(a real estate investment trust constituted on 1 November 2013 under the laws of the Republic of Singapore)

IREIT GLOBAL
CONDENSED INTERIM FINANCIAL INFORMATION AND DISTRIBUTION ANNOUNCEMENT FOR THE HALF YEAR FROM 1 JANUARY 2021 TO 30 JUNE 2021

Introduction

IREIT Global ("IREIT") is a Singapore 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 completed its initial public offering ("IPO") and was listed on the Main Board of the Singapore Exchange Securities Trading Limited (the "SGX-ST") on 13 August 2014. IREIT's current portfolio comprises five office properties in Germany, strategically located in Berlin, Bonn, Darmstadt, Münster and Munich (the "German Portfolio") and four properties in Spain, located in Madrid and Barcelona (the "Spanish Portfolio").

As at 30 June 2021, the German Portfolio has an aggregate net lettable area of approximately 201,100 sq m which consists of the following properties:

(i) Bonn Campus
(ii) Darmstadt Campus
(iii) Münster Campus
(iv) Concor Park
(v) Berlin Campus

As at 30 June 2021, the Spanish Portfolio has an aggregate lettable area of approximately 72,200 sq m which consists of the following properties (the "Spanish Properties"):

(i) Delta Nova IV
(ii) Delta Nova VI
(iii) Il-lumina
(iv) Sant Cugat Green

On 28 July 2021, IREIT completed the acquisition (the "Acquisition") of a portfolio of 27 retail properties located in France (the "French Portfolio'). The French Portfolio has an aggregate lettable area of approximately 95,500 sq m.

The Acquisition was financed by a combination of proceeds from an equity fund raising and external borrowings. The equity fund raising comprised a placement (the "Placement") of new units ("Units") to an investor and a pro rata non-renounceable preferential offering (the "Preferential Offer") of new Units in IREIT to existing unitholders ("Unitholders").

IREIT is managed by IREIT Global Group Pte. Ltd. (the "Manager").

Basis of preparation

The unaudited financial statements for the half year from 1 January 2021 to 30 June 2021 have been prepared in accordance with International Accounting Standards (IAS) 34 Interim Financial Reporting issued by the International Accounting Standards Board, and are drawn up in accordance with the relevant provisions of the trust deed entered into on 1 November 2013 and as amended and restated by an amending and restating deed dated 14 July 2014, supplemental by the first supplemental deed dated 6 November 2015, second supplemental deed dated 9 May 2018 and third supplemental deed dated 30 March 2020 and the relevant requirements of the Code on Collective Investment Schemes (the "CIS Code") issued by the Monetary Authority of Singapore ("MAS"). The unaudited financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the financial position and performance of IREIT and its subsidiaries (the "Group") since the last annual financial statements for the year ended 31 December 2020.

Distribution policy

IREIT's current distribution policy is to distribute at least 90% of its annual distributable income for each financial year, with distributions being made to the Unitholders on a semi-annual basis. The actual level of distribution will be determined at the Manager's discretion, having regard to funding requirements, other capital management considerations and ensuring the overall stability of distributions.

SUMMARY OF CONSOLIDATED RESULTS OF IREIT GLOBAL

€'000	**1H 2021**	**1H 2020**	**Variance (%)**
Gross revenue	**23,646**	**17,965**	**31.6**
Net property income	**19,327**	**15,665**	**23.4**
Income available for distribution	**15,149**	**12,956**	**16.9**
Less: Income retained	**(1,515)**	**(1,296)**	**16.9**
Income to be distributed to Unitholders	**13,634**	**11,660**	**16.9**

Total distribution per Unit			
Before retention			
- € cents	**1.59**	**1.39**[(1)]	**14.4**
- S$ cents	**2.56**[(2)]	**2.17**[(1)(2)]	**18.0**
After retention			
- € cents	**1.43**	**1.25**[(1)]	**14.4**
- S$ cents	**2.30**[(2)]	**1.96**[(1)(2)]	**17.3**

Footnotes:

(1) On 23 October 2020, IREIT issued 291,405,597 new Units (the "Rights Units") pursuant to a renounceable rights issue (the "Rights Issue") to fund the acquisition of the remaining 60% interest in the Spanish Portfolio. For the purpose of comparison, 1H 2020 DPU has been restated to reflect the effects of the Rights Units.

(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.

1H 2021 Distribution Breakdown

On 30 June 2021, IREIT issued 11,372,868 new Units (the "Placement Units") to an investor pursuant to the Placement. An advanced distribution (the "Advanced Distribution") was declared for the period from 1 January 2021 to 29 June 2021, being the day immediately prior to the date on which the Placement Units were issued. This was to ensure that the total amount available for distribution, accrued by IREIT up to the day immediately prior to the date on which the Placement Units were issued, was only distributed to the existing Unitholders.

Total distribution per Unit			
	1 Jan 2021 to 29 Jun 2021	**30 Jun 2021**	**1 Jan 2021 to 30 Jun 2021**
Before retention			
- € cents	**1.58**[(1)]	**0.01**[(2)]	**1.59**
- S$ cents	**2.55**	**0.01**	**2.56**
After retention			
- € cents	**1.42**[(1)]	**0.01**[(2)]	**1.43**
- S$ cents	**2.29**[(3)]	**0.01**	**2.30**

Footnotes:

(1) DPU was calculated based on 939,896,593 Units (excluding the Placement Units).

(2) DPU was calculated based on 951,269,461 Units (including the Placement Units).

(3) The Advanced Distribution of 2.29 Singapore cents for the distribution period from 1 January 2021 to 29 June 2021 was declared on 6 August 2021. Please refer to Section 14(a) for details. The next distribution following the Advanced Distribution will comprise income to be distributed to Unitholders from 30 June 2021 to 31 December 2021. Calendar year semi-annual distributions will resume thereafter.

1(a)(i) Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Note	1H 2021 (€'000)	1H 2020 (€'000)	Variance (%)
Gross revenue	1	23,646	17,965	31.6
Property operating expenses		(4,319)	(2,300)	87.8
Net property income	1	**19,327**	**15,665**	**23.4**
Finance costs	2	(2,227)	(2,151)	3.5
Management fees	3	(1,595)	(1,296)	23.1
Trustee's fees		(76)	(63)	20.6
Administrative costs and other trust expenses	4	(1,106)	(930)	18.9
Net change in fair value of financial derivatives	5	2,948	(3,281)	NM
Net change in fair value of investment properties	6	27,605	(1,245)	NM
Share of results of joint venture	7	-	1,084	NM
Profit before tax		**44,876**	**7,783**	**476.6**
Income tax expense	8	(5,981)	(1,818)	229.0
Profit for the period, before transactions with Unitholders		**38,895**	**5,965**	**552.1**
Distribution to Unitholders		(13,634)	(11,660)	16.9
Profit/(Loss) for the period, after transactions with Unitholders		**25,261**	**(5,695)**	**543.6**
Distribution Statement				
Profit for the period, before transactions with Unitholders		38,895	5,965	552.1
Distribution adjustments	10	(23,746)	6,991	NM
Amount available for distribution to Unitholders		**15,149**	**12,956**	**16.9**
Earnings per unit (€ cents)				
Basic and diluted	9	**4.07**	**0.83**	**390.4**

NM denotes "Not meaningful".

Notes to Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income

1. Gross revenue for 1H 2021 registered an increase of €5,681,000 or 31.6% compared to that of 1H 2020, contributing to the increase in net property income of €3,662,000 or 23.4% over the same period. These were due mainly to the consolidation of the operating results of the Spanish Properties in the financial statements of the Group, following the completion of the acquisition of the remaining 60% interest in the Spanish Properties on 22 October 2020. Included as part of gross revenue were the following:

	1H 2021 (€'000)	1H 2020 (€'000)
Rental income	18,795	14,681
Service charge income	3,319	1,811
Carpark income	1,513	1,470
Other income	19	3
Gross revenue total	23,646	17,965

1(a)(i) Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income (continued)

Notes to Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income (continued)

2. Finance costs comprise interest expense on loans, interest rate swaps and amortisation of upfront debt transaction costs. The increase of €76,000 or 3.5% compared to that of 1H 2020 was mainly due to the finance costs incurred for the term loan facility entered into in December 2019 for the acquisition of the Spanish Properties, which was consolidated in the financial statements of the Group following the completion of the the acquisition of the remaining 60% interest in the Spanish Properties on 22 October 2020. This was offset by the absence of the finance costs incurred for the term loan facility from City Strategic Equity Ptd. Ltd. which was fully repaid in October 2020.

3. Management fees is determined based on 10.0% per annum of the annual distributable income of IREIT. The increase in management fees was in line with the increase in distributable income for 1H 2021 compared to that of 1H 2020. The management fees for 1H 2021 are to be paid 50% in cash and 50% in Units, while the management fees for 1H 2020 were paid 100% in Units.

4. Administrative costs and other trust expenses for 1H 2021 were 18.9% higher compared to that of 1H 2020. Included in other trust expenses was a foreign exchange loss of €39,000 (1H 2020: foreign exchange loss of €193,000) arising mainly from the translation of Singapore dollar denominated cash balances as at 30 June 2021. Excluding this foreign exchange loss, administrative costs and other trust expenses were €1,067,000 (1H 2020: €737,000). The increase of €330,000 in administrative costs and other trust expenses were mainly due to consolidation of such costs and expenses relating to the Spanish Properties, following the completion of the acquisition of the remaining 60% interest in these properties on 22 October 2020.

5. The net change in fair value of financial derivatives arose from the revaluation of interest rate swaps, interest rate caps and forward foreign currency exchange contracts entered into to hedge the interest rate risk on borrowings and currency risk for distribution to Unitholders respectively.

6. This relates to the difference between the carrying value and the fair value of the investment properties as at the end of each respective reporting period.

7. The share of results of joint venture for 1H 2020 relates to the Group's 40% share of the net income in respect of the Spanish Properties.

   Details are as follows:

	1H 2020 (€'000)
Share of results (net of tax) of joint venture	
- Gross revenue	2,199
- Property operating expenses	(839)
- Net property income	1,360
- Finance costs	(436)
- Net change in fair value of investment properties	620
- Net change in fair value of financial derivatives	(183)
- Others	(277)
	1,084

8. Income tax expense comprises current and deferred tax expenses. The increase for 1H 2021 was mainly due to the higher deferred tax liability provided on the temporary differences arising from the investment properties as compared to the corresponding reporting period last year.

1(a)(i) Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income (continued)

Notes to Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income (continued)

9. Please refer to Section 6 for details.

10. Distribution adjustments

	1H 2021 (€'000)	1H 2020 (€'000)
Distribution adjustments		
- Difference between accounting and actual finance costs paid	222	140
- Management fees payable in Units	797	1,296
- Foreign exchange loss	39	193
- Effects of recognising rental income on a straight line basis over the lease term	307	94
- Net change in fair value of financial derivatives	(2,948)	3,281
- Net change in fair value of investment properties	(27,605)	1,245
- Share of results of joint venture	-	(1,084)
- Distributable income from joint venture	-	717
- Deferred tax expense	5,442	1,109
Net distribution adjustments	**(23,746)**	**6,991**

1(b)(i) Unaudited Statements of Financial Position

		Group (€'000)		Trust (€'000)	
	Note	30 Jun 2021	31 Dec 2020	30 Jun 2021	31 Dec 2020
Current assets					
Cash and cash equivalents	1	43,529	43,109	9,589	10,135
Trade and other receivables	2	3,336	2,832	6,397	10,631
Financial derivatives	4	648	313	110	-
		47,513	46,254	16,096	20,766
Non-current assets					
Investment properties	5	747,300	719,580	-	-
Investment in subsidiaries	6	-	-	335,545	336,225
Other receivables	3	6,828	1,316	-	-
Loans to subsidiary	7	-	-	31,000	31,000
Deferred tax assets		1,491	1,879	-	-
		755,619	722,775	366,545	367,225
Total assets		**803,132**	**769,029**	**382,641**	**387,991**
Current liabilities					
Trade and other payables		4,694	4,690	904	548
Distribution payable		13,634	13,031	13,634	13,031
Financial derivatives	4	1,972	2,019	-	429
Income tax payable	10	1,803	1,490	-	-
		22,103	21,230	14,538	14,008
Non-current liabilities					
Borrowings	8	264,927	264,628	-	-
Other payables	9	1,441	1,430	77,021	77,021
Financial derivatives	4	5,239	7,805	-	-
Deferred tax liabilities	11	37,247	32,193	-	-
		308,854	306,056	77,021	77,021
Total liabilities		**330,957**	**327,286**	**91,559**	**91,029**
Net assets attributable to Unitholders		**472,175**	**441,743**	**291,082**	**296,962**

1(b)(i) Unaudited Statements of Financial Position

Notes to Unaudited Statements of Financial Position

1. The Group's cash and cash equivalents were €43.5 million and €43.1 million as at 30 June 2021 and 31 December 2020 respectively.

   Please refer to the consolidated statement of cash flows for 1H 2021 on Page 10 of this announcement for further details on the movements in the Group's cash and cash equivalents during the respective reporting periods.

2. The decrease of €4.2 million in the Trust's trade and other receivables was mainly due to the balances due from subsidiaries as at 31 December 2020, which were received subsequent to 31 December 2020.

3. The increase of €5.5 million in the Group's other receivables was mainly attributable to the deposit of approximately €5.5 million paid to the seller in relation to the Acquisition.

4. This represents the fair value as at the reporting dates of interest rate swaps, interest rate caps and forward foreign currency exchange contracts which were entered into to hedge the interest rate risk on borrowings and currency risk for distribution to Unitholders respectively.

5. Investment properties are accounted for at fair value based on valuations undertaken by independent valuers as at 30 June 2021. Please refer to Section 9 on the details for the fair value measurement of investment properties.

   Movement during the year:

	Group (€'000)
As at 1 January 2021:	719,580
Capital expenditure on investment properties	426
Lease incentives	(311)
Change in fair value of investment properties during the period	27,605
Fair value of investment properties as at 30 June 2021	747,300

6. Investment in subsidiaries relates to entities directly or indirectly wholly-owned by the Trust.

7. This relates to the shareholder loans extended by the Trust to a subsidiary in connection with the acquisition of the Spanish Properties.

8. Please refer to Section 1b(ii) Aggregate Amount of Borrowings for details.

9. The Trust's other payables of €77.0 million relate to amounts due to a subsidiary pursuant to an intra-Group restructuring in connection with the acquisition of the Spanish Properties. For details, please refer to Section 19 of the announcement dated 25 February 2021 on the financial results for the full year ended 31 December 2020.

10. The increase of €0.3 million in the Group's income tax payable was mainly due to current income tax provision on the taxable profits at the property level.

11. The increase in deferred tax liabilities was due to the higher deferred tax effect on termporary differences arising from the investment properties.

1(b)(ii) Aggregate Amount of Borrowings

	Group (€'000)	
	30 Jun 2021	**31 Dec 2020**
Repayable after one year		
Secured borrowings	267,660	267,660
Less: Upfront debt transaction costs[(1)]	(2,733)	(3,032)
	264,927	**264,628**
Total		
Secured borrowings	267,660	267,660
Less: Upfront debt transaction costs[(1)]	(2,733)	(3,032)
	264,927	**264,628**

The Group's aggregate leverage[(2)] was 33.3% as at 30 June 2021. The interest coverage ratio[(2)] stood at approximately 7.9 times for the trailing 12 months period from 1 July 2020 to 30 June 2021.

Footnotes:

(1) Upfront debt transaction costs are amortised over the life of the loan facilities.
(2) Aggregate leverage and interest coverage ratio are calculated based on the respective definitions under the CIS Code, Property Funds Appendix 6 (last revised on 16 April 2020).

Details of borrowings and collaterals

As at 30 June 2021, the Group's secured borrowings comprised the following facilities ("the Facilities"):

(i) Term loan facility of €200.8 million taken up in February 2019 to refinance all the then existing borrowings in respect of the German Portfolio; and
(ii) Term loan facility of €66.9 million taken up in December 2019 to finance the acquisition of the Spanish Properties.

The Facilities are secured by way of the following:

- land charges over investment properties with an aggregate carrying value of €747.3 million as at 30 June 2021;
- pledges over the rent and other relevant bank accounts in relation to the properties;
- assignments of claims under the lease agreements, insurance agreements, sale and purchase agreements, property management agreements and other key agreements in relation to the properties;
- pledges over the shares in the borrowing entities;
- assignments of claims under the hedging agreements in relation to the Facilities; and
- assignment of claims over the intra-group loans granted to the borrowing entities (where applicable).

1(c)(i) Unaudited Consolidated Statement of Cash Flows

	Group	
	1H 2021 (€'000)	**1H 2020 (€'000)**
Cash flows from operating activities		
Profit/(Loss) for the period, after transactions with Unitholders	25,261	(5,695)
Adjustments for:		
Management fees payable in Units	797	1,296
Finance costs	2,227	2,210
Net change in fair value of financial derivatives	(2,948)	3,281
Net change in fair value of investment properties	(27,605)	1,245
Distribution to Unitholders	13,634	11,660
Income tax expense	5,981	1,818
Share of results of joint venture	-	(1,084)
Operating profit before working capital changes	17,347	14,731
Changes in working capital:		
Trade and other receivables	(181)	(592)
Trade and other payables	71	63
Income taxes paid	(226)	(968)
Cash generated from operations, representing net cash from operating activities	**17,011**	**13,234**
Cash flows from investing activities		
Deposit paid in relation to the Acquisiton	(5,523)	-
Capital expenditure on investment properties	(426)	(1,245)
Net cash used in investing activities	**(5,949)**	**(1,245)**
Cash flows from financing activities		
Proceeds from issuance of units	4,374	-
Distribution paid to Unitholders	(13,031)	(11,067)
Net interest paid	(1,985)	(2,050)
Net cash from financing activities	**(10,642)**	**(13,117)**
Net increase in cash and cash equivalents	420	(1,128)
Cash and cash equivalents at beginning of the period	43,109	25,343
Cash and cash equivalents at end of the period	**43,529**	**24,215**

1(d)(i) Unaudited Statement of Changes in Net Assets Attributable to Unitholders

	Group		Trust	
	1H 2021	1H 2020	1H 2021	1H 2020
	(€'000)	(€'000)	(€'000)	(€'000)
Operations				
Balance as at beginning of period	65,341	70,311	(79,440)	(59,405)
Profit/(loss) for the period, before transactions with Unitholders	38,895	5,965	2,583	(1,375)
Distribution payable of 1.43€ cents per Unit for 1H 2021	(13,634)		(13,634)	
Distribution payable of 1.82€ cents per Unit for 1H 2020	-	(11,660)	-	(11,660)
Balance as at the end of the period	90,602	64,616	(90,491)	(72,440)
Unitholders' transactions				
Issue of Units:				
Balance as at beginning of period	376,402	283,982	376,402	283,982
Pursuant to the Placement	4,374	-	4,374	-
Management fees payable in Units	797	1,296	797	1,296
Net assets resulting from transactions	381,573	285,278	381,573	285,278
Net assets attributable to Unitholders as at end of period	**472,175**	**349,894**	**291,082**	**212,838**

1(d)(ii) Details of Any Change in Units

	Group	
	1H 2021 (Units)	1H 2020 (Units)
Unit in issue:		
At beginning of the period	937,046,380	637,222,785
Issue of new Units:		
- Pursuant to the Placement	11,372,868	-
- Management fees paid in Units	2,850,213	3,201,834
At end of the period	**951,269,461**	**640,424,619**
Units to be issued:		
Management fees payable in Units	1,032,816	1,437,931
At end of the period	**952,302,277**	**641,862,550**

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year

There are no treasury Units in issue as at 30 June 2021 and 31 December 2020. The total number of issued Units are as disclosed in paragraph 1d(ii).

1(d)(iv) A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on

Not applicable.

1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.

Not applicable.

2. Whether the figures have been audited, or reviewed and in accordance with which standard, (e.g. the Singapore Standard on Auditing 2410 (Engagements to Review Financial Statements), or an equivalent standard)

The figures have not been audited but have been reviewed by the auditors in accordance with Singapore Standard on Review Engagements 2410.

3. Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Please see attached review report.

4. Whether the same accounting policies and methods of computation as in the issuer's most recent audited annual financial statements have been applied

For the current reporting period, the Group has applied the same accounting policies and methods of computation as those applied in its audited financial statements for the financial year ended 31 December 2020.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of the change

Not applicable.

6. Earnings Per Unit ("EPU") and Distribution Per Unit ("DPU")

	Group	
	1H 2021	**1H 2020**
EPU		
Adjusted to include effects of the Rights Issue and Preferential Offering [1]		
Weighted average number of Units ('000)	954,932	722,744
Earnings per Unit		
Basic and Diluted (€ cents)	4.07	0.83
As previously reported		
Weighted average number of Units ('000)	*-*	*637,997*
Earnings per Unit		
Basic and Diluted (€ cents)	*-*	*0.93*
DPU		
Restated to include effects of the Rights Issue		
Number of Units entitled to distribution ('000)	951,269	943,204 [2]
Distribution per Unit		
- € cents	1.43	1.25 [3]
- S$ cents	2.30 [4]	1.96 [4]
As previously reported		
Number of Units entitled to distribution ('000)	*-*	*640,425*
Distribution per Unit		
- € cents	*-*	*1.82*
- S$ cents	*-*	*2.85*

6. Earnings Per Unit ("EPU") and Distribution Per Unit ("DPU") (continued)

Footnotes:

(1) The figures have been adjusted for the effects of the bonus element of the Rights Issue of 291,405,597 Units issued on 23 October 2020 and Preferential Offering of 201,137,870 Units issued on 21 July 2021. This is in accordance with the requirements of IAS 33 "Earnings Per Share".

(2) The number of Units entitled to distribution have been restated to include the Rights Units.

(3) For the purpose of comparison, 1H 2020 DPU has been restated to reflect the effects of the Rights Units.

(4) 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.

7. Net Asset Value and Net Tangible Asset Per Unit

	Group	
	30 Jun 2021	31 Dec 2020
Number of Units in issue and to be issued at end of the period ('000)[1]	952,302	938,963
Net asset value ("NAV") per Unit (€)	0.50	0.47
Net tangible asset ("NTA") per Unit (€)	0.50	0.47

Footnote:

(1) The NAV and NTA per Unit was computed based on the net assets attributable to Unitholders as at 30 June 2021 and 31 December 2020 and the Units in issue and to be issued as at 30 June 2021 of 952,302,277 (31 December 2020: 938,963,085).

8. Use of judgements and estimates

In preparing the unaudited financial statements for the half year from 1 January 2021 to 30 June 2021, the Manager has made estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

In preparing this financial information, significant judgements made by the Manager in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that were described in the audited financial statements for the financial year ended 31 December 2020.

9. Fair value measurement

Fair value hierachy

The Group categorises fair value measurements using a fair value hierarchy that is dependent on the valuation input used as follows :

Level 1: inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date;
Level 2: inputs other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
Level 3: inputs are unobservable inputs for the asset or liability.

Assets and liabilities carried at fair value

Group

	Level 1	Level 2	Level 3
	EUR'000	EUR'000	EUR'000
30 June 2021			
Current assets			
Derivative financial instruments	-	648	-
Non-current assets			
Investment properties	-	-	747,300
Current liabilities			
Derivative financial instruments	-	(1,972)	-
Non-current liabilities			
Derivative financial instruments	-	(5,239)	-
31 December 2020			
Current assets			
Derivative financial instruments	-	313	-
Non-current assets			
Investment properties	-	-	719,580
Current liabilities			
Derivative financial instruments	-	(2,019)	-
Non-current liabilities			
Derivative financial instruments	-	(7,805)	-

Trust

	Level 1	Level 2	Level 3
	EUR'000	EUR'000	EUR'000
30 June 2021			
Current assets			
Derivative financial instruments	-	110	-
31 December 2020			
Current liabilities			
Derivative financial instruments	-	(429)	-

9. Fair value measurement (continued)

Assets and liabilities carried at fair value (continued)

Level 2 fair value measurements

The fair value of derivative financial instruments such as interest rate swaps, interest rate caps and foreign currency forward contracts is based on banks' quotes.

Level 3 fair value measurements

The fair value of the Group's investment properties have been determined on the basis of valuations carried out 30 June 2021 (2020 : 31 December 2020) by independent valuers(1), having appropriate recognised professional qualifications and recent experience in the location and category of the properties being valued, and are not related to the Group. The fair value was determined based on the discounted cash flow method. In estimating the fair value of the properties, the Manager is of the view that the highest and best use of the properties is their current use.

	Discount rate		Terminal Capitalisation rate	
Valuation method	**30 June 2021**	**31 December 2020**	**30 June 2021**	**31 December 2020**
Discounted cash flow	3.75% to 8.00% per annum	4.90% to 9.85% per annum	3.75% to 6.75% per annum	4.30% to 7.00% per annum

There are inter-relationships between the above significant unobservable inputs. An increase/(decrease) in the discount rate or terminal capitalisation rate will result in a (decrease)/increase to the fair value of investment properties.

Footnote:

(1) Independent valuers for the investment properties located in Germany and Spain is BNP Paribas Real Estate Consult GmbH (31 December 2020: CBRE Germany GmbH and Cushman & Wakefield Spain Limited respectively).

9. Fair value measurement (continued)

Categories of financial instruments

	Group		Trust	
	30 June 2021	31 December 2020	30 June 2021	31 December 2020
	EUR'000	EUR'000	EUR'000	EUR'000
Financial assets				
At amortised cost				
- Cash and cash equivalents	43,529	43,109	9,589	10,135
- Trade and other receivables	3,659	2,354	37,397	41,623
	47,188	**45,463**	**46,986**	**51,758**
Fair value through profit or loss				
Derivative financial instruments	**648**	**313**	**110**	**-**
Financial liabilities				
At amortised cost				
- Trade and other payables	5,986	5,715	77,925	77,569
- Distribution payable	13,634	13,031	13,634	13,031
- Borrowings	264,927	264,628	-	-
	284,547	**283,374**	**91,559**	**90,600**
Fair value through profit or loss				
Derivative financial Instruments	**7,211**	**9,824**	**-**	**429**

10. Segmental Reporting

Operating segments are identified on the basis of internal reports on components of the Group that are regularly reviewed by the Group's Chief Operating Decision Maker ("CODM"), which is the management of the Manager, in order to allocate resources to segments and to assess their performance. The Group's operating segments are its property portfolio by location as each of these property portfolios have different performance characteristics. This forms the basis of identifying of operating segments of the Group under IFRS 8 Operating Segments.

Segment revenue comprises mainly income generated from its tenants. Segment net property income represents the income earned by each segment after allocating property operating expenses. This is the measure reported to the CODM for the purpose of assessment of segment performance.

Segment results, assets and liabilities include items directly attributable to segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly management fee, trust expense, finance costs and related assets and liabilities.

Group

	Germany	**Spain**	**Total**
	1H 2021	1H 2021	1H 2021
	EUR'000	EUR'000	EUR'000
Gross revenue	18,131	5,515	23,646
Property operating expenses	(2,336)	(1,983)	(4,319)
Segment net property income	15,795	3,532	19,327
Finance costs	(1,428)	(799)	(2,227)
Change in fair value of financial derivatives	2,184	225	2,409
Change in fair value of investment properties	25,664	1,941	27,605
Profit before taxation – Segments	42,215	4,899	47,114
Unallocated items:			
Management fees			(1,595)
Trustee's fees			(76)
Administrative costs and other trust expenses			(1,106)
Change in fair value of financial derivatives			539
Profit before taxation			44,876
Income tax expense			(5,981)
Profit for the period			38,895

10. Segmental Reporting (continued)

Group

	Germany 1H 2020 EUR'000	Spain 1H 2020 EUR'000	Total 1H 2020 EUR'000
Gross revenue	17,965	-	17,965
Property operating expenses	(2,300)	-	(2,300)
Segment net property income	15,665	-	15,665
Finance costs	(1,524)	-	(1,524)
Change in fair value of financial derivatives	(2,587)	-	(2,587)
Change in fair value of investment properties	(1,245)	-	(1,245)
Profit before taxation – Segments	10,309	-	10,309
Unallocated items:			
Finance costs			(627)
Management fees			(1,296)
Trustee's fees			(63)
Administrative costs and other trust expenses			(930)
Change in fair value of financial derivatives			(694)
Share of results of joint venture			1,084
Profit before taxation			7,783
Income tax expense			(1,818)
Profit for the period			5,965

Segment assets and liabilities

Group

	Germany 30 June 2021 EUR'000	Spain 30 June 2021 EUR'000	Total 30 June 2021 EUR'000
Segment assets	642,910	143,986	786,896
Unallocated assets			16,236
Total assets			803,132
Segment liabilities	248,281	67,989	316,270
Unallocated liabilities			14,687
Total liabilities			330,957

	Germany 30 June 2020 EUR'000	Spain 30 June 2020 EUR'000	Total 30 June 2020 EUR'000
Segment assets	631,387	-	631,387
Unallocated assets			5,077
Total assets			636,464
Segment liabilities	242,199	-	242,199
Unallocated liabilities			44,371
Total liabilities			286,570

10. Segmental Reporting (continued)

Major customers

There are certain major customers of the Group, being tenants of the properties in Germany that each account for 10% or more of the Group's gross revenue. For the financial period ended 30 June 2021, gross revenue derived from 2 such tenants amounted to €8.1 million and €5.7 million (30 June 2020: €8.2 million and €5.7 million) respectively.

11. Review of the Performance for the Half Year from 1 January 2021 to 30 June 2021

A review of the performance for 1H2021 is set out in Section 1(a)(i) Unaudited Consolidated Statement of Profit or Loss and Other Comprehensive Income and Section 1(b)(i) Unaudited Statements of Financial Position.

12. Variance between actual and forecast

Not applicable as no forecast has been previously disclosed.

13. Commentary on the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting and next 12 months

The office market in Germany and Spain has generally improved in the recent months, with investors showing particular interest in German office real estate. Nonetheless, the Manager is closely monitoring the possible impact of the future demand for office space, in view of the potential adoption of hybrid working model and flexible working arrangement by companies as a result of the COVID-19 pandemic. With its strategy of focusing on blue-chip tenant mix and good quality assets in established office areas, IREIT's portfolio has remained resilient. For 1H2021, all tenants in IREIT's portfolio have continued to pay their rents and none of them have requested for rental rebates or deferrals. In June 2021, Deutsche Rentenversicherung Bund ("DRV"), the major tenant at Berlin Campus, did not exercise its break option to return part of its leased space to IREIT in 2022. As a result, the entire lease with DRV will now only expire in June 2024, thereby raising the income visibility at Berlin Campus substantially.

The Manager is already in advanced discussions with a few tenants who have break options and lease expiries in 2022 and is exploring the multi-let approach to protect IREIT's future occupancy rate and rental income. In July 2021, the Manager has successfully secured 3 lease extensions and 2 new leases at the Spanish properties. The completion of the acquisition of a portfolio of 27 retail properties in France in July 2021 will strengthen IREIT's lease profile and add further scale and diversification to IREIT's portfolio. Moving forward, the Manager intends to continue to pursue acquisitions to optimise the long-term returns of IREIT.

The Manager has also announced today the proposed divestment of the multi-storey car park located adjacent to Darmstadt Campus as part of its capital recycling strategy. The sale consideration of the car park was €9.5 million, approximately 10.5% higher than its independent valuation of €8.6 million as at 30 June 2021. The completion of the divestment is expected to take place in the fourth quarter of 2021.

Furthermore, the Manager will be implementing the dual currency trading for IREIT with effect from 17 August 2021. With this implementation, units in IREIT can be traded in Euros and Singapore dollars, as opposed to Singapore dollars currently. In addition, the Manager will be changing the distribution currency of IREIT from Singapore dollars to Euros starting with the distribution for the period from 30 June 2021 to 31 December 2021 onwards. Unitholders are advised to refer to IREIT's announcement on the dual currency trading of units and change in distribution currency issued on SGXNet today for more details.

14. Distributions

(a) Current financial period

Any distributions declared for the current financial period?	Yes, 2.29 Singapore cents per Unit for the period from 1 January 2021 to 29 June 2021
Name of distribution	Advanced Distribution for the period from 1 January 2021 to 29 June 2021
Distribution type	Tax-exempt income
Distribution rate	2.29 Singapore cents per Unit
Tax rate	These distributions are made out of IREIT'S tax exempt income. Unitholders receiving distributions will not be assessable to Singapore income tax on the distribution received.

(b) Corresponding period of the preceding financial period

Any distributions declared for the corresponding period of the immediate preceding financial period?	Yes
Name of distribution	Distribution for the period from 1 January 2020 to 30 June 2020
Distribution type	Tax-exempt income
Distribution rate	2.85 Singapore cents per Unit
Tax rate	These distributions are made out of IREIT'S tax exempt income. Unitholders receiving distributions will not be assessable to Singapore income tax on the distribution received.

(c)	**Books closure date**	29 June 2021
(d)	**Date payable**	27 August 2021

15. If no distribution has been declared/(recommended), a statement to that effect.

Not applicable.

16. If IREIT has obtained a general mandate from shareholders for IPTs, the aggregate value of each transaction as required under Rule 920(i)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

IREIT has not obtained a general mandate from Unitholders for Interested Person Transactions.

17. Confirmation pursuant to Rule 705(5) of the Listing Manual

The Board of Directors of the Manager has confirmed that, to the best of their knowledge, nothing has come to their attention which may render these interim financial results to be false or misleading in any material aspect.

18. Confirmation that the issuer has procured undertakings from all its directors and executive officers under Rule 720(1)

The Manager confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

19. Additional Information Required Pursuant to Rule 706A of the Listing Manual

The Manager refers to the announcement dated 28 April 2021 (the "Announcement") where FIT 2, a French SAS Company which is a subsidiary directly wholly-owned by IREIT, entered into a conditional sale agreement (the "Sale Agreement") in relation to the Acquisition of the French Portfolio and prior to completion of the Acquisition, intended to assign its rights under the Sale Agreement to FIT 1, a French SCI company which is a subsidiary indirectly wholly-owned by IREIT. The share capital of FIT 1 will be 100% jointly held by IREIT Global Holdings 6 Pte. Ltd. ("IGH6") and FIT 2.

In relation to the Acquisition, FIT 2 was acquired from Tikehau Investment Management (a wholly-owned subsidiary of Tikehau Capital SCA which is a controlling shareholder of the Manager and a controlling Unitholder of IREIT) :

Name :	FIT 2
Date of Acquisition :	26 April 2021
Country of Incorporation :	France
Principal Activity:	Investment holding
Net Asset Value :	€1,000
Consideration paid in cash:	€1,000

In addition, the following wholly-owned subsidiaries of IREIT were incorporated :

Name :	IGH6
Date of Incorporation :	6 May 2021
Country of Incorporation :	Singapore
Principal Activity:	Investment holding
Initial Paid-up Capital :	€2

Name :	FIT 1
Date of Incorporation :	1 June 2021
Country of Incorporation :	France
Principal Activity :	Real estate investment
Initial Paid-up Capital :	€100

BY ORDER OF THE BOARD OF DIRECTORS
IREIT Global Group Pte. Ltd.
(Company Registration No. 201331623K)
(As manager for IREIT GLOBAL)

Lee Wei Hsiung
Company Secretary
6 August 2021

This announcement may contain forward-looking statements that involve 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 from other companies and venues for the sale/ distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management of future events.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

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The Board of Directors
IREIT Global Group Pte. Ltd.
(as Manager of IREIT Global) (the "Manager")
1 Wallich Street,
#15-03 Guoco Tower
Singapore 078881

DBS Trustee Limited
(in its capacity as trustee of IREIT) (the "Trustee")
12 Marina Boulevard,
Level 44, Marina Bay Financial Centre Tower 3
Singapore 018982

Attention: Mr. Louis d'Estienne d'Orves

Dear Sirs

We have reviewed the accompanying condensed interim financial information of IREIT Global ("IREIT") and its subsidiaries (the "Group") which comprise the statements of financial position of the Group and IREIT as of 30 June 2021, and the statement of profit or loss and other comprehensive income and the statements of changes in net assets attributable to unitholders of the Group and IREIT and statement of cash flows of the Group for the six months then ended, and selected explanatory notes as enumerated on page 1 and in sections 1(a)(i), 1(b), 1(c)(i), 1(d)(i), 1(d)(ii), 4, 5, 6, 7, 8, 9, 10, 14, 15 and 19 of the announcement ("condensed interim financial information").

The management of IREIT Global Group Pte. Ltd. (the "Manager" of IREIT) is responsible for the preparation and fair presentation of this condensed interim financial information in accordance with the International Accounting Standard 34 *Interim Financial Reporting* ("IAS 34"). Such condensed interim financial information has been prepared by the Manager for announcement on the Singapore Exchange Securities Trading Limited. Our responsibility is to express a conclusion on this condensed interim financial information based on our review.

Scope of Review

We conducted our review in accordance with Singapore Standard on Review Engagements 2410 - *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of condensed interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Deloitte & Touche LLP (Unique Entity No. T08LL0721A) is an accounting limited liability partnership registered in Singapore under the Limited Liability Partnerships Act (Chapter 163A).

Deloitte.

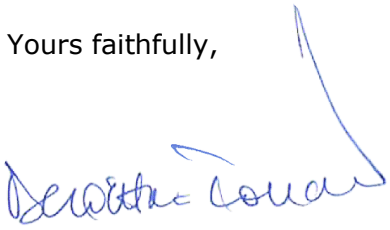
Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim financial information of IREIT and the Group are not prepared in all material respects, in accordance with IAS 34.

Restriction of Use

The condensed interim financial information is prepared for IREIT to meet the requirements of paragraph 3 of Appendix 7.2 of the Singapore Exchange Limited Listing Manual. As a result, the condensed interim financial information for the period ended 30 June 2021 may not be suitable for another purpose. Our report is intended solely for the Board of Directors and should not be used by parties other than the Board of Directors.

Yours faithfully,



Public Accountants and
Chartered Accountants
Singapore

6 August 2021