



IREIT reports 1Q2019 DPU of 1.42 Singapore cents

- ◆ 1Q2019 DPU represents an annualised distribution yield of 7.6%¹
- ◆ Loan refinancing successfully completed, with no refinancing requirements until 2026
- ◆ Entry of City Developments to strengthen IREIT's capabilities to pursue growth plans and bring diversification and scale
- ◆ IREIT to continue to undertake various initiatives to upkeep the existing properties and retain existing tenants

SINGAPORE ◆ 15 MAY 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 the results for the financial quarter ended 31 March 2019 (1Q2019).

1Q2019 gross revenue was 1.4% higher year-on-year at €8.7 million but property operating expenses for the quarter increased by 30.2% year-on-year, as the Manager continues to take various initiatives at the property level, including the implementation of facility management services and continuous repairs and maintenance for the upkeep of the properties. Consequently, net property income was 1.8% lower year-on-year at €7.6 million.

Distributable income for 1Q2019 came in at €6.3 million, a decrease of 0.5% compared to that in 1Q2018, while the distribution per unit (DPU) was down 1.1% during the same period to 0.89 € cents. However, DPU in SGD terms was slightly impacted by weaker SGD/EUR exchange rates.² As a result, the DPU registered 1.42 Singapore cents, a decline of 2.7% year-on-year. Nonetheless, the quarterly DPU represents an attractive annualised distribution yield of 7.6%, based on IREIT's closing unit price of S\$0.745 as at the last trading day of 1Q2019.

¹ Based on IREIT's closing unit price of S\$0.745 as at the last trading day of 1Q2019

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 January 2019 to 30 June 2019

On the capital management front, the Manager has drawn down the new loan facilities on 1 February 2019 to repay the existing bank borrowings, taking advantage of the current low interest rate environment. With the successful refinancing of its term loans, IREIT will benefit from comparatively lower interest rates and not have any refinancing requirements until 2026.

On 30 April 2019, IREIT announced the introduction of a new strategic investor, City Developments Limited (CDL), which has acquired a 50% stake in the Manager and 12.4% stake in IREIT units. To show its long-term commitment to grow IREIT and greater alignment of interest with unitholders, incumbent Tikehau Capital also increased its stake in IREIT to 16.4% from 8.5% prior to the transaction.

The strategic investment is in line with the IREIT's strategy to have a strong and diversified unitholder base and is expected to strengthen IREIT's capabilities to pursue its growth plans. IREIT will remain focused on executing its strategy based on the four pillars of growth so as to build a resilient and sustainable portfolio for unitholders.

Mr Aymeric Thibord, the Chief Executive Officer of the Manager, commented, "Looking ahead, we intend to continue to undertake various initiatives to upkeep the existing properties and retain its existing tenants. We will also seek further diversification and scale via acquisitions to strengthen IREIT's portfolio, even if this may have some negative impact on distributions in the short term."

Financial Results Summary

	1Q 2019 Actual	1Q 2018 Actual	Variance (%)
Gross revenue (€'000)	8,696	8,579	1.4
Net property income (€'000)	7,587	7,727	(1.8)
Income available for distribution (€'000)	6,285	6,316	(0.5)
Income to be distributed to Unitholders (€'000)	5,657	5,684	(0.5)
Distribution per Unit			
- € cents	0.89	0.90	(1.1)
- Singapore cents ³	1.42	1.46	(2.7)

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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 200,600 sqm and 3,400 car park spaces.

IREIT Global is managed by IREIT Global Group Pte. Ltd. (the Manager), a subsidiary of Tikehau Capital, an asset management and investment group. City Developments Limited, a leading real estate operating company listed in Singapore, is also a strategic investor in the Manager.

ABOUT TIKEHAU CAPITAL

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

Tikehau Capital is an asset management and investment group with €22.4 billion of assets under management as at 31 March 2019 and shareholders' equity of €2.3 billion as at 31 December 2018. 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 440 staff (as at 31 December 2018) in its Paris, London, Brussels, 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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