

NOT FOR PUBLICATION OR DISTRIBUTION IN WHOLE OR IN PART IN OR INTO THE UNITED STATES.

NOTICE ACCOMPANYING THE ELECTRONIC PROSPECTUS OF IGB REAL ESTATE INVESTMENT TRUST (“IGB REIT”) DATED 27 AUGUST 2012 (“ELECTRONIC PROSPECTUS”)

(Unless otherwise indicated, specified or defined in this notice, the definitions in the Prospectus shall apply throughout this notice)

Website

The Electronic Prospectus can be viewed or downloaded from Bursa Malaysia Securities Berhad’s (“**Bursa Securities**”) website at www.bursamalaysia.com (“**Website**”).

Availability and Location of Paper/Printed Prospectus

Any applicant in doubt concerning the validity or integrity of the Electronic Prospectus should immediately request a paper/printed copy of the Prospectus directly from the Manager, CIMB Investment Bank Berhad (“**CIMB**”), Hong Leong Investment Bank Berhad (“**HLIB**”) or Malaysian Issuing House Sdn Bhd. Alternatively, the applicant may obtain a copy of the Prospectus and the Application Form from participating organisations of Bursa Securities, members of the Association of Banks in Malaysia and members of the Malaysian Investment Banking Association.

Prospective investors should note that the Application Forms are not available in electronic format.

Jurisdictional Disclaimer

The distribution of the Electronic Prospectus and the IPO are subject to Malaysian law. Bursa Securities, the Manager, the Offeror, the Joint Principal Advisers and Joint Managing Underwriters, Joint Global Coordinators, Joint Bookrunners and Joint Underwriters named in the Electronic Prospectus have not authorised and take no responsibility for the distribution of the Electronic Prospectus and/or the sale of the units outside Malaysia, which may be restricted by law in other jurisdictions. The Electronic Prospectus does not constitute and may not be used for the purpose of an offer to sell or an invitation of an offer to buy any units outside Malaysia, to any person outside Malaysia or in any jurisdiction in which such offer or invitation is not authorized or lawful or to any person to whom it is unlawful to make such offer or invitation.

Close of Application

Applications will be accepted from 10.00 a.m. on 27 August 2012 and will close at 5.00 p.m. on 4 September 2012 or for such further period or periods as the Manager, the Offeror, the Joint Principal Advisers and the Joint Managing Underwriters may mutually decide in their absolute discretion.

The Electronic Prospectus made available on the Website after the closing of the Retail Offering is made available solely for informational and archiving purposes. No securities will be allotted or issued on the basis of the Electronic Prospectus after the closing of the Retail Offering.

Persons Responsible for the Internet Site in which the Electronic Prospectus is Posted

The Electronic Prospectus which is accessible at the Website is owned by Bursa Securities. Users’ access to the website and the use of the contents of the Website and/or any information in whatsoever form arising from the Website shall be conditional upon acceptance of the terms and conditions of use as contained in the Website.

The contents of the Electronic Prospectus are for informational and archiving purposes only and are not intended to provide investment advice of any form or kind, and shall not at any time be relied upon as such.

This release is not for publication or distribution, directly or indirectly, in or into the United States. This release is not an offer of securities for sale into the United States of America (“United States”). The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended (“Securities Act”), and may not be offered or sold in the United States or to, or for the account of benefit of, United States persons (as such term is defined in Regulation S under the Securities Act), except pursuant to an applicable exemption from registration. No public offering of securities is being made in the United States.