



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

**IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023**

	Page
Introduction	2
Summary of Consolidated Results of IREIT Global	3
Condensed Consolidated Statement of Total Return and Other Comprehensive Income	4
Condensed Statements of Financial Position	5
Condensed Statement of Distribution	6
Condensed Statements of Changes in Net Assets Attributable to Unitholders	7
Condensed Consolidated Statement of Cash Flows	8
Statement of Portfolio	9 - 11
Notes to the Condensed Interim Financial Statements	12 - 24
Other Information	25 - 31

**IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023**

Introduction

IREIT Global (“IREIT”) is a Singapore real estate investment trust with the principal mandate to invest, 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 is managed by IREIT Global Group Pte. Ltd. (the “Manager”).

IREIT’s current portfolio comprises fifty-four properties in Germany, Spain and France.

German Portfolio

As at 31 December 2023, IREIT’s portfolio in Germany comprises of five office properties namely Bonn Campus located in Bonn, Berlin Campus located in Berlin, Darmstadt Campus located in Darmstadt, Münster Campus located in Münster and Concor Park located in Munich (the “German Portfolio”). The German Portfolio has an aggregate net lettable area of approximately 201,100 square metres.

Spanish Portfolio

As at 31 December 2023, IREIT’s portfolio in Spain comprises of five office properties, namely Delta Nova IV and Delta Nova VI located in Madrid, as well as Il·lumina, Sant Cugat Green and Parc Cugat Green located in Barcelona (the “Spanish Portfolio”). The Spanish Portfolio has an aggregate net lettable area of approximately 87,700 square metres.

On 22 December 2023, the Manager entered into a conditional promissory private sale and purchase agreement with an unrelated third party to divest Il·lumina for a sale consideration of €24.5 million. Subsequent to the reporting date, the Manager announced the completion of Il·lumina’s divestment on 31 January 2024.

French Portfolio

As at 31 December 2023, IREIT’s portfolio in France comprises twenty-seven out-of-town retail properties leased to Decathlon (the “Decathlon Portfolio”) and seventeen newly acquired out-of-town retail properties leased to B&M (the “B&M Portfolio”), (collectively, the “French Portfolio”) located across France with an aggregate net lettable area of approximately 157,256 square metres.

On 5 September 2023, the Manager announced the completion of acquisition of B&M Portfolio, which was financed through a combination of external borrowings and equity fund raising. The equity fund raising comprised a pro rata non-renounceable preferential offering (the “Preferential Offer”) of new Units in IREIT to existing unitholders (“Unitholders”).

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

SUMMARY OF CONSOLIDATED RESULTS OF IREIT GLOBAL

	2H 2023	2H 2022	Variance (%)	FY 2023	FY 2022	Variance (%)
Gross revenue (€'000)	36,549	31,580	15.7	64,977	61,650	5.4
Net property income (€'000)	27,931	24,362	14.6	49,896	48,797	2.3
Income to be distributed to Unitholders (€'000) ⁽¹⁾	12,771	14,772	(13.5)	25,190	31,182	(19.2)

Distribution per Unit	2H 2023	2H 2022	Variance (%)	FY 2023	FY 2022	Variance (%)
- Based on total issued Units as of 31 Dec (€ cents)	0.94 ⁽²⁾	1.28 ⁽³⁾	(26.6)	1.87 ⁽²⁾	2.69 ⁽³⁾	(30.5)
- Based on enlarged Units following Preferential Offering on 19 July 2023 and Acquisition fees paid in units on 27 September 2023 (€ cents)	0.94	1.09 ⁽⁴⁾	(13.8)	1.87	2.31 ⁽⁴⁾	(19.0)

Footnotes:

- (1) The income to be distributed to Unitholders was after retention of 10% of income for working capital and capital expenditure.
- (2) 2H 2023 DPU of 0.94 € cents and FY 2023 DPU of 1.87 € cents were computed based on income to be distributed to Unitholders over the total issued Units of 1,344,837,568.
- (3) Total issued Units as at 31 December 2022 was 1,155,891,421.
- (4) 2H 2022 and FY 2022 DPU of 1.09 € cents and 2.31 € cents were restated to reflect the effects of the Preferential Offering of 186,098,518 Units issued on 19 July 2023 and acquisition fees paid in Units issued on 27 September 2023

Distribution policy

IREIT's distribution policy is to distribute on a semi-annual basis its annual distributable income for each financial year, with retention of 10% for working capital and capital expenditure. The actual level of distribution will be determined at the Manager's discretion, having regard to funding requirements, other capital management considerations and ensuring the overall stability of distributions. IREIT's distribution currency is in €.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Condensed Consolidated Statement of Total Return and Other Comprehensive Income
Second half year and full year ended 31 December 2023

	Note	2H 2023 (€'000)	2H 2022 (€'000)	Variance (%)	FY 2023 (€'000)	FY 2022 (€'000)	Variance (%)
Gross revenue	5	36,549	31,580	15.7	64,977	61,650	5.4
Property operating expenses	6	(8,618)	(7,218)	19.4	(15,081)	(12,853)	17.3
Net property income		27,931	24,362	14.6	49,896	48,797	2.3
Finance income	7	258	-	NM	258	-	NM
Finance costs	8	(3,688)	(3,047)	21.0	(6,828)	(5,968)	14.4
Management fees	9	(1,419)	(1,642)	(13.6)	(2,799)	(3,465)	(19.2)
Trustee's fees		(108)	(108)	-	(210)	(213)	(1.4)
Administrative costs and other trust expenses	10	(2,154)	(2,185)	(1.4)	(4,431)	(3,976)	11.4
Acquisition related costs	13	(1,043)	-	NM	(1,043)	-	NM
Net income before tax and changes in fair value		19,777	17,380	13.8	34,843	35,175	(0.9)
Net change in fair value of financial derivatives	11	(12,481)	13,603	(191.8)	(13,115)	33,079	(139.6)
Net change in fair value of investment properties	12	(110,575)	(55,159)	100.5	(144,691)	(27,641)	423.5
Total (loss)/return before tax		(103,279)	(24,176)	327.2	(122,963)	40,613	(402.8)
Income tax benefit/(expense)	14	15,476	4,578	238.1	17,637	(4,174)	(522.5)
Total (loss)/return attributable to Unitholders for the period/year		(87,803)	(19,598)	348.0	(105,326)	36,439	(389.0)
Distributions to Unitholders ⁽¹⁾	15	(12,771)	(14,772)	(13.5)	(25,190)	(31,182)	(19.2)
Total (loss)/return for the period/year, after distributions to Unitholders, representing total comprehensive income for the period/year		(100,574)	(34,370)	192.6	(130,516)	5,257	(2,582.7)
Earnings per unit (€ cents) Basic and diluted ⁽²⁾	16	(6.61)	(1.67)	295.8	(8.42)	3.11	(370.7)
Distribution per Unit ("DPU") (€ cents)		0.94	1.28	(26.6)	1.87	2.69	(30.5)

Footnotes:

(1) The income to be distributed to Unitholders was after the retention of 10% of income for working capital and capital expenditure.

(2) 2H 2022 and FY 2022 earnings per unit were adjusted for the Preferential Offering of 186,098,518 Units issued on 19 July 2023 and acquisition fees paid in Units of 2,847,629 Units issued on 27 September 2023. This is in accordance with the requirements of IAS 33 "Earnings Per Share".

NM denotes "Not meaningful".

The accompanying notes form an integral part of these condensed interim financial statements.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Condensed Statements of Financial Position
As at 31 December 2023

	Note	Group (€'000)		Trust (€'000)	
		31 Dec 2023	31 Dec 2022	31 Dec 2023	31 Dec 2022
Current assets					
Cash and cash equivalents		46,120	49,171	12,364	1,266
Trade and other receivables		11,744	5,036	936	6,826
Assets held for sale	17	24,698	-	-	-
Financial derivatives	18	11,318	8,015	-	-
		93,880	62,222	13,300	8,092
Non-current assets					
Investment properties	19	880,843	950,500	-	-
Investment in subsidiaries	21	-	-	337,027	310,363
Other receivables		1,356	1,727	-	-
Financial derivatives	18	12,158	22,836	-	-
Loans to subsidiary	22	-	-	37,800	37,800
Deferred tax assets		3,839	1,855	-	-
		898,196	976,918	375,827	348,163
Total assets		992,076	1,039,140	388,127	356,255
Current liabilities					
Trade and other payables		13,313	8,075	1,437	1,444
Borrowings	23	14,676	-	-	-
Lease liabilities	24	220	-	-	-
Liabilities directly associated with assets classified as held for sale	17	246	-	-	-
Distribution payable		12,967	15,053	12,967	15,053
Income tax payable		1,484	1,803	49	193
		42,906	24,931	14,453	16,690
Non-current liabilities					
Borrowings	23	356,735	329,694	-	-
Lease liabilities	24	6,134	-	-	-
Other payables		503	1,809	-	-
Deferred tax liabilities	25	40,178	58,003	-	-
		403,550	389,506	-	-
Total liabilities		446,456	414,437	14,453	16,690
Net assets attributable to Unitholders⁽¹⁾					
		545,620	624,703	373,674	339,565
Represented by:					
Unitholder's funds ⁽¹⁾		545,620	624,703	373,674	339,565
Units in issue and to be issued ('000)	26	1,344,838	1,155,891	1,344,838	1,155,891
Net asset value / net tangible asset per Unit attributable to Unitholders (€)	27	0.41	0.54	0.28	0.29

Footnote:

(1) Unitholders' funds after distribution payable to Unitholders.

The accompanying notes form an integral part of these condensed interim financial statements.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Condensed Statement of Distribution
Second half year and full year ended 31 December 2023

	Group			
	2H 2023	2H 2022	FY 2023	FY 2022
	(€'000)	(€'000)	(€'000)	(€'000)
Total (loss)/return attributable to Unitholders for the period/year	(87,803)	(19,598)	(105,326)	36,439
Distribution adjustments:				
Amortisation of transaction costs	410	419	786	828
Foreign exchange (gain)/loss	(14)	20	(1)	12
Effects of recognising rental income on a straight-line basis over the lease term	(1,032)	(619)	(2,476)	20
Change in fair value of financial derivatives	12,481	(13,603)	13,115	(33,079)
Change in fair value of investment properties, excluding change in fair value of right-of-use of leasehold land	110,558	55,159	144,674	27,641
Acquisition related costs	1,043	-	1,043	-
Deferred tax expenses	(16,872)	(5,364)	(19,809)	2,786
Other income ⁽¹⁾	(5,167)	-	(5,167)	-
Other items	587	-	1,151	-
Total distribution adjustments	101,994	36,012	133,316	(1,792)
Amount available for distribution	14,191	16,414	27,990	34,647
Distribution to Unitholders				
Distribution of €0.93 cents per Unit for the period from 1 January 2023 to 30 June 2023	-	-	(12,419)	-
Distribution of €0.94 cents per Unit for the period from 1 July 2023 to 31 December 2023	(12,771)	-	(12,771)	-
Distribution of €1.41 cents per Unit for the period from 1 January 2022 to 30 June 2022	-	-	-	(16,410)
Distribution of €1.28 cents per Unit for the period from 1 July 2022 to 31 December 2022	-	(14,772)	-	(14,772)
Total Unitholders' distribution	(12,771)	(14,772)	(25,190)	(31,182)
Amount retained for working capital	1,420	1,642	2,800	3,465

Footnote:

- (1) The other income relates to dilapidation cost payable by the tenant at Berlin Campus, which was recognised on a straight-line basis from June 2023 to December 2024.

The accompanying notes form an integral part of these condensed interim financial statements.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Condensed Statements of Changes in Net Assets Attributable to Unitholders
Year ended 31 December 2023

	Group		Trust	
	FY 2023	FY 2022	FY 2023	FY 2022
	(€'000)	(€'000)	(€'000)	(€'000)
Net assets attributable to Unitholders at beginning of the year	624,703	619,446	339,565	355,660
Operations				
Total (loss)/return attributable to Unitholders for the year	(105,326)	36,439	7,866	15,087
Distributions to Unitholders	(25,190)	(31,182)	(25,190)	(31,182)
(Decrease)/increase in net assets resulting from operations	(130,516)	5,257	(17,324)	(16,095)
Unitholders' transactions				
Issue of Units:				
Pursuant to equity preferential offering	51,199	-	51,199	-
Issue expenses	(543)	-	(543)	-
Acquisition fees paid in Units	777	-	777	-
Increase in net assets resulting from Unitholders' transactions	51,433	-	51,433	-
Net assets attributable to Unitholders as at end of year	545,620	624,703	373,674	339,565

The accompanying notes form an integral part of these condensed interim financial statements.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Condensed Consolidated Statement of Cash Flows
Second half year and full year ended 31 December 2023

	Group			
	2H 2023 (€'000)	2H 2022 (€'000)	FY 2023 (€'000)	FY 2022 (€'000)
Cash flows from operating activities				
Total (loss)/return attributable to Unitholders for the period/year	(87,803)	(19,598)	(105,326)	36,439
Adjustments for:				
Acquisition fees paid in units ⁽¹⁾	777	-	777	-
Effects of recognising rental income on a straight-line basis	(1,032)	(280)	(2,476)	252
Finance income	(258)	-	(258)	-
Finance costs	3,688	3,047	6,828	5,968
Net change in fair value of financial derivatives	12,481	(13,603)	13,115	(33,079)
Net change in fair value of investment properties	110,575	55,159	144,691	27,641
Income tax expense	(15,476)	(4,578)	(17,637)	4,174
Operating cash flows before working capital changes	22,952	20,147	39,714	41,395
Changes in working capital:				
Trade and other receivables	(4,285)	536	(6,292)	(1,229)
Trade and other payables	(1,321)	(1,719)	3,309	68
Cash generated from operations	17,346	18,964	36,731	40,234
Income taxes paid	(1,168)	(180)	(2,491)	(354)
Net cash from operating activities	16,178	18,784	34,240	39,880
Cash flows from investing activity				
Interest received	213	-	213	-
Acquisition of investment properties	(82,424)	-	(82,424)	-
Capital expenditure on investment properties	(3,350)	(2,609)	(8,262)	(3,523)
Net cash used in investing activity	(85,561)	(2,609)	(90,473)	(3,523)
Cash flows from financing activities				
Proceeds from issuance of units	51,199	-	51,199	-
Payments related to issuance of units	(543)	-	(543)	-
Proceeds from borrowings ⁽²⁾	39,012	-	41,386	-
Costs related to borrowings and hedging	(6,194)	-	(6,194)	-
Payment of lease liabilities	(28)	-	(28)	-
Distribution paid to Unitholders	(12,481)	(16,298)	(27,276)	(33,732)
Net interest paid	(2,627)	(2,635)	(5,362)	(5,123)
Net cash (used in)/from financing activities	68,338	(18,933)	53,182	(38,855)
Net decrease in cash and cash equivalents	(1,045)	(2,758)	(3,051)	(2,498)
Cash and cash equivalents at beginning of the period/year	47,165	51,929	49,171	51,669
Cash and cash equivalents at end of the period/year	46,120	49,171	46,120	49,171

Footnotes:

(1) 2,847,629 new Units amounting to €777,000 were issued at issue price of \$0.3951 per Unit for the payment of acquisition fees to the Manager in Units during the financial year ended 31 December 2023.

(2) New borrowings of € 38.4 million for the acquisition of B&M properties in France and €0.6 million for capital expenditure for the Spanish Portfolio.

The accompanying notes form an integral part of these condensed interim financial statements.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Statement of Portfolio as at 31 December 2023

Property (by Geography)	Land Tenure	Location	Carrying Value		Percentage of Net Assets	
			31 Dec 2023 €'000	31 Dec 2022 €'000	31 Dec 2023 %	31 Dec 2022 %
Germany						
Berlin Campus	Freehold	Schreiberhauer Straße 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 and 22, Berlin 10317	243,100	305,000	44.6	48.8
Bonn Campus	Freehold	Friedrich-Ebert-Allee, 71, 73, 75, 77, Bonn	113,200	132,700	20.7	21.2
Darmstadt Campus	Freehold	Heinrich-Hertz-Straße 3, 5, 7, Darmstadt, Germany Mina-Rees- Straße 4, Darmstadt	49,200	62,200	9.0	10.0
Munster Campus	Freehold	Gartenstraße 215, 217, Münster	54,200	65,800	9.9	10.5
Concor Park	Freehold	Bahnhofstraße 12 and Dywidagstraße 1, Bahnhofstraße 16, 18, 20, München	79,800	94,000	14.6	15.0
Spain						
Delta Nova IV	Freehold	Av. Manoteras, 46, Madrid	25,130	29,800	4.6	4.8
Delta Nova VI	Freehold	Av. Manoteras, 46BIS, Madrid	34,850	38,400	6.4	6.1
Il·lumina ⁽¹⁾	Freehold	Carrer De Gaspar Fabregas I Roses, 81, Barcelona	-	24,500	-	3.9
Sant Cugat Green	Freehold	Av. De La Generalitat, 163-167, Barcelona	46,690	44,600	8.6	7.1
Parc Cugat	Freehold	Can Fatjo Dels Urons 5, St Cugat del Valles, Barcelona	25,369	27,000	4.6	4.3
France						
Abbeville	Freehold	6 rue de l'Egalite	2,820	2,940	0.5	0.5
Aurillac	Freehold	Zone d'Activites Commerciales La Ponetie	4,360	4,570	0.8	0.7
Belfort Bessoncourt	Freehold	Zone Commerciale Porte des Vosges	4,490	4,480	0.8	0.7
Bergerac	Freehold	ZA les Sardines	3,550	3,660	0.7	0.6
Calais	Freehold	Rue Danton, ZAC des Cailloux, rue de Verdun	5,170	5,250	0.9	0.8
Cergy	Freehold	Pontoise FR, 2, avenue des la Plaine des Sports	9,690	9,690	1.8	1.6
Châteauroux	Freehold	ZAC Cap Sud	6,010	6,410	1.1	1.0
Châtellerault	Freehold	25 rue de la Desiree	3,630	3,730	0.7	0.6
Cholet	Freehold	L 'Autre Faubourg	10,700	11,120	2.0	1.8
Concarneau	Freehold	Rue Aime Cesaire, ZA du Colguen	2,630	2,570	0.5	0.4

The accompanying notes form an integral part of these condensed interim financial statements.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Statement of Portfolio as at 31 December 2023 (continued)

Property (by Geography)	Land Tenure	Location	Carrying Value		Percentage of Net Assets	
			31 Dec 2023	31 Dec 2022	31 Dec 2023	31 Dec 2022
			€'000	€'000	%	%
France						
Dinan	Freehold	Cap Rance, Route de Dinard	2,540	2,570	0.5	0.4
Douai	Freehold	1 rue du Faubourg de Paris	3,530	3,510	0.6	0.6
Dreux	Freehold	Rue Henry Potez	4,250	4,260	0.8	0.7
Evreux	Freehold	Chemin des Coudres	6,740	6,270	1.2	1.0
Foix	Freehold	Zone Industrielle Foix Nord	4,660	4,530	0.9	0.7
Gap	Freehold	65 avenue 2millie Didier	4,370	4,530	0.8	0.7
Istres	Freehold	Zone du Tube, avenue Clement Ader	3,990	4,240	0.7	0.7
Lannion	Freehold	ZA Du Cruguil, rue Lucien Vidie	4,560	4,680	0.8	0.7
Laval	Freehold	Rue du Commandant Cousteau	6,580	6,260	1.2	1.0
Mâcon	Freehold	Route Nationale 6 Zone Jacquard	8,650	9,210	1.6	1.5
Pont-Audemer	Freehold	Avenue Jean Monnet	1,790	1,910	0.3	0.3
Pontivy	Freehold	40, avenue des Cites Unies	2,420	2,510	0.4	0.4
Sables d'Olonne	Freehold	32 boulevard du Vendee Globe	3,620	3,380	0.7	0.5
Sarrebouurg	Freehold	Zone Artisanale Les Terrasses de la Sarre	3,000	3,070	0.6	0.5
Sens	Freehold	Zone Commerciale Porte de Bourgogne	3,610	3,640	0.7	0.6
Verdun	Freehold	Zone du Dragon	3,170	3,240	0.6	0.5
Vichy	Freehold	Route de Charmeil	4,200	4,270	0.8	0.7
Noyelles-Godault	Leasehold	Centre Commercial Auchan 62950	4,134	-	0.8	-
Claye-Souilly	Freehold	Rue Jean Monnet – 77410	8,550	-	1.6	-
Marseille	Freehold	CC Grand Littoral - 13015	7,780	-	1.4	-
Essey-lès-Nancy	Freehold	Rue Georges Brassens - 54270	6,030	-	1.1	-
Saint-Cyr-sur-Loire	Freehold	14 Rue de la Pinauderie - 37540	5,590	-	1.0	-
Maizières-lès-Metz	Leasehold	Centre commercial Auchan RD112-57210	4,127	-	0.8	-
Bruay-la-Buissière	Freehold	Rue Jean Joseph Etienne Lenoir - 62700	5,710	-	1.1	-
St Etienne du Rouvray	Freehold	77 rue de Docteur Cotoni - 76800	5,680	-	1.0	-
Brive-la-Gaillarde	Freehold	Avenue Pierre Mendes France - 19100	4,930	-	0.9	-
Fayet	Leasehold	Centre commercial Auchan RN29 - 02100	4,618	-	0.8	-

The accompanying notes form an integral part of these condensed interim financial statements.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Statement of Portfolio as at 31 December 2023 (continued)

Property (by Geography)	Land Tenure	Location	Carrying Value		Percentage of Net Assets	
			31 Dec 2023 €'000	31 Dec 2022 €'000	31 Dec 2023 %	31 Dec 2022 %
France						
Marsac	Freehold	CC Auchan - 24430	4,850	-	0.9	-
St-Mitre-les-Remparts	Freehold	ZAC des Etangs 13920	5,260	-	1.0	-
Viriat	Freehold	Rue Gay Lussac - 01440	4,620	-	0.8	-
Forbach	Freehold	Rue de Guise	3,890	-	0.7	-
Golbey	Freehold	CC Leclerc – Rue du General Leclerc - 88190	3,910	-	0.7	-
Saint-Maur	Freehold	CC Cap Sud, 36250	2,890	-	0.5	-
Blois	Leasehold	3 Avenue Robert Schuman, 41000	2,005	-	0.4	-
Investment properties, including right-of-use assets			880,843	950,500	161.5	152.2
Assets held for sale ⁽¹⁾			24,698	-	4.5	-
Other assets and liabilities, net			(359,921)	(325,797)	(66.0)	(52.2)
Net assets			545,620	624,703	100.00	100.0

As at 31 December 2023, the total carrying value of investment properties was €874,489,000 based on independent external valuation. The right-of-use asset value of the leasehold properties was €6,354,000.

Following the adoption of IFRS 16 Leases, the Group has also recognised and included right-of-use of leasehold land based on the present value of the remaining lease payments, discounted using the incremental borrowing rate at the date of initial application or the lease commencement date. The Group is required to pay land rent periodically for the leasehold properties in its portfolio.

Footnote:

(1) Property classified as assets held for sale as at 31 December 2023 and the value was based on the contracted selling price with an unrelated third party.

The accompanying notes form an integral part of these condensed interim financial statements.

**IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023**

Notes to the Condensed Interim Financial Statements

1. Corporate information

IREIT Global (“IREIT”) is a real estate investment trust constituted by a trust deed dated 1 November 2013 (as amended) made between the Manager and DBS Trustee Limited, as the trustee of IREIT (the “Trustee”). IREIT was listed on the Singapore Exchange Securities Trading Limited (the “SGX-ST”) on 13 August 2014 (“Listing Date”).

The registered office and principal place of business of the Manager is 1 Wallich Street, #15-03, Guoco Tower, Singapore 078881. The registered office and principal place of business of the Trustee is 12 Marina Boulevard, Level 44, Marina Bay Financial Centre Tower 3, Singapore 018982.

The condensed interim financial statements of IREIT as at and for the second half year and full year ended 31 December 2023 comprise IREIT and its subsidiaries (together referred to as the “Group”).

The financial statements are presented in Euro (“€” or “EUR”).

2. Basis of preparation

The condensed interim financial statements for the second half and full year ended 31 December 2023 have been prepared in accordance with International Accounting Standards (IAS) 34 Interim Financial Reporting issued by the International Accounting Standards Board and the recommendations of *Statement of Recommended Accounting Practice 7 “Reporting Framework for Unit Trusts”* issued by the Institute of Singapore Chartered Accountants (“RAP7”) and are drawn up in accordance with the relevant provisions of the trust deed dated 1 November 2013 and as amended and restated by an amending and restating deed dated 14 July 2014, supplemented by the first supplemental deed dated 6 November 2015, second supplemental deed dated 9 May 2018 and third supplemental deed dated 30 March 2020 (collectively, the “Trust Deed”) and the relevant requirements of the Code of Collective Investment Schemes issued by the Monetary Authority of Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the financial position and performance of IREIT and its subsidiaries (the “Group”) since the last annual financial statements for the year ended 31 December 2022.

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 2022.

2.1 New and amended standards adopted by the Group

A number of amendments to Standards have become applicable for the current reporting period. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting those standards.

2.2 Use of judgements and estimates

In preparing the condensed interim financial statements for the second half year and full year ended 31 December 2023, the Manager has made estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

In preparing this financial information, significant judgements made by the Manager in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that were described in the audited financial statements as at and for the full year ended 31 December 2022.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Notes to the Condensed Interim Financial Statements (continued)

3. Seasonal operations

The businesses of IREIT are not significantly affected by seasonal or cyclical factors during the financial period.

4. Segment and revenue information

Operating segments are identified based on internal reports on components of the Group that are regularly reviewed by the Group's Chief Operating Decision Maker ("CODM"), which is the management of the Manager, to allocate resources to segments and to assess their performance. The Group's operating segments are its property portfolio by geographic location as each of these property portfolios have different performance characteristics. The segments below are reported in a manner consistent with the internal reporting provided to CODM.

Segment revenue comprises mainly income generated from its tenants. Segment net property income represents the income earned by each segment after allocating property operating expenses. This is the measure reported to the CODM for the purpose of assessment of segment performance.

Segment results, assets and liabilities include items directly attributable to segment as well as those that can be allocated on a reasonable basis.

	2H 2023				2H 2022			
	Germany € '000	Spain € '000	France € '000	Group € '000	Germany € '000	Spain € '000	France € '000	Group € '000
Gross revenue	21,551	7,056	7,942	36,549	18,624	8,102	4,854	31,580
Property operating expenses	(4,154)	(2,756)	(1,708)	(8,618)	(3,635)	(2,730)	(853)	(7,218)
Net property income	17,397	4,300	6,234	27,931	14,989	5,372	4,001	24,362
Finance costs	(1,491)	(1,142)	(1,055)	(3,688)	(1,490)	(1,036)	(521)	(3,047)
Acquisition related costs	-	-	(1,043)	(1,043)	-	-	-	-
Changes in fair value of financial derivatives	(6,355)	(3,107)	(3,019)	(12,481)	8,610	3,260	1,733	13,603
Change in fair value of investment properties	(102,012)	(6,031)	(2,532)	(110,575)	(45,976)	(8,213)	(970)	(55,159)
(Loss)/return before tax	(92,461)	(5,980)	(1,415)	(99,856)	(23,867)	(617)	4,243	(20,241)
<i>Unallocated items:</i>								
Finance income				258				
Management fees				(1,419)				(1,642)
Trustee's fees				(108)				(108)
Administrative costs and other trust expenses				(2,154)				(2,185)
Total loss before tax				(103,279)				(24,176)
Income tax benefit				15,476				4,578
Total loss after tax for the period				(87,803)				(19,598)

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Notes to the Condensed Interim Financial Statements (continued)

4. Segment and revenue information (continued)

	FY 2023				FY 2022			
	Germany € '000	Spain € '000	France € '000	Group € '000	Germany € '000	Spain € '000	France € '000	Group € '000
Gross revenue	37,534	14,493	12,950	64,977	36,904	15,004	9,742	61,650
Property operating expenses	(7,059)	(5,472)	(2,550)	(15,081)	(6,116)	(4,986)	(1,751)	(12,853)
Net property income	30,475	9,021	10,400	49,896	30,788	10,018	7,991	48,797
Finance costs	(2,958)	(2,231)	(1,639)	(6,828)	(2,955)	(2,005)	(1,007)	(5,968)
Acquisition related costs	-	-	(1,043)	(1,043)	-	-	-	-
Change in fair value of financial derivatives	(6,290)	(3,542)	(3,283)	(13,115)	21,037	7,471	4,571	33,079
Change in fair value of investment properties	(124,700)	(13,999)	(5,992)	(144,691)	(26,475)	(4,296)	3,130	(27,641)
(Loss)/return before tax	(103,473)	(10,751)	(1,557)	(115,781)	22,395	11,188	14,685	48,267
<i>Unallocated items:</i>								
Finance income				258				-
Management fees				(2,799)				(3,465)
Trustee's fees				(210)				(213)
Administrative costs and other trust expenses				(4,431)				(3,976)
Total (loss)/return before tax				(122,963)				40,613
Income tax benefit/(expense)				17,637				(4,174)
Total (loss)/return after tax for the year				(105,326)				36,439

Major customers

There are certain major customers of the Group, being tenants of the properties in Germany and France that each account for 10% or more of the Group's gross revenue. For the financial year ended 31 December 2023, gross revenue derived from 3 such tenants amounted to €35.7 million (31 December 2022: €38.9 million).

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Notes to the Condensed Interim Financial Statements (continued)

4. Segment and revenue information (continued)

Segment assets and liabilities

	FY 2023				FY 2022			
	Germany € '000	Spain € '000	France € '000	Group € '000	Germany € '000	Spain € '000	France € '000	Group € '000
Assets	583,402	168,205	226,986	978,593	711,806	182,786	137,130	1,031,722
Unallocated assets				13,483				7,418
Total assets				992,076				1,039,140
Liabilities	238,320	86,581	107,022	431,923	256,173	83,241	58,276	397,690
Unallocated liabilities				14,533				16,747
Total liabilities				446,456				414,437

5. Gross Revenue

Gross revenue includes the following items:

	Group					
	2H 2023 (€'000)	2H 2022 (€'000)	Variance (%)	FY 2023 (€'000)	FY 2022 (€'000)	Variance (%)
Rental income	24,400	24,166	1.0	46,868	48,039	(2.4)
Service charge income	5,227	5,662	(7.7)	9,627	9,924	(3.0)
Carpark income	1,505	1,752	(14.1)	2,982	3,535	(15.6)
Other income	5,417	-	NM	5,500	152	NM
Total	36,549	31,580	15.7	64,977	61,650	5.4

Gross revenue for 2H 2023 and FY 2023 registered an increase of 15.7% and 5.4% compared to that of 2H 2022 and FY 2022 respectively, mainly due to the other income that relates to the recognition of dilapidation cost payable by the sole tenant at Berlin Campus. There was a renewal agreement signed with the tenant in June 2023 to extend the lease term to December 2024, which included the dilapidation payment. This constitutes a lease modification under IFRS 16 and hence the dilapidation payable was recognised as other income on a straight-line basis over the remaining lease term from June 2023. The dilapidation payment will be paid in June 2024 by the tenant. On the other hand, the decrease in carpark income was due to the vacancy at Darmstadt Campus and the lower service income was due to lower occupancy.

NM denotes "Not meaningful".

6. Property operating expenses

Property operating expenses include the following items:

	Group					
	2H 2023 (€'000)	2H 2022 (€'000)	Variance (%)	FY 2023 (€'000)	FY 2022 (€'000)	Variance (%)
Service charge expenses and non-recoverable expenses	8,186	6,878	19.0	14,330	12,133	18.1
Property management expenses	432	340	27.1	751	720	4.3
Total	8,618	7,218	19.4	15,081	12,853	17.3

**IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023**

Notes to the Condensed Interim Financial Statements (continued)

6. Property operating expenses (continued)

Property operating expenses for 2H 2023 and FY 2023 increased by 19.4% and 17.3% compared to that of 2H 2022 and FY 2022 respectively, mainly because of the enlarged portfolio from the acquisition of the B&M Portfolio in 3Q 2023 and the increase in non-recoverable expenses arising from the vacancy in Darmstadt Campus and higher repair and maintenance expenses.

7. Finance income

Finance income comprised of interest income earned on bank deposits.

8. Finance costs

Finance costs comprised of interest expense on loans and interest rate swaps, interest expense on lease liability arising from leasehold properties and amortisation of upfront debt transaction costs.

Finance costs in 2H 2023 and FY 2023 were higher year-on-year mainly due to higher average borrowings arising from the new term loan for the acquisition of the B&M Portfolio in September 2023, interest expense on lease liabilities arising from leasehold properties, as well as new loans drawn down for capital expenditure for the Spain portfolio and the increase in interest rates on the unhedged borrowings.

9. Management fees

Base management fees are determined based on 10.0% per annum of the annual distributable income of IREIT. The management fees in 2H 2023 and FY 2023 were lower year-on-year due to lower distributable income. The Manager has elected to receive management fees in cash. There were no performance management fees for FY 2023 and FY 2022.

10. Administrative costs and other trust expenses

Administrative costs and other trust expenses include fees for professional services, administration expenses as well as foreign exchange gain or loss. The expenses for FY 2023 was 11.5% higher year-on-year mainly due to one-off adjustments, which has no impact on the distributable income as they are non-cash in nature and added back as part of the distribution adjustments.

11. Net change in fair value of financial derivatives

The net change in fair value of financial derivatives for 2H 2023 and FY 2023 arose from the revaluation of interest rate swaps and interest rate caps to hedge the interest rate risk on borrowings. This has no impact on the distributable income.

12. Net change in fair value of investment properties

This relates to the difference between the carrying value and the fair value of the investment properties.

13. Acquisition related costs

Acquisition related costs include the acquisition fees paid to the Manager, legal and professional fees incurred for the acquisition of the B&M Portfolio in September 2023. There was no acquisition and divestment in 2022.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Notes to the Condensed Interim Financial Statements (continued)

14. Income tax benefit/(expense)

Income tax expense comprises current and deferred tax expenses.

The income tax benefit in 2H 2023 and FY 2023 was mainly due to the temporary differences arising from the net change in fair value of the investment properties as compared to the corresponding reporting period last year.

Income tax benefit/(expense) includes the following items:

	Group			
	2H 2023 (€'000)	2H 2022 (€'000)	FY 2023 (€'000)	FY 2022 (€'000)
Current taxation	(1,396)	(786)	(2,172)	(1,388)
Deferred taxation	16,872	5,364	19,809	(2,786)
Total	15,476	4,578	17,637	(4,174)

15. Distributions to Unitholders

Distributions to Unitholders in 2H 2023 and FY 2023 were lower by 13.5% and 19.2% versus 2H 2022 and FY 2022 respectively, notwithstanding the higher net property income for the same periods. The reasons were due to retention of other income relating to dilapidation cost payable by the tenant at Berlin Campus, rent free period during the period as well as higher finance costs and tax expenses.

16. Earnings Per Unit ("EPU") and Distribution Per Unit ("DPU")

	Group			
	2H 2023	2H 2022	FY 2023	FY 2022
<u>EPU</u>				
Total (loss)/return attributable to Unitholders (€ '000)	(87,803)	(19,598)	(105,326)	36,439
<u>Adjusted to include effects of the equity preferential offering</u>				
Weighted average number of Units ('000) ⁽¹⁾	1,326,802	1,171,544	1,249,811	1,171,197
Earnings per Unit Basic and Diluted (€ cents)	(6.61)	(1.67)	(8.42)	3.11
<u>As previously reported</u>				
Weighted average number of Units ('000)	-	1,155,891	-	1,155,550
Earnings per Unit Basic and Diluted (€ cents)	-	(1.70)	-	3.15

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Notes to the Condensed Interim Financial Statements (continued)

16. Earnings Per Unit (“EPU”) and Distribution Per Unit (“DPU”) (continued)

	Group			
	2H 2023	2H 2022	FY 2023	FY 2022
<u>DPU</u>				
Income to be distributed to Unitholders (€'000) ⁽²⁾	12,771	14,772	25,190	31,182
<u>Adjusted to include effects of the equity preferential offering</u>				
Number of Units entitled to distribution ('000)	1,344,838	1,341,990 ⁽³⁾	1,344,838	1,341,990 ⁽³⁾
Distribution per Unit - € cents	0.94	1.09 ⁽⁴⁾	1.87	2.31 ⁽⁴⁾
<u>As previously reported</u>				
Number of Units entitled to distribution ('000)	-	1,155,891	-	1,155,891
Distribution per Unit - € cents	-	1.28	-	2.69

Footnotes:

- (1) Adjusted for the Preferential Offering of 186,098,518 Units issued on 19 July 2023 and acquisition fees paid in Units of 2,847,629 Units issued on 27 September 2023. This is in accordance with the requirements of IAS 33 "Earnings Per Share".
- (2) Income to be distributed to Unitholders had taken into account 10% of income retained for working capital and capital expenditure.
- (3) The number of Units entitled to distribution have been restated to include the preferential offering Units issued on 19 July 2023 and acquisition fees paid in Units of 2,847,629 Units issued on 27 September 2023.
- (4) For the purpose of comparison, 2H 2022 and FY 2022 DPU have been restated to reflect the effects of the preferential offering Units issued on 19 July 2023 and acquisition fees paid in units issued on 27 September 2023.

17. Asset held for sale and Liabilities directly associated with assets classified as held for sale

This refers to assets and liabilities directly associated with Il·lumina property held for sale and will be reassigned to the buyer on completion on 31 January 2024.

18. Financial Derivatives

This represents the fair value as at the reporting dates of interest rate swaps and interest rate caps for the purpose of hedging the interest rate risk on floating-rate bank borrowings.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Notes to the Condensed Interim Financial Statements (continued)

19. Investment properties

Investment properties are accounted for at fair value based on valuations undertaken by independent valuers as at 31 December 2023. Please refer to Section 19 on the details for the fair value measurement of investment properties.

Movement during the year:

	Group	
	31 Dec 2023 (€ '000)	31 Dec 2022 (€ '000)
At beginning of year:	950,500	974,870
Capital expenditure on investment properties	8,262	3,523
Acquisition of investment properties	88,796	-
Asset held for sale	(24,500)	-
Lease incentives and rent straight-lining	2,476	(252)
Change in fair value of investment properties during the year	(144,691)	(27,641)
Fair value of investment properties as at 31 December	880,843	950,500

20. Fair value measurement

Fair value hierarchy

The Group categorises fair value measurements using a fair value hierarchy that is dependent on the valuation input used as follow:

Level 1: inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date;

Level 2: inputs other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and

Level 3: inputs are unobservable inputs for the asset or liability.

Assets and liabilities carried at fair value

Group

	Level 1	Level 2	Level 3
	€'000	€'000	€'000
31 December 2023			
Current assets			
Derivative financial instruments	-	11,318	-
Non-current assets			
Derivative financial instruments	-	12,158	-
Investment properties	-	-	880,843

Group

	Level 1	Level 2	Level 3
	€'000	€'000	€'000
31 December 2022			
Current assets			
Derivative financial instruments	-	8,015	-
Non-current assets			
Derivative financial instruments	-	22,836	-
Investment properties	-	-	950,500

**IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023**

Notes to the Condensed Interim Financial Statements (continued)

20. Fair value measurement (continued)

Level 2 fair value measurements

The fair value of derivative financial instruments such as interest rate swaps, interest rate caps and foreign currency forward contracts is based on banks' quotes.

Level 3 fair value measurements

The fair value of the Group's investment properties have been determined on the basis of valuations carried out as at 31 December by independent valuers, having appropriate recognised professional qualifications and recent experience in the location and category of the properties being valued, and are not related to the Group.

For the valuation as at 31 December 2023, the independent valuer for the investment properties located in Germany, Spain and France was Savills Advisory Services Limited. The fair value was determined using the discounted cash flow method, except for the asset for sale, II-lumina, which was reported on the statement of financial position based on the contracted price agreed with an unrelated third party.

For the valuation as at 31 December 2022, the independent valuer for the investment properties located in Germany and Spain was BNP Paribas Real Estate Consult GmbH and the independent valuer for the investment properties located in France was BNP Paribas Real Estate Valuation France. The fair value of the properties for the German and Spain portfolio was determined based on the discounted cash flow method while the French portfolio was based on the average of the discounted cash flow method and income capitalisation method.

The appropriateness of the valuation methodologies and assumptions adopted are reviewed by the Manager along with the appropriateness and reliability of the inputs used in the valuations.

Significant changes in fair value measurements from period to period are evaluated for reasonableness. Key drivers of the changes are identified and assessed for reasonableness against relevant information from independent sources, or internal sources, if necessary.

In relying on the valuation reports, the Manager has exercised its judgement and was satisfied that the independent valuers have the appropriate professional qualifications and experience in the location and category of the properties being valued and the valuation estimates were reflective of the current market conditions.

Valuation method	Discount rate		Terminal Capitalisation rate	
	31 December 2023	31 December 2022	31 December 2023	31 December 2022
Discounted cash flow	5.00% to 9.75% per annum	4.00% to 8.30% per annum	5.25% to 7.75% per annum	3.35% to 6.75% per annum ⁽¹⁾

Valuation method	Income capitalisation rate	
	31 December 2023	31 December 2022
Income capitalisation	-	5.50% to 6.00% per annum

There are inter-relationships between the above significant unobservable inputs. An increase/(decrease) in the discount rate, terminal capitalisation rate or income capitalisation rate will result in a (decrease)/increase to the fair value of the investment properties.

Footnote:

(1) The terminal capitalisation rate excludes II-lumina property for 31 December 2022.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Notes to the Condensed Interim Financial Statements (continued)

20. Fair value measurement (continued)

Categories of financial instruments

	Group		Trust	
	31 December 2023	31 December 2022	31 December 2023	31 December 2022
	€'000	€'000	€'000	€'000
Financial assets				
<i>At amortised cost</i>				
- Cash and cash equivalents	46,120	49,171	12,364	1,266
- Trade and other receivables	10,074	4,155	38,318	44,611
	<u>56,194</u>	<u>53,326</u>	<u>50,682</u>	<u>45,877</u>
<i>Fair value through profit or loss</i>				
Derivative financial instruments	23,476	30,851	-	-

	Group		Trust	
	31 December 2023	31 December 2022	31 December 2023	31 December 2022
	€'000	€'000	€'000	€'000
Financial liabilities				
<i>At amortised cost</i>				
- Trade and other payables	10,739	9,130	1,437	1,444
- Distribution payable	12,967	15,053	12,967	15,053
- Borrowings	371,411	329,694	-	-
- Lease liability	6,354	-	-	-
	<u>401,471</u>	<u>53,326</u>	<u>14,404</u>	<u>45,877</u>

21. Investments in subsidiaries

Investment in subsidiaries relates to entities owned by the Trust.

22. Loans to subsidiary

This relates to the shareholder loans granted by the Trust to its subsidiaries in connection with the acquisition of the Spanish Portfolio.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Notes to the Condensed Interim Financial Statements (continued)

23. Borrowings

23(a) Aggregate Amount of Borrowings

	Group (€'000)	
	31 Dec 2023	31 Dec 2022
Repayable within one year⁽¹⁾		
Secured borrowings	14,872	-
Less: Upfront debt transaction costs ⁽²⁾	(196)	-
Total	14,676	-
Repayable after one year		
Secured borrowings	359,174	332,660
Less: Upfront debt transaction costs ⁽²⁾	(2,439)	(2,966)
Total	356,735	329,694
Total Borrowings	371,411	329,694

The Group's aggregate leverage⁽³⁾ was 37.9% as at 31 December 2023. The interest coverage ratio⁽³⁾ stood at approximately 7.0 times for the trailing 12 months period from 1 January 2023 to 31 December 2023.

Footnotes:

- (1) The borrowings were reclassified to current borrowings in relation to the divestment of Il-lumina. The borrowings were repaid on 31 January 2024.
- (2) Upfront debt transaction costs are amortised over the life of the loan facilities.
- (3) Aggregate leverage and interest coverage ratio are calculated based on the respective definitions under the Monetary Authority of Singapore's Code on Collective Investment Schemes, Property Funds Appendix 6.

23(b) Details of borrowings and collaterals

The Group's secured borrowings comprised the following facilities ("the Facilities"):

- (i) Term loan facility of €200.8 million secured on German Portfolio;
- (ii) Term loan facility of €80.5 million and capex facility of €5.1 million⁽¹⁾ secured on Spanish Portfolio⁽²⁾;
- (iii) Term loan facility of €51.4 million secured on Decathlon Portfolio in France; and
- (iv) Term loan facility of €38.4 million secured on B&M Portfolio in France. The loan facility was utilised in September 2023 in relation to the acquisition of B&M Portfolio in France.

The Facilities are secured by way of the following:

- land charges over investment 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 (where applicable).

Footnotes:

- (1) As at the reporting date, €2.1 million of the capex facility remained unutilised for the Spanish Portfolio.
- (2) On completion of Il-lumina's divestment on 31 January 2024, a portion of sale proceeds was utilised to repay approximately €14.9 million of loan amount associated to Il-lumina property, comprising of €14.3 million of term loan facility and €0.6 million of capex facility.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Notes to the Condensed Interim Financial Statements (continued)

24. Lease liabilities

The Group recognised the right-of-use of leasehold land and the associated obligation for the lease payments as lease liability, which was based on the present value of the remaining lease payments, discounted using the incremental borrowing rate for borrowings of similar amounts and tenure at the date of initial application or the lease commencement date. The Group is required to pay land rent periodically for the leasehold properties in its portfolio.

25. Deferred tax liabilities

The increase in deferred tax liabilities was mainly due to the higher deferred tax effect on temporary differences arising from the net change in fair value of financial derivatives and investment properties.

26. Units in issue and to be issued

	Group and Trust			
	2H 2023 (Units)	2H 2022 (Units)	FY 2023 (Units)	FY 2022 (Units)
Unit in issue:				
At beginning of the period	1,155,891,421	1,155,891,421	1,155,891,421	1,154,591,595
Issue of new Units:				
- Pursuant to the Preferential Offer	186,098,518	-	186,098,518	-
- Acquisition fees paid in Units	2,847,629	-	2,847,629	1,299,826
Total issued and issuable Units at 31 December	1,344,837,568	1,155,891,421	1,344,837,568	1,155,891,421

27. Net asset value ("NAV")/Net Tangible asset ("NTA") per Unit based on Units in issue and to be issued at end of the year

	Group	
	31 Dec 2023	31 Dec 2022
Number of Units in issue and to be issued at end of year ('000)	1,344,838	1,155,891
NAV (€ '000)	545,620	624,703
NTA (€ '000)	545,620	624,703
NAV per Unit €	0.41	0.54
NTA per Unit €	0.41	0.54

The NAV and NTA per Unit was computed based on the net assets attributable to Unitholders (after distribution payable) as at 31 December 2023 and 31 December 2022 over the Units in issue and to be issued as at 31 December 2023 of 1,344,837,568 (31 December 2022: 1,155,891,421).

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

Notes to the Condensed Interim Financial Statements (continued)

28. Financial ratios

	Group	
	FY 2023 %	FY 2022 %
Expenses to weighted average net assets⁽¹⁾		
- including performance component of Manager's management fees	1.20	1.19
- excluding performance component of Manager's management fees	1.20	1.19
Portfolio turnover ratio⁽²⁾	12.4	-

Footnotes:

- (1) The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore. The expenses used in the computation relate to expenses of the Group, excluding property operating expenses, finance costs, net foreign exchange differences and income tax expense.
- (2) The annualised ratio is computed based on the lesser of purchase or sales of underlying investment properties of the Group expressed as a percentage of weighted average net asset value.

29. Subsequent event

- (1) IREIT announced distribution of €0.94 cents per unit, for the period from 1 July 2023 to 31 December 2023.
- (2) IREIT announced on 22 December 2023 that the Group had entered into a conditional promissory private sale and purchase agreement with an unrelated third party to divest Il·lumina, a property located in Spain. Subsequent to the reporting date, the Group completed the divestment of Il·lumina for a sale consideration of €24.5 million on 31 January 2024.

**IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023**

OTHER INFORMATION

1. Review

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 Condensed Interim financial statements of the Group as at, for the second half year and full year ended 31 December 2023, including certain explanatory notes have not been audited or reviewed.

2. Review of performance of IREIT

Review of performance 2H 2023 versus 2H 2022

Refer to the notes to Condensed Interim financial statements for the review of performance.

Review of performance FY 2023 versus FY 2022

Refer to the notes to Condensed Interim financial statements for the review of performance.

3. Review of balance sheet of IREIT Global

Refer to the notes to Condensed Interim financial statements for the review of performance.

4. Variance from Previous Forecast/Prospect Statement

Not applicable as no forecast has been previously disclosed.

5(i) To show the total number of issued shares excluding treasury shares as at the end of the current financial year and as at the end of the immediately preceding year

There are no treasury Units in issue as at 31 December 2023 and 31 December 2022. The total number of issued Units are as disclosed in Note 26.

5(ii) A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial year reported on

Not applicable.

5(iii) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial year reported on

Not applicable.

OTHER INFORMATION (continued)

6. 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

Germany

Germany's gross domestic product ("GDP") contracted by 0.3% in 2023 from 1.9% in 2022, as reported by the Federal Statistical Office. Overall economic development faltered in Germany in 2023 as the environment was marked by high inflation, rising interest rates and weaker domestic and foreign demand.

Amidst the challenging economic environment, the Manager secured a pivotal 15-year new lease with the German federal government body for 25% of Darmstadt Campus in April 2023. In July 2023, an extension of the lease at Berlin Campus was secured with the main tenant, Deutsche Rentenversicherung Bund ("DRV"). The extension was from 1 July 2024 to 31 December 2024 at a rent that is 45% higher than current rent. The Manager is proactively reviewing plans for Berlin Campus to enhance long-term income and value. Additionally, the Manager secured a 10-year agreement with a tenant for two office floors at the Munster North building. The new tenant, a major provider of mobile roof antennas in Germany, will replace the existing occupant Deutsche Telekom, when it departs in the first quarter of 2024. The rent will be maintained at similar rates as the passing rents for Deutsche Telekom's lease.

Spain

Spain's GDP grew by 2.5% in 2023, as compared to a 5.8% GDP growth in 2022, according to data from the Spanish National Statistics Office.

Despite the slowdown, the Manager has signed a new lease at Delta Nova IV, two new leases at Sant Cugat Green and renewed a lease at Parc Cugat. Due to the lower income yield of the Barcelona asset, Il-lumina, the Manager has divested it for EUR24.5 million, representing a 5.2% premium above the independent valuation. The divestment aligns with the manager's proactive asset management strategy to improve the quality of IREIT's portfolio by recycling assets when pricing is right and to optimise returns for Unitholders.

France

France's GDP stagnated in the last quarter of 2023 according to the National Institute of Statistics and Economic Studies (INSEE).

Nevertheless, IREIT's French retail property Portfolio remains resilient with long leases and full occupancy rates. The Manager has also obtained green certifications for all the 27 Decathlon retail properties in IREIT's French Portfolio. On 5 September 2023, IREIT acquired a portfolio of 17 retail properties located across France that is fully let to B&M Group, a leading discount retailer in Europe. This represented a diversification into the resilient Retail Parks (Out-of-Town) asset class and exposure to the Grocery and General Merchandise sector, which has been resilient through the COVID-19 pandemic. Subsequently, the leases for the B&M Portfolio Acquisition was 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.

OTHER INFORMATION (continued)

6. 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 (continued)

Looking ahead – 2024

Looking ahead into 2024, the European real estate market is expected to improve but remains fraught with challenges from an uncertain geopolitical environment and economic outlook, and potentially protracted periods of high inflation and interest rates.

In 2024, IREIT's performance is likely to benefit from positive rental escalations, end of rent-free periods granted to tenants and full-year contribution from B&M Portfolio. The Manager will proactively review plans to enhance the long-term income and value of Berlin Campus, including refurbishing and repositioning it into a multi-let asset if the main tenant leaves in December 2024, while minimising asset downtime.

The Manager will continue to execute its strategy on building a diversified portfolio across assets classes and geographies to optimise and deliver sustainable returns for Unitholders. This includes further diversification of IREIT's portfolio through acquisition, divestment of non-strategic assets, customised leasing strategy and advanced planning for future refurbishment of assets.

**IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023**

7. Distributions

(a) Current financial period

Any distributions declared for the current financial period? Yes

Name of distribution Distribution for the period from 1 July 2023 to 31 December 2023

Distribution Type	Tax-exempt	Capital	Total
Amount (€ cents per units)	0.90	0.04	0.94

Tax rate

Tax-exempt income distribution

The tax-exempt income distribution component is exempt from Singapore income tax in the hands of all unitholders, regardless of their nationality, corporate identity or tax residence status. No tax will be deducted from such component.

Capital distribution

The capital distribution component represents a return of capital to Unitholders for Singapore income tax purposes. The amount of the capital distribution component will be applied to reduce the cost base of Unitholders' Units for Singapore income tax purposes. For Unitholders who are liable to Singapore income tax on profits from the sale of their Units, the reduced cost base of their Units will be used to calculate any taxable trading gains arising from the disposal of the Units.

**IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023**

7. Distributions (continued)

(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 July 2022 to 31 December 2022

Distribution Type	Tax-exempt	Capital	Total
Amount (€ cents per units)	0.26	1.02	1.28

Tax rate

Tax-exempt income distribution

The tax-exempt income distribution component is exempt from Singapore income tax in the hands of all Unitholders, regardless of their nationality, corporate identity or tax residence status. No tax will be deducted from such component.

Capital distribution

The capital distribution component represents a return of capital to Unitholders for Singapore income tax purposes. The amount of the capital distribution component will be applied to reduce the cost base of Unitholders' Units for Singapore income tax purposes. For Unitholders who are liable to Singapore income tax on profits from the sale of their Units, the reduced cost base of their Units will be used to calculate any taxable trading gains arising from the disposal of the Units.

(c) Books closure date 1 March 2024

(d) Date payable 21 March 2024

8. If no distribution has been declared/(recommended), a statement to that effect.

Not applicable.

9. 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.

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023

OTHER INFORMATION (continued)

10. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the geographical segments

The German Portfolio has increased by €630K or 1.7% in gross revenue compared to FY 2022. This increase was primarily driven by the recognition of dilapidation cost payable in June 2024 by the sole tenant at Berlin Campus. However, it was offset by lower rental income due to high vacancy in Darmstadt Campus. This dilapidation cost payable by the tenant in June 2024 was recognised on a straight-line basis from June 2023 when the tenant signed the extension of the lease to December 2024. Nevertheless, higher property operating expenses for the upkeep of properties and professional fees associated with the Berlin Campus redevelopment plan contributed to a marginal decrease of €313K or 1.0% in net property income compared to FY 2022.

In FY 2023, Spanish Portfolio has recorded a lower gross revenue of €511K or 3.4% and lower net property income of €997K or 9.9% compared to FY 2022, mainly due to decreased occupancy and the expiration of rental guarantee in Parc Cugat Green in December 2022.

On the other hand, French Portfolio reported higher gross revenue and net property income in FY 2023, driven mainly by the acquisition of B&M Portfolio in September 2023.

11. Breakdowns of sales

	Group		
	FY 2023 €'000	FY 2022 €'000	Increase/(Decrease) %
Gross revenue reported for first half year	28,428	30,070	(5.5)
Total (loss)/return after tax for first half year	(17,523)	56,037	(131.3)
Gross revenue reported for second half year	36,549	31,580	15.7
Total loss after tax for second half year	(87,803)	(19,598)	348.0

12. Review of the Performance for the Second Half Year and Financial Year ended 31 December 2023

Refer to the notes to Condensed Interim financial statements for the review of performance for the second half year and full year ended 31 December 2023.

13. 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.

**IREIT GLOBAL
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SECOND HALF YEAR AND FULL YEAR ENDED 31 DECEMBER 2023**

OTHER INFORMATION (continued)

- 14. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.**

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Manager confirms that there is no person occupying a managerial position in the Manager, who is a relative of a director or the chief executive officer or a substantial shareholder of the Manager or a substantial unitholder of IREIT.

- 15. Confirmation pursuant to Rule 705(5) of the Listing Manual**

Not applicable.

BY ORDER OF THE BOARD OF DIRECTORS

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

Ms Siau Kuei Lian
Company Secretary
22 February 2024

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.