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

ACTUAL ADVANCED DISTRIBUTION

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".

Further to the announcement dated 21 June 2021 titled "(I) Notice of Advanced Distribution Record Date (II) Notice of Preferential Offering Record Date", IREIT Global Group Pte. Ltd., in its capacity as manager of IREIT (the "**Manager**"), is pleased to announce that the actual Advanced Distribution per unit in IREIT ("**Unit**") for the period from 1 January 2021 to 29 June 2021 (being the date immediately prior to the date on which the New Units are issued pursuant to the Private Placement) is **2.29 Singapore cents**, being a tax exempt income distribution.

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 to be paid on or around 27 August 2021. **For the avoidance of doubt, the holders of the New Units to be issued pursuant to the Private Placement will not be entitled to the Advanced Distribution and will not be eligible to participate in the Preferential Offering.**

The next distribution following the Advanced Distribution will comprise IREIT's distributable income for the period from 30 June 2021 to 31 December 2021. Semi-annual distributions will resume thereafter.

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

Lee Wei Hsiung
Company Secretary
6 August 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.

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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.