



(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 19 June 2023 titled “Launch of Fully Underwritten Preferential Offering to Raise Gross Proceeds of approximately S\$75.9 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 19 June 2023 and 3 July 2023 in relation to, among other things, the *pro rata* and non-renounceable preferential offering of 186,098,518 Preferential Offering Units on the basis of 161 Preferential Offering Units for every 1,000 Existing Units held as at 5.00 p.m. on 27 June 2023 to Eligible Unitholders at an issue price of S\$0.408 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 250,745,818 Preferential Offering Units, representing approximately 134.7% of the total number of Preferential Offering Units available under the Preferential Offering, were received as at the close of the Preferential Offering on 11 July 2023. Details of the valid acceptances and excess applications received are as follows:

	Number of Preferential Offering Units	% of Preferential Offering
Valid acceptances	143,871,458	77.3%
Excess applications	106,874,360	57.4%
Total	250,745,818	134.7%

Note: The percentages are rounded to the nearest one decimal place.

The balance of 42,227,060 Preferential Offering Units which were not validly accepted will be allotted to satisfy applications for Excess Preferential Offering Units. In the allotment of Excess Preferential Offering 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 Preferential Offering Units.

A total of 186,098,518 Preferential Offering Units at the issue price of S\$0.408 per Preferential Offering Unit will be issued to raise gross proceeds of approximately S\$75.9 million.

2. COMMITMENT OF TIKEHAU CAPITAL, CSEPL AND IGGPL

Pursuant to the Undertakings provided by each of Tikehau Capital, CSEPL and IGGPL, each of Tikehau Capital, CSEPL and IGGPL has accepted in full its respective provisional allotments of 53,475,197, 38,630,692 and 791,641 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 59,408,523 Preferential Offering Units (such that when aggregated with its total provisional allotment of the Preferential Offering Units, the total subscription of CSEPL would amount to approximately S\$40.0 million of Preferential Offering Units). As the Preferential Offering was over-subscribed, CSEPL will not be allotted any Excess Preferential Offering Units (subject to any rounding of odd lots).

Immediately post-completion of the Preferential Offering, each of Tikehau Capital, CSEPL and IGGPL will directly hold approximately 28.7%, 20.8% and 0.4% respectively of the total number of 1,341,989,939 Units in issue after the listing and quotation of the 186,098,518 Preferential Offering Units.

3. REFUNDS

In relation to any void or invalid acceptances of Preferential Offering Units or any unsuccessful applications for Excess Preferential Offering Units under the Preferential Offering, all monies received in connection therewith will be returned to the Eligible Unitholders, without interest or any share of revenue or other benefit arising therefrom, within three (3) Market Days¹ after the commencement of trading of the Preferential Offering Units on 19 July 2023, by crediting their accounts with the relevant Participating Banks² (where acceptance and/or application is made through an Electronic Application through an ATM of a Participating Bank), the receipt by such Participating Bank being a good discharge to CDP, the Manager, the Trustee and the Lead Manager and Underwriter of their respective obligations, if any, hereunder, or by crediting their designated bank account for Singapore Dollars via CDP's Direct Crediting Service (where acceptance and/or application is made through CDP (including through the submission of the ARE or application through an Accepted Electronic Service), 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 shall be credited to his or her Cash Ledger and subject to the terms and conditions as Cash Distributions under the CDP Operation of Securities Account with the Depository Terms and Conditions (Cash Ledger and Cash Distribution are as defined therein) (the credit by CDP being a good discharge of the Manager's, the Trustee's and the

¹ "Market Day" means a day on which the SGX-ST is open for securities trading.

² "Participating Banks" means DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited.

Lead Manager and Underwriter's respective obligations).

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 19 July 2023**.

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 any distributions out of IREIT's distributable income from the date of issuance of the Preferential Offering Units, as well as all distributions thereafter.

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)

Siau Kuei Lian
Company Secretary
13 July 2023

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 2001 of Singapore: The Preferential Offering 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).