



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

**IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND
QUARTER 2019 AND FINANCIAL PERIOD FROM 1 JANUARY 2019 TO 30 JUNE 2019**

Introduction

IREIT Global (“IREIT”) is a Singapore real estate investment trust with the investment strategy of principally investing, directly or indirectly, in a portfolio of income-producing real estate in Europe which is used primarily for office, retail and industrial (including logistics) purposes, as well as real estate-related assets.

IREIT completed its initial public offering (“IPO”) and was listed on the Main Board of the Singapore Exchange Securities Trading Limited (the “SGX-ST”) on 13 August 2014 (the “Listing Date”). IREIT’s current portfolio comprises five office properties in Germany, strategically located in Berlin, Bonn, Darmstadt, Münster and Munich.

As at 30 June 2019, IREIT’s portfolio has an aggregate net lettable area of approximately 200,600 sq m which consists of the following properties (the “Properties”):

- (i) Bonn Campus
- (ii) Darmstadt Campus
- (iii) Münster Campus
- (iv) Concor Park
- (v) Berlin Campus

IREIT is managed by IREIT Global Group Pte. Ltd. (the “Manager”).

Distribution policy

IREIT’s current distribution policy is to distribute at least 90% of its annual distributable income for each financial year, with the actual level of distribution to be determined at the Manager’s discretion, having regard to funding requirements, other capital management considerations and ensuring the overall stability of distributions.

Distributions to Unitholders will be made semi-annually based on the half-yearly results of IREIT and the next distribution will be for the period from 1 January 2019 to 30 June 2019.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND
QUARTER 2019 AND FINANCIAL PERIOD FROM 1 JANUARY 2019 TO 30 JUNE 2019

SUMMARY OF CONSOLIDATED RESULTS OF IREIT GLOBAL

| | 2Q 2019 | 2Q 2018 | Variance (%) | 1H 2019 | 1H 2018 | Variance (%) |
|---|----------------|----------------|---------------------|----------------|----------------|---------------------|
| Gross revenue (€'000) | 8,807 | 8,653 | 1.8 | 17,503 | 17,232 | 1.6 |
| Net property income (€'000) | 7,855 | 7,903 | (0.6) | 15,442 | 15,630 | (1.2) |
| Income available for distribution (€'000) | 6,682 | 6,470 | 3.3 | 12,967 | 12,786 | 1.4 |
| Less: Income retained | (668) | (647) | 3.2 | (1,296) | (1,279) | 1.3 |
| Income to be distributed to Unitholders (€'000) | 6,014 | 5,823 | 3.3 | 11,671 | 11,507 | 1.4 |

| Total distribution per Unit | | | | | | |
|------------------------------------|---------------------------|-------------|------------|---------------------------|-------------|--------------|
| Before retention | | | | | | |
| - € cents | 1.05 | 1.03 | 1.9 | 2.04 | 2.03 | 0.5 |
| - S\$ cents | 1.68⁽¹⁾ | 1.66 | 1.2 | 3.26⁽¹⁾ | 3.29 | (0.9) |
| After retention | | | | | | |
| - € cents | 0.95 | 0.92 | 3.3 | 1.84 | 1.82 | 1.1 |
| - S\$ cents | 1.51⁽¹⁾ | 1.49 | 1.3 | 2.93⁽¹⁾ | 2.95 | (0.7) |

Footnotes:

- (1) The DPU in Singapore dollars was computed after taking into consideration the forward foreign currency exchange contracts entered into to hedge the currency risk for distribution to Unitholders.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND
QUARTER 2019 AND FINANCIAL PERIOD FROM 1 JANUARY 2019 TO 30 JUNE 2019

1(a)(i) Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income

| | Note | 2Q 2019 (€'000) | 2Q 2018 (€'000) | Variance (%) | Note | 1H 2019 (€'000) | 1H 2018 (€'000) | Variance (%) |
|--|-------------|--------------------------------|--------------------------------|-------------------------|-------------|--------------------------------|--------------------------------|-------------------------|
| Gross revenue | | 8,807 | 8,653 | 1.8 | | 17,503 | 17,232 | 1.6 |
| Property operating expenses | | (952) | (750) | 26.9 | | (2,061) | (1,602) | 28.7 |
| Net property income | 1 | 7,855 | 7,903 | (0.6) | 6 | 15,442 | 15,630 | (1.2) |
| Finance costs | 2 | (751) | (1,001) | (25.0) | 7 | (4,545) | (1,991) | 128.3 |
| Management fees | | (668) | (647) | 3.2 | | (1,296) | (1,279) | 1.3 |
| Trustee's fees | | (26) | (24) | 8.3 | | (52) | (48) | 8.3 |
| Administrative costs and other trust expenses | | (232) | (256) | (9.4) | 8 | (549) | (426) | 28.9 |
| Net change in fair value of financial derivatives | 3 | (3,721) | 357 | NM | 9 | (8,197) | 519 | NM |
| Net change in fair value of investment properties | 4 | 21,241 | 14,858 | 43.0 | 10 | 21,238 | 14,829 | 43.2 |
| Profit before tax | | 23,698 | 21,190 | 11.8 | | 22,041 | 27,234 | (19.1) |
| Income tax expense | 5 | (3,942) | (2,847) | 38.5 | 11 | (3,994) | (3,320) | 20.3 |
| Profit for the period, before transactions with Unitholders | | 19,756 | 18,343 | 7.7 | | 18,047 | 23,914 | (24.5) |
| Distribution to Unitholders | | (6,014) | (5,823) | 3.3 | | (11,671) | (11,507) | 1.4 |
| Profit for the period, after transactions with Unitholders | | 13,742 | 12,520 | 9.8 | | 6,376 | 12,407 | (48.6) |
| <u>Distribution Statement</u> | | | | | | | | |
| Profit for the period, before transactions with Unitholders | | 19,756 | 18,343 | 7.7 | | 18,047 | 23,914 | (24.5) |
| Distribution adjustments | 12 | (13,074) | (11,873) | 10.1 | 12 | (5,080) | (11,128) | (54.3) |
| Amount available for distribution to Unitholders | | 6,682 | 6,470 | 3.3 | | 12,967 | 12,786 | 1.4 |

NM denotes "Not meaningful".

Notes to Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income

2Q 2019

1. Net property income for 2Q 2019 was relatively stable, registering a decrease of €48,000 or 0.6% compared to that of 2Q 2018. While total property operating expenses increased by €202,000 or 26.9%, a majority of the increase in expenses were recoverable from tenants. The increase in non-recoverable expenses, which had a marginal impact on net property income, mainly relates to property and facility management fees as well as repairs and maintenance expenses for the upkeep of properties.
2. Finance costs comprise interest expense on loans, interest rate swaps and amortisation of upfront debt transaction costs. The decrease of €250,000 or 25.0% was mainly due to the lower average cost of borrowings for 2Q 2019 as compared to 2Q 2018. Please refer to Section 1b(ii) Aggregate Amount of Borrowings for details of the borrowings outstanding as at 30 June 2019.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND
QUARTER 2019 AND FINANCIAL PERIOD FROM 1 JANUARY 2019 TO 30 JUNE 2019

1(a)(i) Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income
(continued)

Notes to Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income
(continued)

3. The net change in fair value of financial derivatives arose from the revaluation of interest rate swaps and forward foreign currency exchange contracts entered into to hedge against the interest rate risk on borrowings and currency risk for distribution to Unitholders respectively.
4. This relates to the difference between the carrying value and the fair value of the investment properties as at the end of each respective reporting period.
5. Income tax expense comprises current and deferred tax expenses. The increase for 2Q 2019 was mainly due to the deferred tax liability provided on the properties that have increased in value by a greater extent as compared to the corresponding reporting period last year.

1H 2019

6. Net property income for 1H 2019 registered a slight decrease of €188,000 or 1.2% compared to that of 1H 2018, mainly due to the increase in property operating expenses relating to property and facility management fees as well as repairs and maintenance expenses for the upkeep of properties.
7. Finance costs comprise interest expense on loans, interest rate swaps and amortisation of upfront debt transaction costs, as well as the costs of unwinding the previous borrowings, which were incurred on a one-time basis in 1Q 2019, which also contributed largely to the increase in finance costs for 1H 2019 as compared to 1H 2018. Please refer to Section 1b(ii) Aggregate Amount of Borrowings for details of the borrowings outstanding as at 30 June 2019.
8. Administrative costs and other trust expenses for 1H 2019 were 28.9% higher compared to 1H 2018. Included in other trust expenses was a foreign exchange gain of €209,000 (1H 2018: €214,000) arising mainly from the translation of Singapore dollar denominated cash balances as at 30 June 2019. Excluding this foreign exchange gain, administrative costs and other trust expenses were €758,000 (1H 2018: €640,000). The increase of €118,000 in administrative costs and other trust expenses was mainly due to higher fees for ad hoc professional services.
9. The net change in fair value of financial derivatives arose from the revaluation of interest rate swaps and forward foreign currency exchange contracts entered into to hedge against the interest rate risk on borrowings and currency risk for distribution to Unitholders respectively.
10. This relates to the difference between the carrying value and the fair value of the investment properties as at the end of each respective reporting period.
11. Income tax expense comprises current and deferred tax expenses. The increase for 1H 2019 was mainly due to the deferred tax liability provided on the properties that have increased in value by a greater extent as compared to the corresponding reporting period last year.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND
QUARTER 2019 AND FINANCIAL PERIOD FROM 1 JANUARY 2019 TO 30 JUNE 2019

1(a)(i) Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income
(continued)

Notes to Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income
(continued)

12. Distribution adjustments

| | 2Q 2019 (€'000) | 2Q 2018 (€'000) | 1H 2019 (€'000) | 1H 2018 (€'000) |
|---|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| <u>Distribution adjustments</u> | | | | |
| - Difference between accounting and actual finance costs paid | 46 | 79 | 3,084 | 165 |
| - Management fees payable in Units | 668 | 647 | 1,296 | 1,279 |
| - Foreign exchange gain | (109) | (68) | (209) | (214) |
| - Effects of recognising rental income on a straight line basis over the lease term | (99) | (99) | (197) | (197) |
| - Net change in fair value of financial derivatives | 3,721 | (357) | 8,197 | (519) |
| - Net change in fair value of investment properties | (21,241) | (14,858) | (21,238) | (14,829) |
| - Deferred tax expense | 3,940 | 2,783 | 3,987 | 3,187 |
| Net distribution adjustments | (13,074) | (11,873) | (5,080) | (11,128) |

1(b)(i) Unaudited Statements of Financial Position

| | Note | Group (€'000) | | Trust (€'000) | |
|---|------|------------------|----------------|------------------|----------------|
| | | 30 Jun 2019 | 31 Dec 2018 | 30 Jun 2019 | 31 Dec 2018 |
| Current assets | | | | | |
| Cash and cash equivalents | 1 | 22,467 | 18,396 | 7,961 | 2,275 |
| Trade and other receivables | 2 | 2,172 | 1,774 | 623 | 7,299 |
| Financial derivatives | 3 | 406 | 690 | 406 | 690 |
| | | 25,045 | 20,860 | 8,990 | 10,264 |
| Non-current assets | | | | | |
| Investment properties | 4 | 526,400 | 504,900 | - | - |
| Investment in subsidiaries | | - | - | 228,175 | 233,382 |
| Other receivables | 5 | 1,355 | 1,355 | - | - |
| Deferred tax assets | 6 | 2,071 | 1,760 | - | - |
| | | 529,826 | 508,015 | 228,175 | 233,382 |
| Total assets | | 554,871 | 528,875 | 237,165 | 243,646 |
| Current liabilities | | | | | |
| Borrowings | 7 | - | 96,474 | - | - |
| Trade and other payables | 8 | 2,716 | 3,161 | 516 | 551 |
| Distribution payable | | 11,671 | 11,124 | 11,671 | 11,124 |
| Financial derivatives | 3 | 1,729 | - | 3 | - |
| Income tax payable | 9 | 23 | 272 | - | 2 |
| | | 16,139 | 111,031 | 12,190 | 11,677 |
| Non-current liabilities | | | | | |
| Borrowings | 7 | 199,474 | 96,741 | - | - |
| Financial derivatives | 3 | 6,184 | - | - | - |
| Deferred tax liabilities | 10 | 19,795 | 15,496 | - | - |
| | | 225,453 | 112,237 | - | - |
| Total liabilities | | 241,592 | 223,268 | 12,190 | 11,677 |
| Net assets attributable to Unitholders | | | | | |
| | | 313,279 | 305,607 | 224,975 | 231,969 |

1(b)(i) Unaudited Statements of Financial Position (continued)

Notes to Unaudited Statements of Financial Position

1. The Group's cash and cash equivalents were €22.5 million as at 30 June 2019 as compared to €18.4 million as at 31 December 2018.

Please refer to the consolidated statement of cash flows for 2Q 2019 and 1H 2019 on Page 8 of this announcement for further details on the movements in the Group's cash and cash equivalents during the respective reporting periods.

The increase of €5.7 million in the Trust's cash and cash equivalents as at 30 June 2019 as compared to 31 December 2018 was mainly due to the higher amount of inter-company transfers from subsidiaries.

2. The Group's trade and other receivables as at 30 June 2019 were €0.4 million higher than the balance as at 31 December 2018 mainly due to additional prepayments recognised in the current year.

The decrease of €6.7 million in the Trust's trade and other receivables was mainly due to the balances due from subsidiaries as at 31 December 2018, which were received subsequent to 31 December 2018.

3. This represents the fair value as at the reporting dates of interest rate swaps and forward foreign currency exchange contracts which were entered into to hedge against the interest rate risk on borrowings and currency risk for distribution to Unitholders respectively.

4. Investment properties are accounted for at fair value based on valuations undertaken by independent valuers as at 30 June 2019.

As at 1 January 2019:

Capital expenditure on investment properties
Change in fair value of investment properties during the period
Fair value of investment properties as at 30 June 2019

| Group (€'000) |
|--------------------------|
| 504,900 |
| 262 |
| 21,238 |
| 526,400 |

5. This relates to the effects of accounting adjustments to recognise rental income on a straight-line basis over the term of the leases which have step-up rental escalation clauses.
6. The increase in deferred tax assets was mainly due to the higher deferred tax effect on the temporary differences arising from unutilised tax losses at the level of the property holding companies.
7. Please refer to Section 1b(ii) Aggregate Amount of Borrowings for details.
8. The decrease of €0.4 million in the Group's trade and other payables were mainly due to higher turnover of trade creditors for the period.
9. The decrease of €0.2 million in the Group's income tax payable was due to the decrease in taxable profits at the property level and the payment of income tax subsequent to 31 December 2018.
10. The increase in deferred tax liabilities was due to the higher deferred tax effect on the temporary differences arising from the investment properties.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND
QUARTER 2019 AND FINANCIAL PERIOD FROM 1 JANUARY 2019 TO 30 JUNE 2019

1(b)(ii) Aggregate Amount of Borrowings

| | Group (€'000) | |
|---|--------------------------------|--------------------|
| | 30 Jun 2019 | 31 Dec 2018 |
| Repayable within one year | | |
| Secured borrowings | - | 96,594 |
| Less: Upfront debt transaction costs ⁽¹⁾ | - | (120) |
| | - | 96,474 |
| Repayable after one year | | |
| Secured borrowings | 200,760 | 96,900 |
| Less: Upfront debt transaction costs ⁽¹⁾ | (1,286) | (159) |
| | 199,474 | 96,741 |
| Total | | |
| Secured borrowings | 200,760 | 193,494 |
| Less: Upfront debt transaction costs ⁽¹⁾ | (1,286) | (279) |
| | 199,474 | 193,215 |

Footnotes:

(1) Upfront debt transaction costs are amortised over the life of the loan facilities.

Details of borrowings and collaterals

On 1 February 2019, all then existing borrowings of €193.5 million were refinanced with new secured loan facilities of €200.8 million from a new lender (the "Facilities"). The Facilities will mature on a bullet basis in January 2026. The balance of the proceeds after refinancing-related transaction costs will be used for general working capital and corporate purposes.

The Facilities are secured by way of the following:

- land charges over the properties;
- pledges over the rent and other relevant bank accounts in relation to the properties;
- assignments of claims under the lease agreements, insurance agreements, sale and purchase agreements, property management agreements and other key agreements in relation to the properties;
- pledges over the shares in the borrowing entities;
- assignments of claims under the hedging agreements in relation to the Facilities; and
- assignment of claims over the intra-group loans granted to the borrowing entities.

The loan facilities are denominated in Euro and bears floating interest rates. Interest rate swap contracts have been entered into to fix the interest rates on the borrowings. IREIT does not apply hedge accounting.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND
QUARTER 2019 AND FINANCIAL PERIOD FROM 1 JANUARY 2019 TO 30 JUNE 2019

1(c)(i) Unaudited Consolidated Statement of Cash Flows

| | Group | | | |
|--|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| | 2Q 2019 (€'000) | 2Q 2018 (€'000) | 1H 2019 (€'000) | 1H 2018 (€'000) |
| Cash flows from operating activities | | | | |
| Profit for the period, after transactions with Unitholders | 13,742 | 12,520 | 6,376 | 12,407 |
| Adjustments for: | | | | |
| Management fees payable in Units | 668 | 647 | 1,296 | 1,279 |
| Finance costs | 751 | 1,001 | 4,545 | 1,991 |
| Net change in fair value of financial derivatives | 3,721 | (357) | 8,197 | (519) |
| Net change in fair value of investment properties | (21,241) | (14,858) | (21,238) | (14,829) |
| Distribution to Unitholders | 6,014 | 5,823 | 11,671 | 11,507 |
| Income tax expense | 3,942 | 2,847 | 3,994 | 3,320 |
| Operating profit before working capital changes | 7,597 | 7,623 | 14,841 | 15,156 |
| Changes in working capital: | | | | |
| Trade and other receivables | (193) | (100) | (400) | (539) |
| Trade and other payables | (407) | (197) | (445) | (14) |
| Income taxes paid | (221) | (104) | (254) | (117) |
| Cash generated from operations, representing net cash from operating activities | 6,776 | 7,222 | 13,742 | 14,486 |
| Cash flows from investing activity | | | | |
| Capital expenditure on investment properties | (259) | (42) | (262) | (71) |
| Net cash used in investing activity | (259) | (42) | (262) | (71) |
| Cash flows from financing activities | | | | |
| Proceeds from bank borrowings | - | - | 200,760 | - |
| Repayment of bank borrowings | - | (1,275) | (193,494) | (2,550) |
| Costs related to bank borrowings | - | - | (4,090) | (20) |
| Distribution paid to Unitholders | - | - | (11,124) | (11,727) |
| Net interest paid | (706) | (922) | (1,461) | (1,826) |
| Net cash used in financing activities | (706) | (2,197) | (9,409) | (16,123) |
| Net increase / (decrease) in cash and cash equivalents | 5,811 | 4,983 | 4,071 | (1,708) |
| Cash and cash equivalents at beginning of the period | 16,656 | 12,415 | 18,396 | 19,106 |
| Cash and cash equivalents at end of the period | 22,467 | 17,398 | 22,467 | 17,398 |

Note to Unaudited Consolidated Statement of Cash Flows

1. Please refer to Section 1b(ii) Aggregate Amount of Borrowings for details.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND
QUARTER 2019 AND FINANCIAL PERIOD FROM 1 JANUARY 2019 TO 30 JUNE 2019

1(d)(i) Unaudited Statement of Changes in Net Assets Attributable to Unitholders

| | Group | | Trust | |
|--|----------------|----------------|----------------|----------------|
| | 2Q 2019 | 2Q 2018 | 2Q 2019 | 2Q 2018 |
| | (€'000) | (€'000) | (€'000) | (€'000) |
| Operations | | | | |
| Balance as at beginning of period | 16,785 | (10,363) | (55,835) | (44,720) |
| Profit / (loss) for the period, before transactions with Unitholders | 19,756 | 18,343 | 4,072 | (360) |
| Distribution payable of 0.95€ cents per Unit for 2Q 2019 | (6,014) | - | (6,014) | - |
| Distribution payable of 0.92€ cents per Unit for 2Q 2018 | - | (5,823) | - | (5,823) |
| Balance as at the end of the period | 30,527 | 2,157 | (57,777) | (50,903) |
| Unitholders' transactions | | | | |
| Issue of Units: | | | | |
| Balance as at beginning of period | 282,084 | 279,573 | 282,084 | 279,573 |
| Management fees payable in Units | 668 | 647 | 668 | 647 |
| Net assets resulting from transactions | 282,752 | 280,220 | 282,752 | 280,220 |
| Net assets attributable to Unitholders as at end of period | 313,279 | 282,377 | 224,975 | 229,317 |

| | Group | | Trust | |
|--|----------------|----------------|----------------|----------------|
| | 1H 2019 | 1H 2018 | 1H 2019 | 1H 2018 |
| | (€'000) | (€'000) | (€'000) | (€'000) |
| Operations | | | | |
| Balance as at beginning of period | 24,151 | (10,250) | (49,487) | (38,575) |
| Profit / (loss) for the period, before transactions with Unitholders | 18,047 | 23,914 | 3,381 | (821) |
| Distribution payable of 1.84€ cents per Unit for 1H 2019 | (11,671) | - | (11,671) | - |
| Distribution payable of 1.82€ cents per Unit for 1H 2018 | - | (11,507) | - | (11,507) |
| Balance as at the end of the period | 30,527 | 2,157 | (57,777) | (50,903) |
| Unitholders' transactions | | | | |
| Issue of Units: | | | | |
| Balance as at beginning of period | 281,456 | 278,941 | 281,456 | 278,941 |
| Management fees payable in Units | 1,296 | 1,279 | 1,296 | 1,279 |
| Net assets resulting from transactions | 282,752 | 280,220 | 282,752 | 280,220 |
| Net assets attributable to Unitholders as at end of period | 313,279 | 282,377 | 224,975 | 229,317 |

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND
QUARTER 2019 AND FINANCIAL PERIOD FROM 1 JANUARY 2019 TO 30 JUNE 2019

1(d)(ii) Details of Any Change in Units

| | Group | | | |
|----------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| | 2Q 2019 (Units) | 2Q 2018 (Units) | 1H 2019 (Units) | 1H 2018 (Units) |
| Unit in issue: | | | | |
| At beginning of the period | 633,349,636 | 628,041,887 | 632,011,477 | 626,665,519 |
| Issue of new Units: | | | | |
| - Management fees paid in Units | 1,280,089 | 1,302,286 | 2,618,248 | 2,678,654 |
| At end of the period | 634,629,725 | 629,344,173 | 634,629,725 | 629,344,173 |
| Units to be issued: | | | | |
| Management fees payable in Units | 1,350,422 | 1,364,259 | 1,350,422 | 1,364,259 |
| At end of the period | 635,980,147 | 630,708,432 | 635,980,147 | 630,708,432 |

2. Whether the figures have been audited, or reviewed and in accordance with which standard, (e.g. the Singapore Standard on Auditing 2410 (Engagements to Review Financial Statements), or an equivalent standard)

The figures have not been audited but have been reviewed by the auditors in accordance with Singapore Standard on Review Engagements 2410.

3. Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Please see attached review report.

4. Whether the same accounting policies and methods of computation as in the issuer's most recent audited annual financial statements have been applied

For the current reporting period, the Group has applied the same accounting policies and methods of computation as those applied in its audited financial statements for the financial year ended 31 December 2018, except for those explained in Section 5 below.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of the change

On 1 January 2019, the Group has adopted all the new and revised International Financial Reporting Standards that were effective from that date and relevant to its operations, including IFRS 16 *Leases* and related consequential amendments to other IFRSs. The adoption of these new/revised IFRSs does not result in changes to the Group's and IREIT's accounting policies and has no material effect on the amounts reported for the current or prior period.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND
QUARTER 2019 AND FINANCIAL PERIOD FROM 1 JANUARY 2019 TO 30 JUNE 2019

6. Earnings Per Unit and Distribution Per Unit

| | Group | | | |
|--|---------|---------|---------|---------|
| | 2Q 2019 | 2Q 2018 | 1H 2019 | 1H 2018 |
| Weighted average number of Units ('000) | 633,744 | 628,615 | 633,030 | 627,815 |
| Earnings per Unit Basic and Diluted (€ cents) | 3.11 | 2.91 | 2.84 | 3.79 |
| Number of Units entitled to distribution ('000) | 634,630 | 629,344 | 634,630 | 629,344 |
| Distribution per Unit ("DPU") | | | | |
| - € cents | 0.95 | 0.92 | 1.84 | 1.82 |
| - S\$ cents ⁽¹⁾ | 1.51 | 1.49 | 2.93 | 2.95 |

Footnotes:

(1) The DPU in Singapore dollars was computed after taking into consideration the forward foreign currency exchange contracts entered into to hedge the currency risk for distribution to Unitholders.

7. Net Asset Value and Net Tangible Asset Per Unit

| | Group | |
|---|-------------|-------------|
| | 30 Jun 2019 | 31 Dec 2018 |
| Number of Units in issue and to be issued at end of the period ('000) ⁽¹⁾ | 635,980 | 633,350 |
| Net asset value ("NAV") per Unit (€) | 0.49 | 0.48 |
| Net tangible asset ("NTA") per Unit (€) | 0.49 | 0.48 |

Footnote:

1. The NAV and NTA per Unit was computed based on the net assets attributable to Unitholders as at 30 June 2019 and 31 December 2018 and the Units in issue and to be issued as at 30 June 2019 of 635,980,147 (31 December 2018: 633,349,636).

8. Segmental Reporting

Operating segments are identified on the basis of internal reports on components of IREIT that are regularly reviewed by the chief operating decision maker, which is the management of the Manager, in order to allocate resources to segments and to assess their performance.

IREIT owns five properties which are all located in Germany. Revenue and net property income of the five properties (which constitute an operating segment on an aggregated basis) are the measures reported to the Manager for the purposes of resource allocation and performance assessment. The Manager considers that the five properties held by IREIT have similar economic characteristics and have similar nature in providing leasing services to similar type of tenants for rental income. In addition, the cost structure and the economic environment in which each of the five properties operate are similar. Therefore, the Manager concluded that the five properties should be aggregated into a single reportable segment and no further analysis for segment information is presented by property.

9. Review of the Performance for the Second Quarter and Financial Period from 1 January 2019 to 30 June 2019

A review of the performance for 2Q 2019 and 1H 2019 is set out in Section 1(a)(i) Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income and Section 1(b)(i) Unaudited Statements of Financial Position.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND
QUARTER 2019 AND FINANCIAL PERIOD FROM 1 JANUARY 2019 TO 30 JUNE 2019

10. Variance between actual and forecast

Not applicable as no forecast has been previously disclosed.

11. Commentary on the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting and next 12 months

Despite the moderation in global economic growth and uncertain political landscape, the German office real estate market has continued to benefit from healthy occupier demand, rising rents and investment volumes.

During the quarter, the Manager has concluded a number of lease extensions for the key tenants at Concor Park. The extensions, ranging from 5 years to 7 years, have resulted in a marked improvement in the weighted average lease to expiry (WALE) for the property from 2.7 years as at 31 March 2019 to 7.7 years as at 30 June 2019. At the Münster South building, the Manager has also secured an 8.5-year lease with a new tenant for the entire second floor previously vacated by the single tenant.

The positive outcome on the leasing front is expected to lend greater stability to IREIT's portfolio. On the portfolio basis, the overall WALE stood at 4.6 years as at 30 June 2019, an increase from 4.2 years as at 31 March 2019 despite the passing of time. Over 90% of the leases will be due for renewal only in FY2022 and beyond.

As part of its proactive asset management strategy, the Manager will continue to engage its tenants and undertake various initiatives to upkeep the existing properties as they age in order to ensure strong tenant retention. The Manager will also constantly review IREIT's portfolio for value creation and repositioning opportunities, as well as seek investment opportunities to strengthen IREIT's portfolio. While the real estate investment market remains very competitive and future acquisitions may have some dilutive impact on distributions in the short term, the Manager is of the view that building IREIT's portfolio base is a necessary step for diversification and scale.

12. Distributions

(a) Current financial period

| | |
|--|---|
| Any distributions declared for the current financial period? | Yes |
| Name of distribution | Distribution for the period from 1 January 2019 to 30 June 2019 |
| Distribution type | Tax-exempt income |
| Distribution rate | 2.93 Singapore cents per Unit |
| Tax rate | These distributions are made out of IREIT'S tax exempt income. Unitholders receiving distributions will not be assessable to Singapore income tax on the distribution received. |

(b) Corresponding period of the preceding financial period

| | |
|--|---|
| Any distributions declared for the corresponding period of the immediate preceding financial period? | Yes |
| Name of distribution | Distribution for the period from 1 January 2018 to 30 June 2018 |
| Distribution type | Tax-exempt income |
| Distribution rate | 2.95 Singapore cents per Unit |

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND
QUARTER 2019 AND FINANCIAL PERIOD FROM 1 JANUARY 2019 TO 30 JUNE 2019

- | | |
|----------|---|
| Tax rate | These distributions are made out of IREIT'S tax exempt income. Unitholders receiving distributions will not be assessable to Singapore income tax on the distribution received. |
|----------|---|
- 12. Distributions (continued)**
- | | |
|------------------------|----------------|
| (c) Books closure date | 19 August 2019 |
| (d) Date payable | 27 August 2019 |
- 13. If no distribution has been declared/(recommended), a statement to that effect.**
- Not applicable.
- 14. If IREIT has obtained a general mandate from shareholders for IPTs, the aggregate value of each transaction as required under Rule 920(i)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.**
- IREIT has not obtained a general mandate from Unitholders for Interested Person Transactions.
- 15. Confirmation pursuant to Rule 705(5) of the Listing Manual**
- The Board of Directors of the Manager has confirmed that, to the best of their knowledge, nothing has come to their attention which may render these unaudited financial results for the second quarter and financial period from 1 January 2019 to 30 June 2019 to be false or misleading in any material aspect.
- 16. Confirmation that the issuer has procured undertakings from all its directors and executive officers under Rule 720(1)**
- The Manager confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

BY ORDER OF THE BOARD OF DIRECTORS

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

Lee Wei Hsiung
Company Secretary
7 August 2019

This announcement may contain forward-looking statements that involve 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 other companies and venues for the sale/ distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management of future events.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

The Board of Directors

IREIT Global Group Pte. Ltd.

(as Manager of IREIT Global) (the "Manager")

8 Marina View

#15-07A Asia Square Tower 1,

Singapore 018960

DBS Trustee Limited

(in its capacity as trustee of IREIT) (the "Trustee")

12 Marina Boulevard,

Level 44, Marina Bay Financial Centre Tower 3

Singapore 018982

Attention: Mr. Aymeric Thibord

Dear Sirs

We have reviewed the accompanying interim condensed financial information of IREIT Global ("IREIT") and its subsidiaries (the "Group") which comprise the statements of financial position of the Group and IREIT as of 30 June 2019, the statements of changes in net assets attributable to unitholders of the Group and of IREIT and the statement of profit or loss and other comprehensive income and statement of cash flows of the Group for the Second Quarter and Half Year then ended, and selected explanatory notes as enumerated in sections 1(a), 1(b), 1(c), 1(d), 4, 5, 6, 7, 8, 12 and 13 of the announcement ("interim condensed financial information").

The management of IREIT Global Group Pte. Ltd. (the "Manager" of IREIT) is responsible for the preparation and fair presentation of this interim condensed financial information in accordance with the International Accounting Standard 34 *Interim Financial Reporting* ("IAS 34"). Such interim condensed financial information has been prepared by the Manager for announcement on the Singapore Exchange Securities Trading Limited. Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

Scope of Review

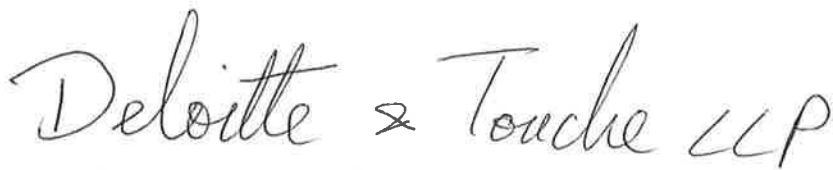
We conducted our review in accordance with Singapore Standard on Review Engagements 2410 - *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of interim condensed financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Deloitte.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed financial information of IREIT and the Group are not prepared in all material respects, in accordance with IAS 34.

Yours faithfully,

A handwritten signature in black ink that reads "Deloitte & Touche LLP". The signature is written in a cursive, flowing style.

Public Accountants and
Chartered Accountants
Singapore

7 August 2019