



IREIT maintains firm performance and delivers 2.8% growth in DPU for 2Q2018

- ◆ 1H2018 distribution translates to an annualised yield of 7.8%¹
- ◆ Aggregate leverage improved to 38.6%, helped by partial loan reduction and fair value gain of investment properties
- ◆ Key tenant at Berlin Campus did not exercise lease break option to return part of its leased space in 2019
- ◆ Increase in stakes in the Manager and IREIT by Tikehau Capital reflects its long-term commitment and alignment of interest with unitholders

SINGAPORE ◆ 8 AUGUST 2018

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 a Distribution per Unit (DPU) of 1.49 Singapore cents for the financial quarter ended 30 June 2018 (2Q2018), 2.8% higher than the corresponding period last year. This brings 1H2018 DPU to 2.95 Singapore cents, which translates to an attractive annualised yield of approximately 7.8%, based on IREIT's closing unit price of S\$0.76 on 29 June 2018¹.

Gross revenue for 2Q2018 came in at €8.7 million, 1.8% lower year-on-year due mainly to the absence of a one-time tenant contribution of €0.1 million received in 2Q2017 for certain capital expenditure previously incurred by IREIT on the property. However, net property income and distributable income were 0.6% and 0.4% higher at €7.9 million and €6.5 million, respectively due to lower property operating expenses.

During the quarter, IREIT also saw an increase of €14.9 million in fair value for its investment properties to €478.0 million. This, together with the last partial loan repayment of €1.275 million made in May 2018, has helped to strengthen its balance sheet and bring down its aggregate leverage to 38.6% as at 30 June 2018.

¹ Last trading day of June 2018.

Mr Aymeric Thibord, Chief Executive Officer of the Manager, said, “With a portfolio backed by blue-chip tenant base and no lease expiry in 2018, IREIT’s properties should continue to deliver stable performance for the rest of the year.”

The discussions with several existing tenants for a possible lease extension ahead of their lease expiries in 2019 are ongoing. In respect of Berlin Campus, the Manager is pleased to report that the key tenant, Deutsche Rentenversicherung Bund (DRV), did not exercise its lease break option to return part of its leased space in 2019. On the capital management front, the Manager has also initiated discussions with banks for the refinancing of IREIT’s term loans.

As announced on 4 July 2018, Tikehau Capital, through its investment arm in Asia, has acquired an additional 4.52% of the shares of the Manager, bringing its total shareholdings in the Manager to 84.52%. In addition, Tikehau Capital has agreed to increase its interests in IREIT from approximately 3.61% to 8.00%. The increase in stakes in the Manager and IREIT is a clear testament of Tikehau Capital’s commitment and demonstrates a greater alignment of interest with the unitholders.

Mr Thibord added, “Looking ahead, we will continue to leverage on Tikehau Capital’s established footprint, proven track record and extensive network in Europe to grow IREIT and deliver long-term sustainable returns to the unitholders.”

Financial Results Summary

	Quarter Ended 30 June			Half Year Ended 30 June		
	2Q2018 Actual	2Q2017 Actual	Variance (%)	1H2018 Actual	1H2017 Actual	Variance (%)
Gross revenue (€ '000)	8,653	8,816	(1.8)	17,232	17,574	(1.9)
Net property income (€ '000)	7,903	7,852	0.6	15,630	15,732	(0.6)
Income available for distribution (€ '000)	6,470	6,443	0.4	12,786	12,946	(1.2)
Income to be distributed to Unitholders (€ '000)	5,823	5,799	0.4	11,507	11,651	(1.2)
Distribution per Unit						
- € cents	0.92	0.93	(1.1)	1.82	1.86	(2.2)
- Singapore cents ²	1.49	1.45	2.8	2.95	2.89	2.1

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.



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ABOUT IREIT GLOBAL

www.ireitglobal.com ♦ SGX mainboard listing: August 2014

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., a subsidiary of pan-European asset management and investment group Tikehau Capital.

ABOUT TIKEHAU CAPITAL

www.tikehaucapital.com ♦ Paris Euronext, compartment A listing: March 2017

Tikehau Capital is an asset management and investment group with €14.2 billion worth of assets under management as at 31 March 2018. The group invests in various classes of assets (private debt, real estate, private equity and liquid strategies), particularly through its asset management subsidiary Tikehau Investment Management, on behalf of both institutional and private investors. Tikehau Capital is controlled by its managers and leading institutional partners, and employs more than 200 staff in its Paris, London, Brussels, Madrid, Milan, New York, Seoul and Singapore offices.

Tikehau Capital is listed on Euronext Paris, compartment A (ISIN code: FR0013230612; Ticker: TKO.FP).

FOR FURTHER ENQUIRIES

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