



(a real estate investment trust constituted on 1 November 2013 under the laws of the Republic of Singapore)
Managed by IREIT Global Group Pte. Ltd. (Company Registration No: 201331623K)

ANNOUNCEMENT

ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, IREIT Global Group Pte. Ltd., the Manager of IREIT Global, is pleased to announce that it has obtained independent valuations for the properties owned by IREIT Global.

A summary of the independent valuations of the five properties located in Germany, four properties located in Spain, and 44 properties located in France, which were undertaken by Savills (UK) Limited as at 31 December 2024, is as follows:

Property	Asset Class	Independent Valuation (€ million)
<u>Germany</u>		
Berlin Campus	Office	230.80
Bonn Campus	Office	112.40
Darmstadt Campus	Office	50.70
Münster Campus	Office	53.40
Concor Park	Office	80.90
Total		528.20
<u>Spain</u>		
Delta Nova IV	Office	23.31
Delta Nova VI	Office	34.86
Sant Cugat Green	Office	45.43
Parc Cugat	Office	23.92
Total		127.52
<u>France</u>		
<u>Decathlon</u>		
Abbeville	Retail	2.97
Aurillac	Retail	4.40

Belfort Bessoncourt	Retail	4.39
Bergerac	Retail	3.60
Calais	Retail	5.05
Cergy	Retail	9.46
Châteauroux	Retail	5.81
Châtellerault	Retail	3.45
Cholet	Retail	10.80
Concarneau	Retail	2.67
Dinan	Retail	2.58
Douai	Retail	3.62
Dreux	Retail	4.15
Evreux	Retail	6.90
Foix	Retail	4.72
Gap	Retail	4.41
Istres	Retail	4.03
Lannion	Retail	4.62
Laval	Retail	6.66
Mâcon	Retail	8.72
Pont-Audemer	Retail	1.70
Pontivy	Retail	2.42
Sables d'Olonne	Retail	3.67
Sarrebouurg	Retail	2.94
Sens	Retail	3.74
Verdun	Retail	2.97
Vichy	Retail	4.19
Total		124.64
<u>B&M</u>		
Noyelles-Godault	Retail	2.21

Claye-Souilly	Retail	8.61
Marseille	Retail	7.74
Nancy / Essey-lès-Nancy	Retail	5.89
Tours / Saint-Cyr-sur-Loire	Retail	5.50
Maizières-lès-Metz	Retail	1.73
Béthune / Bruay-la-Buissière	Retail	5.74
Rouen / St Etienne du Rouvray	Retail	5.37
Brive-la-Gaillarde	Retail	4.68
Saint-Quentin / Fayet	Retail	3.13
Périgueux / Marsac	Retail	4.73
Martigues / St-Mitre-les-Remparts	Retail	5.32
Bourg-en-Bresse / Viriat	Retail	4.36
Forbach	Retail	3.82
Epinal / Golbey	Retail	3.82
Châteauroux / Saint-Maur	Retail	2.83
Blois	Retail	1.49
Total		76.97
IREIT's Portfolio		857.33

Copies of the independent valuation certificates are available for inspection at the Manager's registered office at 1 Wallich Street, #15-03 Guoco Tower, Singapore 078881 during normal business hours for three months from the date of this announcement. For inspection, prior appointment is required and much appreciated.

By Order of the Board
IREIT Global Group Pte. Ltd.
As manager of IREIT Global
(Company Registration No. 201331623K)

Goh Xun Er
Company Secretary

26 February 2025

Important Notice

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in IREIT Global ("IREIT", and the units in IREIT, the "Units").

The value of the Units and the income derived from them may rise or fall. The Units are not obligations of, deposits in, or guaranteed by, IREIT Global Group Pte. Ltd., as manager of IREIT (the "Manager"), or any of its affiliates. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of IREIT may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of IREIT or the Manager is not necessarily indicative of the future performance of IREIT or the Manager. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

This announcement 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, shifts in expected levels of property rental income, changes in operating expenses, property expenses, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.