

IREIT delivers firm 3Q2019 results underpinned by high occupancy rate and stable leases

- ◆ 9M2019 DPU represents an annualised distribution yield of 7.6%¹
- ◆ Portfolio occupancy rate improved to 99.7% as at 30 September 2019 with the commencement of new lease at Münster South Building
- ◆ IREIT to continue to actively seek new investments and review its existing portfolio for value creation and repositioning opportunities

SINGAPORE ◆ 12 NOVEMBER 2019

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 report that the net property income for the financial quarter ended 30 September 2019 (3Q2019) rose by 2.8% year-on-year to €7.7 million, while distributable income increased by 0.7% to €6.2 million on the back of higher gross revenue. Distribution per unit (DPU) for 3Q2019 was stable at 0.87 € cents, compared to DPU of 0.88 € cents for 3Q2018.

For the nine months ended 30 September 2019 (9M2019), net property income was steady year-on-year at €23.2 million, whereas distributable income grew by 1.2% to €19.2 million. This led to a marginal increase of 0.4% in 9M2019 DPU to 2.71 € cents. In SGD terms, however, DPU for the period came in 2.1% lower at 4.28 Singapore cents as a result of weaker EUR/SGD exchange rates.² Based on IREIT's closing unit price as at the last trading day of 3Q2019, the 9M2019 DPU represents an annualised distribution yield of 7.6%.

Mr Aymeric Thibord, Chief Executive Officer of the Manager, said, "IREIT's portfolio remains supported by its blue-chip tenant base and healthy leases. With the commencement of the new lease at Münster South Building from 1 July 2019, 99.6% of its leases will be due for renewal only in FY2022 and beyond."

¹ Based on IREIT's 9M2019 DPU of 4.28 Singapore cents and closing unit price as at the last trading day of 3Q2019

² 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 and is for illustrative purpose only. IREIT makes distributions on a semi-annual basis based on its half-yearly results and the next distribution will be for the period from 1 July 2019 to 31 December 2019

On the macroeconomic front, healthy employment and low vacancy rates for the first nine months of 2019 have contributed to the resilience of the commercial real estate market in Germany. However, global economic growth has softened as a result of the prevailing international trade tensions and geopolitical uncertainties, including Brexit.

In the face of slowing business activity, letting demand in general may ease in the year ahead. Nonetheless, in the case of IREIT, this should be mitigated by its high occupancy rate of 99.7% and weighted average lease to expiry (WALE) of 4.4 years.

Looking forward, the Manager intends to continue to actively manage its leases and carry out various initiatives to upkeep its properties, so as to maintain a high tenant retention rate.

Mr Thibord added, “To build scale and diversification, we will also continue to actively pursue new investment opportunities that will complement IREIT’s existing portfolio, as well as review its portfolio for value creation and repositioning opportunities.”

Financial Results Summary

	Quarter Ended 30 September			Nine Months Ended 30 September		
	3Q2019 Actual	3Q2018 Actual	Variance (%)	9M2019 Actual	9M2018 Actual	Variance (%)
Gross revenue (€ '000)	8,840	8,591	2.9	26,343	25,823	2.0
Net property income (€ '000)	7,729	7,520	2.8	23,171	23,150	0.1
Income available for distribution (€ '000)	6,226	6,180	0.7	19,193	18,966	1.2
Income to be distributed to Unitholders (€ '000)	5,603	5,562	0.7	17,274	17,069	1.2
Distribution per Unit						
- € cents	0.87	0.88	(1.1)	2.71	2.70	0.4
- Singapore cents ³	1.35	1.42	(4.9)	4.28	4.37	(2.1)

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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 properties strategically located in the German cities of Berlin, Bonn, Darmstadt, Münster and Munich with a total net lettable area of approximately 200,900 sqm and 3,400 car park spaces.

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 an asset management and investment group listed in France, while CDL is a leading real estate operating company listed in Singapore.

ABOUT TIKEHAU CAPITAL

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

Tikehau Capital is an asset management and investment group with €23.4 billion of assets under management and shareholders' equity of €3.1 billion as at 30 June 2019. The Group invests in various asset classes (private debt, real estate, private equity and liquid strategies), including through its asset management subsidiaries, on behalf of institutional and private investors. Controlled by its managers, alongside leading institutional partners, Tikehau Capital employs more than 480 staff in its Paris, London, Brussels, Luxembourg, Madrid, Milan, New York, Seoul, Singapore and Tokyo offices.

Tikehau Capital is listed on the regulated market of Euronext Paris, compartment A (ISIN code: FR0013230612; Ticker: TKO.FP).





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ABOUT CITY DEVELOPMENTS LIMITED

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

City Developments Limited (CDL) is a leading Singapore-listed real estate operating company with a global network spanning 103 locations in 29 countries and regions. Building on its proven track record of over 55 years in real estate development, investment and management in Singapore, CDL has developed its growth platforms in its key international markets of China, United Kingdom, Japan and Australia and is also developing a fund management business. CDL's London-listed subsidiary, Millennium & Copthorne Hotels plc is one of the world's largest hotel chains with over 135 hotels worldwide.

FOR FURTHER ENQUIRIES

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