

Media Release

IREIT sharpens its portfolio resilience with disposal of Il·lumina and signing of 2 key leases

- Divestment of Spanish office building, Il·lumina, completed at 6.1% above latest valuation as at 31 December 2023, with net proceeds to be used for higher yielding assets and refurbishment of existing assets
- Leases at all B&M properties in France extended by 3.8 years on average, bringing weighted average lease expiry to 7.7 years and adding over €22 million of stable cash flows to portfolio
- New lease with duration of 10 years secured for two floors at Münster Campus, replacing existing tenant Deutsche Telekom which is leaving in first quarter of 2024
- Above initiatives to add stability to IREIT's portfolio and improve returns to Unitholders

SINGAPORE | 31 JANUARY 2024

For immediate release

IREIT Global (“IREIT”), a Europe-focused real estate investment trust managed by IREIT Global Group Pte. Ltd. (the “Manager”), is pleased to announce the completion of the divestment of Il·lumina, a freehold office building located in Barcelona, Spain.

Il·lumina’s latest independent valuation conducted by Savills Advisory Services Limited was €23.1 million as at 31 December 2023, contributing 2.6% to IREIT’s portfolio valuation. The sale consideration was €24.5 million, 6.1% above the independent valuation. The sales consideration also represents an attractive exit net property income yield of 5.9%.

Mr Louis d’Estienne d’Orves, Chief Executive Officer of the Manager, said, “We consider this is an attractive opportunity and the right time to dispose of Il·lumina. Since its acquisition in December 2019, the property has distributed strong cash flows of approximately €4.0 million to Unitholders, when its latent vacancy risk has been increasing.”

With the divestment of Il·lumina, IREIT’s portfolio occupancy is estimated to increase from 90.4% as at 30 September 2023 to 91.5% on a pro forma basis, while its weighted average lease

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expiry (“**WALE**”) will increase from 4.9 to 5.0 years. The net proceeds after repaying the bank borrowings secured against the property is intended to be used for financing higher yielding assets and refurbishment of existing assets.

On the asset management front, the Manager is pleased to announce that it has secured two key leases at IREIT’s French and German portfolios. The first one is the lease extension in relation to the 17 B&M retail properties in France. Following the completion of the acquisition of the B&M properties in September 2023, the Manager started engaging the sole tenant actively to foster a stronger partnership. This has culminated in the tenant agreeing to extend its leases by 3.8 years on average, bringing the WALE of the 17 B&M retail properties to 7.7 years. This will add over €22 million of stable cash flows to IREIT’s portfolio.

At Münster Campus, the Manager has also successfully negotiated with a major provider of mobile roof antenna in Germany to take on two office floors at Münster North building. This will replace the existing tenant Deutsche Telekom when it leaves in the first quarter of 2024. The lease duration for the two floors is 10 years, with rents maintained at similar rates as the passing rents for Deutsche Telekom’s lease. Notably, there are limited costs incurred by IREIT and no rent-free period in respect of the new lease at Münster North building.

“This is a great achievement from our asset management team, in view of the current challenging operating landscape. These initiatives on capital recycling and asset management will bring additional stability to IREIT’s portfolio and improve returns to our Unitholders,” added Mr Louis d’Estienne d’Orves.



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ABOUT IREIT GLOBAL

www.ireitglobal.com | SGX Main Board Listing

IREIT Global (SGX-UD1U) which was listed on 13 August 2014, is the first Singapore-listed 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 Global's current portfolio comprises five freehold office properties in Germany, five freehold office properties in Spain and 44 retail properties in France.

IREIT Global is managed by IREIT Global Group Pte. Ltd. (the "**Manager**"), which is jointly owned by Tikehau Capital and City Developments Limited ("**CDL**"). Tikehau Capital is global alternative asset management group listed in France, while CDL is a leading global real estate company listed in Singapore.



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ABOUT TIKEHAU CAPITAL

www.tikehaucapital.com | Paris Euronext, Compartment A Listing

Tikehau Capital is a global alternative asset management group with €42.0 billion of assets under management as at 30 September 2023. Tikehau Capital has developed a wide range of expertise across four asset classes (private debt, real assets, private equity and capital markets strategies) as well as multi-asset and special opportunities strategies. Tikehau Capital is a founder led team with a differentiated business model, a strong balance sheet, proprietary global deal flow and a track record of backing high quality companies and executives.

Deeply rooted in the real economy, Tikehau Capital provides bespoke and innovative alternative financing solutions to companies it invests in and seeks to create long-term value for its investors, while generating positive impacts on society. Leveraging its strong equity base

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(€3.1 billion of shareholders' equity as at 30 June 2023), the firm invests its own capital alongside its investor-clients within each of its strategies.

Controlled by its managers alongside leading institutional partners, Tikehau Capital is guided by a strong entrepreneurial spirit and DNA, shared by its 757 employees across its 15 offices in Europe, the Middle East, Asia and North America. Tikehau Capital is listed in compartment A of the regulated Euronext Paris market (ISIN code: FR0013230612; Ticker: TKO.FP).

ABOUT CITY DEVELOPMENTS LIMITED

www.cdl.com.sg | SGX Main Board Listing

City Developments Limited (“CDL”) is a leading global real estate company with a network spanning 143 locations in 28 countries and regions. Listed on the Singapore Exchange, CDL is one of the largest companies by market capitalisation. Its income-stable and geographically diverse portfolio comprises residences, offices, hotels, serviced apartments, student accommodation, retail malls and integrated developments.

With a proven track record of 60 years in real estate development, investment and management, CDL has developed over 50,000 homes and owns around 21 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally.

Along with its wholly-owned hotel subsidiary, Millennium & Copthorne Hotels Limited, CDL has over 150 hotels worldwide, many in key gateway cities.

FOR FURTHER ENQUIRIES

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The value of the 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. The past performance of IREIT is not necessarily indicative of the future performance of IREIT.

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 news release 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 and occupancy, changes in operating expenses, including employee wages, benefits and training, property expenses and 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 the Manager's current view of future events.

This news release is not an offer or sale of the Units in the United States. The Units have not been and will not be registered under the United States Securities Act of 1933, as amended (the "U.S. Securities Act"), or under the securities laws of any state or other jurisdiction of the United States and may not be offered or sold in the United States absent registration except pursuant to an exemption from, or in a transaction not subject to, the registration





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requirements under the U.S. Securities Act and in compliance with any applicable state securities laws. Any public offering of the Units to be made in the United States would be by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and its management, as well as financial statements. There will be no public offering of securities of IREIT in the United States.

This news release has not been reviewed by the Monetary Authority of Singapore.

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