

**IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE
HALF YEAR FROM 1 JANUARY 2020 TO 30 JUNE 2020**

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 (the “German Portfolio”) and four properties in Spain, located in Madrid and Barcelona (the “Spanish Portfolio”).

As at 30 June 2020, the German Portfolio has an aggregate net lettable area of approximately 200,800 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

In December 2019, IREIT entered into a 40:60 joint venture with Tikehau Capital SCA for the purposes of acquiring the Spanish Portfolio. The joint venture company (“JVCo”) completed the acquisition of 100% of the interests in the Spanish Portfolio on 20 December 2019. As at 30 June 2020, the Spanish Portfolio has an aggregate lettable area of approximately 72,200 sq m which consists of the following properties (the “Spanish Properties”):

- (i) Delta Nova IV
- (ii) Delta Nova VI
- (iii) Il-lumina
- (iv) Sant Cugat Green

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 2020 to 30 June 2020.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE
HALF YEAR FROM 1 JANUARY 2020 TO 30 JUNE 2020

SUMMARY OF CONSOLIDATED RESULTS OF IREIT GLOBAL

| | 1H 2020 | 1H 2019 | Variance (%) |
|---|----------------|----------------|---------------------|
| Gross revenue (€'000) | 17,965 | 17,503 | 2.6 |
| Net property income (€'000) | 15,665 | 15,442 | 1.4 |
| Income available for distribution (€'000) | 12,956 | 12,967 | (0.1) |
| Less: Income retained | (1,296) | (1,296) | - |
| Income to be distributed to Unitholders (€'000) | 11,660 | 11,671 | (0.1) |

| Total distribution per Unit | | | |
|------------------------------------|---------------------------|-------------|--------------|
| Before retention | | | |
| - € cents | 2.02 | 2.04 | (1.0) |
| - S\$ cents | 3.16⁽¹⁾ | 3.26 | (3.1) |
| After retention | | | |
| - € cents | 1.82 | 1.84 | (1.1) |
| - S\$ cents | 2.85⁽¹⁾ | 2.93 | (2.7) |

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
HALF YEAR FROM 1 JANUARY 2020 TO 30 JUNE 2020

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

| | Note | 1H 2020 (€'000) | 1H 2019 (€'000) | Variance (%) |
|--|----------|--------------------|--------------------|-----------------|
| Gross revenue | | 17,965 | 17,503 | 2.6 |
| Property operating expenses | | (2,300) | (2,061) | 11.6 |
| Net property income | 1 | 15,665 | 15,442 | 1.4 |
| Finance costs | 2 | (2,151) | (4,545) | (52.7) |
| Management fees | | (1,296) | (1,296) | - |
| Trustee's fees | | (63) | (52) | 21.2 |
| Administrative costs and other trust expenses | 3 | (930) | (549) | 69.4 |
| Net change in fair value of financial derivatives | 4 | (3,281) | (8,197) | NM |
| Net change in fair value of investment properties | 5 | (1,245) | 21,238 | NM |
| Share of results of joint venture | 6 | 1,084 | - | NM |
| Profit before tax | | 7,783 | 22,041 | (64.7) |
| Income tax expense | 7 | (1,818) | (3,994) | (54.5) |
| Profit for the period, before transactions with Unitholders | | 5,965 | 18,047 | (66.9) |
| Distribution to Unitholders | | (11,660) | (11,671) | (0.1) |
| (Loss)/Profit for the period, after transactions with Unitholders | | (5,695) | 6,376 | (189.3) |
| <u>Distribution Statement</u> | | | | |
| Profit for the period, before transactions with Unitholders | | 5,965 | 18,047 | (66.9) |
| Distribution adjustments | 8 | 6,991 | (5,080) | NM |
| Amount available for distribution to Unitholders | | 12,956 | 12,967 | (0.1) |

NM denotes "Not meaningful".

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

- Net property income for 1H 2020 registered a slight increase of €223,000 or 1.4% compared to that of 1H 2019. The increase in property operating expenses was due mainly to repairs and maintenance expenses for the upkeep of properties. This was more than offset by higher gross revenue contributed mainly by the new lease at Münster South Building which commenced in July 2019 and the positive effects arising from the finalisation of prior year's service charge reconciliation.
- Finance costs comprise interest expense on loans, interest rate swaps and amortisation of upfront debt transaction costs. The decrease of €2,394,000 or 52.7% as compared that of 1H 2019 was mainly due to the absence of the costs of unwinding the previous borrowings pursuant to the loan refinancing exercise in 1Q 2019. Please refer to Section 1b(ii) Aggregate Amount of Borrowings for details of the borrowings.
- Administrative costs and other trust expenses for 1H 2020 were 69.4% higher compared to 1H 2019. Included in other trust expenses was a foreign exchange loss of €193,000 (1H 2019: foreign exchange gain of €209,000) arising mainly from the translation of Singapore dollar denominated cash balances as at 30 June 2020. Excluding this foreign exchange loss, administrative costs and other trust expenses were €737,000 (1H 2019: €758,000), representing a marginal decrease of €21,000 or 2.8% year-on-year.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE
HALF YEAR FROM 1 JANUARY 2020 TO 30 JUNE 2020

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)

4. 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 the interest rate risk on borrowings and currency risk for distribution to Unitholders respectively.
5. 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.
6. The share of results of joint venture relates to the Group's 40% share of net income of JVCo.

Details are as follows:

| | 1H 2020 (€'000) |
|---|----------------------------------|
| <i>Share of results (net of tax) of joint venture</i> | |
| - Gross revenue | 2,199 |
| - Property operating expenses | (839) |
| - Net property income | 1,360 |
| - Finance costs | (436) |
| - Net change in fair value of investment properties | 620 |
| - Net change in fair value of financial derivatives | (183) |
| - Others | (277) |
| | 1,084 |

7. Income tax expense comprises current and deferred tax expenses. The decrease for 1H 2020 was mainly due to the lower deferred tax liability provided on the investment properties as compared to the corresponding reporting period last year.
8. Distribution adjustments

| | 1H 2020 (€'000) | 1H 2019 (€'000) |
|---|----------------------------------|----------------------------------|
| <u>Distribution adjustments</u> | | |
| - Difference between accounting and actual finance costs paid | 140 | 353 |
| - Loan breakage costs | - | 2,731 |
| - Management fees payable in Units | 1,296 | 1,296 |
| - Foreign exchange loss/(gain) | 193 | (209) |
| - Effects of recognising rental income on a straight line basis over the lease term | 94 | (197) |
| - Net change in fair value of financial derivatives | 3,281 | 8,197 |
| - Net change in fair value of investment properties | 1,245 | (21,238) |
| - Share of results of joint venture | (1,084) | - |
| - Distributable income from joint venture | 717 | - |
| - Deferred tax expense | 1,109 | 3,987 |
| Net distribution adjustments | 6,991 | (5,080) |

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE
HALF YEAR FROM 1 JANUARY 2020 TO 30 JUNE 2020

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

| | | Group (€'000) | | Trust (€'000) | |
|---|-------------|--------------------------|--------------------|--------------------------|--------------------|
| | Note | 30 Jun 2020 | 31 Dec 2019 | 30 Jun 2020 | 31 Dec 2019 |
| Current assets | | | | | |
| Cash and cash equivalents | 1 | 24,215 | 25,343 | 4,285 | 12,042 |
| Trade and other receivables | 2 | 2,401 | 1,716 | 565 | 3,450 |
| Financial derivatives | 3 | 68 | 574 | 68 | 574 |
| | | 26,684 | 27,633 | 4,918 | 16,066 |
| Non-current assets | | | | | |
| Investment properties | 4 | 574,900 | 574,900 | - | - |
| Investment in subsidiaries | | - | - | 221,845 | 222,994 |
| Investment in joint venture | 5 | 31,467 | 30,383 | 30,383 | 30,383 |
| Other receivables | 6 | 1,363 | 1,457 | - | - |
| Deferred tax assets | | 2,050 | 2,004 | - | - |
| | | 609,780 | 608,744 | 252,228 | 253,377 |
| Total assets | | 636,464 | 636,377 | 257,146 | 269,443 |
| Current liabilities | | | | | |
| Borrowings | 7 | 31,944 | - | 31,944 | - |
| Trade and other payables | 8 | 3,780 | 3,717 | 506 | 1,884 |
| Distribution payable | | 11,660 | 11,067 | 11,660 | 11,067 |
| Financial derivatives | 3 | 1,937 | 1,676 | 195 | 7 |
| Income tax payable | 9 | 813 | 1,072 | 3 | - |
| | | 50,134 | 17,532 | 44,308 | 12,958 |
| Non-current liabilities | | | | | |
| Borrowings | 7 | 199,669 | 231,453 | - | 31,908 |
| Financial derivatives | 3 | 7,556 | 5,042 | - | - |
| Deferred tax liabilities | | 29,211 | 28,057 | - | - |
| | | 236,436 | 264,552 | - | 31,908 |
| Total liabilities | | 286,570 | 282,084 | 44,308 | 44,866 |
| Net assets attributable to Unitholders | | | | | |
| | | 349,894 | 354,293 | 212,838 | 224,577 |

Notes to Unaudited Statements of Financial Position

1. The Group's cash and cash equivalents were €24.2 million as at 30 June 2020 as compared to €25.3 million as at 31 December 2019.

Please refer to the consolidated statement of cash flows for 1H 2020 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 decrease of €7.8 million in the Trust's cash and cash equivalents as at 30 June 2020 as compared to 31 December 2019 was mainly due to the payment of distribution to Unitholders in February 2020 for the half year ended 31 December 2019.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE
HALF YEAR FROM 1 JANUARY 2020 TO 30 JUNE 2020

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

Notes to Unaudited Statements of Financial Position (continued)

2. The Group's trade and other receivables as at 30 June 2020 were €0.7 million higher than the balance as at 31 December 2019 mainly due to additional prepayments recognised during the current year.

The decrease of €2.9 million in the Trust's trade and other receivables was mainly due to the balances due from subsidiaries as at 31 December 2019, which were received subsequent to 31 December 2019.

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 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 2020.

As at 1 January 2020:

Capital expenditure on investment properties
Change in fair value of investment properties during the period
Fair value of investment properties as at 30 June 2020

| Group (€'000) |
|--------------------------|
| 574,900 |
| 1,245 |
| (1,245) |
| 574,900 |

5. This relates to IREIT's 40% investment in JVCo, which owns the Spanish Portfolio. The Group applies the equity accounting method for its interest in JVCo.
6. 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.
7. Please refer to Section 1b(ii) Aggregate Amount of Borrowings for details.
8. The decrease of €1.4 million in the Trust'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 mainly due to payment of income tax subsequent to 31 December 2019.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE
HALF YEAR FROM 1 JANUARY 2020 TO 30 JUNE 2020

1(b)(ii) Aggregate Amount of Borrowings

| | Group (€'000) | |
|---|--------------------------------|--------------------|
| | 30 Jun 2020 | 31 Dec 2019 |
| Repayable within one year | | |
| Secured borrowings | 32,000 | - |
| Less: Upfront debt transaction costs ⁽¹⁾ | (56) | - |
| | 31,944 | - |
| Repayable after one year | | |
| Secured borrowings | 200,760 | 232,760 |
| Less: Upfront debt transaction costs ⁽¹⁾ | (1,091) | (1,307) |
| | 199,669 | 231,453 |
| Total | | |
| Secured borrowings | 232,760 | 232,760 |
| Less: Upfront debt transaction costs ⁽¹⁾ | (1,147) | (1,307) |
| | 231,613 | 231,453 |

Footnotes:

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

Details of borrowings and collaterals

(i) On 1 February 2019, all then existing borrowings 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 Facilities are denominated in Euro and bear 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.

(ii) On 3 December 2019, IREIT entered into a term loan facility of €32 million with City Strategic Equity Pte. Ltd. (the "Term Loan Facility") for the purpose of financing its investment in JVCo. The Term Loan Facility, which was fully drawn down, will mature on a bullet basis in May 2021.

The Term Loan Facility is secured by way of the following:

- assignment of loans made or granted or to be made or granted by IREIT to JVCo; and
- charge over IREIT's shares in JVCo.

The Term Loan Facility is denominated in Euro and bears floating interest rates. IREIT intends to repay the Term Loan Facility with the proceeds from an equity fund raising exercise at the appropriate juncture.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE
HALF YEAR FROM 1 JANUARY 2020 TO 30 JUNE 2020

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

| | Group | |
|--|----------------------------|----------------------------|
| | 1H 2020 (€'000) | 1H 2019 (€'000) |
| Cash flows from operating activities | | |
| (Loss)/Profit for the period, after transactions with Unitholders | (5,695) | 6,376 |
| Adjustments for: | | |
| Management fees payable in Units | 1,296 | 1,296 |
| Finance costs | 2,210 | 4,545 |
| Net change in fair value of financial derivatives | 3,281 | 8,197 |
| Net change in fair value of investment properties | 1,245 | (21,238) |
| Distribution to Unitholders | 11,660 | 11,671 |
| Income tax expense | 1,818 | 3,994 |
| Share of results of joint venture | (1,084) | - |
| Operating profit before working capital changes | 14,731 | 14,841 |
| Changes in working capital: | | |
| Trade and other receivables | (592) | (400) |
| Trade and other payables | 63 | (445) |
| Income taxes paid | (968) | (254) |
| Cash generated from operations, representing net cash from operating activities | 13,234 | 13,742 |
| Cash flows from investing activity | | |
| Capital expenditure on investment properties | (1,245) | (262) |
| Net cash used in investing activity | (1,245) | (262) |
| Cash flows from financing activities | | |
| Proceeds from borrowings | - | 200,760 |
| Repayment of bank borrowings | - | (193,494) |
| Costs related to borrowings | - | (4,090) |
| Distribution paid to Unitholders | (11,067) | (11,124) |
| Net interest paid | (2,050) | (1,461) |
| Net cash used in financing activities | (13,117) | (9,409) |
| Net (decrease)/increase in cash and cash equivalents | (1,128) | 4,071 |
| Cash and cash equivalents at beginning of the period | 25,343 | 18,396 |
| Cash and cash equivalents at end of the period | 24,215 | 22,467 |

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE
HALF YEAR FROM 1 JANUARY 2020 TO 30 JUNE 2020

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

| | Group | | Trust | |
|--|--------------------|--------------------|--------------------|--------------------|
| | 1H 2020 (€'000) | 1H 2019 (€'000) | 1H 2020 (€'000) | 1H 2019 (€'000) |
| Operations | | | | |
| Balance as at beginning of period | 70,311 | 24,151 | (59,405) | (49,487) |
| Profit/(Loss) for the period, before transactions with Unitholders | 5,965 | 18,047 | (1,375) | 3,381 |
| Distribution payable of 1.82€ cents per Unit for 1H 2020 | (11,660) | - | (11,660) | - |
| Distribution payable of 1.84€ cents per Unit for 1H 2019 | - | (11,671) | - | (11,671) |
| Balance as at the end of the period | 64,616 | 30,527 | (72,440) | (57,777) |
| Unitholders' transactions | | | | |
| Issue of Units: | | | | |
| Balance as at beginning of period | 283,982 | 281,456 | 283,982 | 281,456 |
| Management fees payable in Units | 1,296 | 1,296 | 1,296 | 1,296 |
| Net assets resulting from transactions | 285,278 | 282,752 | 285,278 | 282,752 |
| Net assets attributable to Unitholders as at end of period | 349,894 | 313,279 | 212,838 | 224,975 |

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

| | Group | |
|----------------------------------|--------------------|--------------------|
| | 1H 2020 (Units) | 1H 2019 (Units) |
| Unit in issue: | | |
| At beginning of the period | 637,222,785 | 632,011,477 |
| Issue of new Units: | | |
| - Management fees paid in Units | 3,201,834 | 2,618,248 |
| At end of the period | 640,424,619 | 634,629,725 |
| Units to be issued: | | |
| Management fees payable in Units | 1,437,931 | 1,350,422 |
| At end of the period | 641,862,550 | 635,980,147 |

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.

IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE
HALF YEAR FROM 1 JANUARY 2020 TO 30 JUNE 2020

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 2019.

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

Not applicable.

6. Earnings Per Unit and Distribution Per Unit

| | Group | |
|--|---------|---------|
| | 1H 2020 | 1H 2019 |
| Weighted average number of Units ('000) | 637,997 | 633,030 |
| Earnings per Unit Basic and Diluted (€ cents) | 0.93 | 2.84 |
| Number of Units entitled to distribution ('000) | 640,425 | 634,630 |
| Distribution per Unit ("DPU") | | |
| - € cents | 1.82 | 1.84 |
| - S\$ cents ⁽¹⁾ | 2.85 | 2.93 |

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 2020 | 31 Dec 2019 |
| Number of Units in issue and to be issued at end of the period ('000) ⁽¹⁾ | 641,863 | 638,365 |
| Net asset value ("NAV") per Unit (€) | 0.55 | 0.56 |
| Net tangible asset ("NTA") per Unit (€) | 0.55 | 0.56 |

Footnote:

1. The NAV and NTA per Unit was computed based on the net assets attributable to Unitholders as at 30 June 2020 and 31 December 2019 and the Units in issue and to be issued as at 30 June 2020 of 641,862,550 (31 December 2019: 638,364,544).

8. Segmental Reporting

The revenue and net property income of the Group were contributed entirely by the German Portfolio which comprises five properties all located in Germany which are used mainly for office purposes. The Manager considers that the five properties held by IREIT are similar in terms of purpose, economic characteristics, type of tenants and nature of services provided to tenants. Therefore, the Manager is of the view that the five properties should be aggregated into a single reportable segment and no further analysis for segment information is presented by property.

IREIT has a 40% investment in JVCo, which owns the Spanish Portfolio. As the Group applies the equity accounting method for its interest in JVCo, the contribution to the Group's results is reported as a share of results of JVCo. As such, no segment information in terms of turnover and profits is presented.

9. Review of the Performance for the Half Year from 1 January 2020 to 30 June 2020

A review of the performance for 1H2020 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.

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

The COVID-19 pandemic and ongoing geopolitical tensions, particularly that between US and China have taken a toll on the business activity in Europe, with major economies in the region expected to fall into recession in 2020. Amid the looming recession, the take up in office space and investment activity in Europe is expected to slow down in 2020.

However, office rents where IREIT's properties are located are not expected to be significantly affected due to their good quality and strong local fundamentals such as low vacancy rates and lack of supply.

IREIT's portfolio has remained resilient with a majority of the leases supported by a blue-chip tenant base. Portfolio occupancy rate has also improved by one percentage point quarter-on-quarter to 95.7% as at 30 June 2020 as a result of a major new lease with AREAS, S.A.U, one of the global leaders in food and beverage services at the Il·lumina property in Spain.

To deepen its strategic presence in Spain and increase its portfolio strength through enhanced scale and diversification, IREIT has today exercised the call option to acquire the remaining 60% stake in the Spanish portfolio from Tikehau Capital. The proposed acquisition will be funded by a rights issue whereby part of the proceeds will also be used to repay the €32 million term loan facility granted by City Strategic Equity Pte. Ltd. The proposed acquisition is expected to be completed in 4Q2020, subject to, inter alia, approval from unitholders of IREIT for the proposed acquisition at an extraordinary general meeting to be convened.

**IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE
HALF YEAR FROM 1 JANUARY 2020 TO 30 JUNE 2020**

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 2020 to 30 June 2020 |
| Distribution type | Tax-exempt income |
| Distribution rate | 2.85 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 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. |

(c) Books closure date 19 August 2020

(d) Date payable 27 August 2020

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 to be false or misleading in any material aspect.

**IREIT GLOBAL
UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE
HALF YEAR FROM 1 JANUARY 2020 TO 30 JUNE 2020**

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 2020

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")
1 Wallich Street,
#15-03 Guoco Tower
Singapore 078881

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. Louis d'Estienne d'Orves

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 2020, and 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 six months then ended, and selected explanatory notes as enumerated in sections 1(a)(i), 1(b), 1(c)(i), 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.

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 blue ink, appearing to read "Deborah Louie", is written over the "Yours faithfully," text.

Public Accountants and
Chartered Accountants
Singapore

7 August 2020