PRESS RELEASE
13 November 2015

IREIT Global's Distributable Income For 3Q 2015 Grew 28.4% Quarter-on-Quarter

Financial Results Summary

	3Q 2015 Actual	2Q 2015 Actual	Variance
Gross revenue (€'000)	**7,348**	**5,386**	**36.4%**
Net property income (€'000)	**6,539**	**4,870**	**34.3%**
Distributable income (€'000)	**5,597**	**4,358**	**28.4%**
Available distribution per unit			
- € cents	**0.91[1]**	**0.71[1]**	**28.2%**
- S$ cents[2]	**1.41**	**1.10**	**28.2%**

IREIT Global Group Pte. Ltd., as the manager of IREIT Global ("IREIT"), is pleased to announce a distributable income of €5.6 million for 3Q 2015, which was 28.4% higher quarter-on-quarter. The strong performance was mainly due to the contribution from the Berlin Campus that was acquired in August 2015. As a result, IREIT's distribution per unit ("DPU") was 1.41 Singapore cents for 3Q 2015 which was 28.2% higher than the previous quarter.

Comparing with the previous quarter, gross revenue for 3Q 2015 rose by 36.4% to €7.3 million versus €5.4 million for 2Q 2015. Net property income at €6.5 million was correspondingly higher by 34.3% quarter-on-quarter.

1) *The available distribution per unit for 3Q 2015 and 2Q 2015 was computed based on the number of Units in issue and to be issued as at 30 September 2015 and 30 June 2015 respectively.*
2) *The available distribution per unit was computed after taking into consideration the forward foreign currency exchange contracts that IREIT has entered into to hedge the currency risk for distribution to Unitholders.*

Mr Itzhak Sella, Chief Executive Officer of IREIT said, "We are pleased that IREIT's performance for 3Q 2015 has grew significantly. The full contribution of the Berlin acquisition will be felt in the next quarter as IREIT completed this acquisition mid-quarter on 6 August 2015. Adding the Berlin Campus, a good quality freehold property of such a considerable size into IREIT's existing portfolio, gave us a huge boost, so we are able to provide greater stability and superior returns to our unitholders."

Strong and Stable Portfolio

The Berlin Campus strengthens IREIT's portfolio as it comes with a long weighted average lease expiry ("WALE") of about 8.8 years as at 30 September 2015. IREIT's portfolio consists of 5 properties across key developing cities in Germany, with a total portfolio valuation of €439.2 million.

Ms Adina Cooper, Chief Investment Officer of IREIT said, "To further enhance the diversity of IREIT's tenant profile, we acquired a property that comes with one of the largest German state pension funds, Deutsche Rentenversicherung Bund as the main tenant. This reduces IREIT's exposure to the communications sector and specifically Deutsche Telekom while balancing our portfolio with a significant tenancy from the financial sector."

Robust Capital Management

IREIT's strong and stable cashflows are underpinned by the high occupancy of 99.8% and its long WALE of 7.0 years as at 30 September 2015. As at 30 September 2015, IREIT's financial position continues to be healthy.

According to Mr Choo Boon Poh, Chief Financial Officer of IREIT, "IREIT has long-term Euro-denominated debt financing which provides us with a natural currency hedge. Approximately 88% of the borrowings comprise term loans at fixed interest rates, which mitigate the volatility related to potential fluctuations in borrowing costs."

Interest cover ratio is at a healthy level of about 11 times for the nine months ended 30 September 2015. The weighted average debt maturity of IREIT's borrowings is approximately 4.0 years as at 30 September 2015.

IREIT pays out distributions in Singapore Dollars to unitholders semi-annually (for the six month period ending 30 June and 31 December each year). To minimise the exposure to fluctuations in foreign exchange rates, IREIT has fully hedged its distributable income for the next distribution which will be for the period from 1 July 2015 to 31 December 2015, at an average exchange rate of approximately S$1.54 per Euro.

Outlook

According to the European Commission ("EU"), the Eurozone is headed for a continued, moderate recovery amid more challenging global conditions. Growth is being driven by factors such as low oil prices, a weaker Euro exchange rate and the European Central Bank's accommodative monetary policy. However, new challenges to growth are appearing, including the slowdown in China and emerging market economies, and geopolitical tensions. Overall, the Eurozone's GDP is expected to grow by 1.6% this year, rising to 1.8% in 2016 and 1.9% in 2017.[1]

The EU has forecast Germany's GDP to grow by 1.7% in 2015, rising to 1.9% in 2016 and 2017. The economic growth continues to be supported by favourable labour market and financing conditions underpinning domestic demand. The renewed decline in oil prices and additional public spending to accommodate refugees should provide further stimulus. Low inflation is expected to continue for some time due to the dampening effect of low oil prices and spillover effects on other consumer prices together with decelerating unit labour costs.[1]

In the German real estate market, at the end of the third quarter of 2015, Colliers International reported a year-to-date total take-up of 2,358,400 sqm of office space in the seven key cities, Berlin, Dusseldorf, Frankfurt am Main, Hamburg, Cologne, Munich and Stuttgart. This was 15% higher than the same period of the previous year. Driven by market activity from the IT industry and the small and medium businesses, Berlin is again taking the lead position with 527,000 sqm which is a year-on-year increase of 23%. Both average and prime rents in the top seven cities remained fairly stable in the third quarter of 2015.[2]

The high liquidity and low interest rate environment continues to spur the investment market in Germany. Investment transaction volume for the first nine months of 2015 topped €39.8 billion, representing a 50% increase year-on-year. Transaction volume in the top seven cities

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[1] *Source: The European Commission, "European Economic Forecast, Autumn 2015". The European Commission has not provided its consent. While the Manager has taken reasonable actions to ensure that the information from the relevant report published by The European Commission is reproduced in its proper form and context, and that the information is extracted accurately and fairly from such report, none of the Manager or any other party has conducted an independent review of the information contained in such report or verified the accuracy of the contents of the relevant information.*

[2] *Source: Colliers International, Germany Market Report, "Office Leasing and Investment Q1-Q3 2015". Colliers International has not provided its consent. While the Manager has taken reasonable actions to ensure that the information from the relevant report published by Colliers International is reproduced in its proper form and context, and that the information is extracted accurately and fairly from such report, none of the Manager or any other party has conducted an independent review of the information contained in such report or verified the accuracy of the contents of the relevant information.*

rose by 30% to €19.3 billion as compared to the previous year. Colliers International also reported that while 51% of the transactions are from the top cities, there has been increasing market activities in B and C locations.[2]

The Manager will remain focused on its 'ABBA' strategy and stay on track to grow IREIT through acquisitions of assets that are yield accretive and strategic. To achieve its goal, the Manager will also look into other European markets for suitable acquisition opportunities.

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About IREIT Global

IREIT Global (SGX-UD1U) which was listed on 13 August, 2014, is the first Singapore listed REIT established with the investment strategy of principally investing, directly or indirectly, in a portfolio of income-producing real estate in Europe that is primarily used for office purposes, as well as real estate-related assets.

IREIT Global's portfolio comprises five freehold properties strategically located in the key German cities of Berlin, Bonn, Darmstadt, Münster and Munich with net lettable area of 200,603 sqm and 3,441 car park spaces.

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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.