGPL"), the manager of IREIT Global (the "IGGPL Sale Shares").

In addition, CRMPL subscribed for and was issued 15,000 non-voting preference shares, which together with the IGGPL Sale Shares, represent a total of 50.0% of the total issued share capital of IGGPL (the "Total CRMPL Shares").

Upon CRMPL entering into the SPSA, CDL Real Estate Investment Managers Pte. Ltd. ("CREIM") is deemed interested in the IGGPL Sale Shares (and the Total CRMPL Shares) as CRMPL is a wholly-owned subsidiary of CREIM, which is in turn wholly-owned by New Empire Investments Pte. Ltd. ("NEI"), a wholly-owned subsidiary of City Developments

	vos is deemed to be interested in the IGGPL Sale Shares held by CRMPL in IGGPL by virtue of the provisions of ction 4 of the Securities and Futures Act, Chapter 289.
	elationship between the Shareholders giving notice in this form: ou may attach a chart in item 8 to show the relationship between the Shareholders]
Δ+	tachments (<i>if any</i>):
A.	(The total file size for all attachment(s) should not exceed 1MB.)
lf t	this is a replacement of an earlier notification, please provide:
(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet
	(the "Initial Announcement"):
(b)	Date of the Initial Announcement:
(c)	15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement:
Re	emarks (if any):
Th iss	e percentage of IGGPL Sale Shares is calculated based on a total of 1,500,000 ordinary voting shares of IGGPL in ue.

[Limited ("CDL"). As such, each of CREIM, NEI and CDL are deemed interested in the IGGPL Sale Shares (and the Total]

	Part III - Transaction Details
✓ \	e of securities which are the subject of the transaction (more than one option may be chosen): Voting shares Rights/Options/Warrants over voting shares Convertible debentures over voting shares (conversion price known) Others (please specify):
	ober of shares, rights, options, warrants, and/or principal amount of convertible debentures uired or disposed by Shareholder(s):
742,5	500
Amo dutie	ount of consideration paid or received by Shareholder(s) (excluding brokerage and stamp
	,998,200
S\$17	
Circ	umstance giving rise to the interest or change in interest (please specify): isition of the IGGPL Sale Shares pursuant to the SPSA via off-market transaction.
Circ	umstance giving rise to the interest or change in interest (please specify): isition of the IGGPL Sale Shares pursuant to the SPSA via off-market transaction.
Circle Acque	isition of the IGGPL Sale Shares pursuant to the SPSA via off-market transaction. 5 is to be completed by an individual submitting this notification form on behalf of the Shareholder(s).
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Circu Acqu Item Parti	isition of the IGGPL Sale Shares pursuant to the SPSA via off-market transaction. 5 is to be completed by an individual submitting this notification form on behalf of the Shareholder(s). iculars of Individual submitting this notification form to the Trustee-Manager/Responsible son:
Circu Acqu Item Parti	isition of the IGGPL Sale Shares pursuant to the SPSA via off-market transaction. 5 is to be completed by an individual submitting this notification form on behalf of the Shareholder(s). iculars of Individual submitting this notification form to the Trustee-Manager/Responsible son: Name of Individual:
Item Parti Pers (a)	isition of the IGGPL Sale Shares pursuant to the SPSA via off-market transaction. 5 is to be completed by an individual submitting this notification form on behalf of the Shareholder(s). iculars of Individual submitting this notification form to the Trustee-Manager/Responsible son: Name of Individual: Kwek Leng Kee
Item Parti Pers (a)	isition of the IGGPL Sale Shares pursuant to the SPSA via off-market transaction. 5 is to be completed by an individual submitting this notification form on behalf of the Shareholder(s). iculars of Individual submitting this notification form to the Trustee-Manager/Responsible son: Name of Individual: Kwek Leng Kee Designation (if applicable):
Item Parti Pers (a)	isition of the IGGPL Sale Shares pursuant to the SPSA via off-market transaction. 5 is to be completed by an individual submitting this notification form on behalf of the Shareholder(s). iculars of Individual submitting this notification form to the Trustee-Manager/Responsible son: Name of Individual: Kwek Leng Kee Designation (if applicable): Director
Item Parti Pers (a) (b)	isition of the IGGPL Sale Shares pursuant to the SPSA via off-market transaction. 5 is to be completed by an individual submitting this notification form on behalf of the Shareholder(s). iculars of Individual submitting this notification form to the Trustee-Manager/Responsible son: Name of Individual: Kwek Leng Kee Designation (if applicable): Director Name of entity (if applicable):