



(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 appraisals as at 31 December 2015 for the following properties owned by IREIT Global.

A summary of the asset valuations is as follows:

Property	Appointed Appraiser	Appraised Value as at 31 December 2015 (€ million)
Berlin Campus	DTZ Debenham Tie Leung Limited ⁽¹⁾	148.7
Bonn Campus	Colliers International Valuation UK LLP	100.0
Darmstadt Campus	Colliers International Valuation UK LLP	82.5
Münster Campus	Colliers International Valuation UK LLP	48.5
Concor Park	Cushman & Wakefield LLP ⁽¹⁾	61.7
Total		441.4

Copies of the independent valuation certificates are available for inspection at the Manager's registered office at 156 Cecil Street, Far Eastern Bank Building, #08-01, Singapore 069544 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)

Itzhak Sella
Director/Chief Executive Officer

17 February 2016

¹ On 2 September 2015, DTZ and Cushman & Wakefield announced the completion of their merger. The combined firm currently operates under a common brand name but the underlying legal entities, including their names, remain unchanged.

DBS Bank Ltd. is the sole global coordinator for the initial public offering and listing of the units in IREIT Global (the "Offering"). DBS Bank Ltd. and Barclays Bank PLC, Singapore Branch are the joint issue managers, bookrunners and underwriters for the Offering.

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.