



(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, five properties located in Spain, and 27 properties located in France, which were undertaken by BNP Paribas Real Estate Consult GmbH and BNP Paribas Real Estate Valuation France as at 31 December 2021, is as follows:

Property	Independent Valuation (€ million)
<u>Germany</u>	
Berlin Campus	323.2
Bonn Campus	121.8
Darmstadt Campus	71.5
Münster Campus	69.9
Concor Park	97.9
Total	684.3
<u>Spain</u>	
Delta Nova IV	30.9
Delta Nova VI	40.6
Il·lumina	25.5
Sant Cugat Green	41.6
Parc Cugat	28.6
Total	167.2
<u>France</u>	
Abbeville	2.87

Aurillac	4.44
Belfort Bessoncourt	4.29
Bergerac	3.57
Calais	5.05
Cergy	9.31
Châteauroux	6.28
Châtelleraut	3.65
Cholet	10.91
Concarneau	2.52
Dinan	2.52
Douai	3.44
Dreux	4.17
Evreux	6.12
Foix	4.43
Gap	4.43
Istres	4.15
Lannion	4.57
Laval	6.11
Mâcon	9.01
Pont-Audemer	1.87
Pontivy	2.45
Sables d'Olonne	3.30
Sarrebourg	3.00
Sens	3.56
Verdun	3.17
Vichy	4.18
Total	123.37

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)

Lee Wei Hsiung
Company Secretary

25 February 2022

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.