

GENERAL ANNOUNCEMENT::ANNOUNCEMENT BY AN ASSOCIATE, IREIT GLOBAL

Issuer & Securities

Issuer/ Manager

CITY DEVELOPMENTS LIMITED

Securities

CITY DEVELOPMENTS LIMITED - SG1R89002252 - C09

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No

Announcement Details

Announcement Title

General Announcement

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Announcement by an associate, IREIT Global

Announcement Reference

SG211111OTHREJFN

Submitted By (Co./ Ind. Name)

Enid Ling Peek Fong

Designation

Company Secretary

Description (Please provide a detailed description of the event in the box below)

IREIT Global had on 10 November 2021 released an announcement titled "3Q2021 Business Update".

For details, please refer to the announcement released by IREIT Global on the SGX website www.sgx.com.

GENERAL ANNOUNCEMENT::3Q2021 BUSINESS UPDATE

Issuer & Securities

Issuer/ Manager

IREIT GLOBAL GROUP PTE. LTD.

Securities

IREIT GLOBAL - SG1AB8000006 - 8U7U

IREIT GLOBAL - SG1AB8000006 - UD1U

Stapled Security

No

Announcement Details

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New

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3Q2021 BUSINESS UPDATE

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Lee Wei Hsiung

Designation

Company Secretary

Description (Please provide a detailed description of the event in the box below)

Please refer to the attachment.

Attachments

[IREIT 3Q2021 Business Update.pdf](#)

Total size =2889K MB



3Q2021 Business Update

10 November 2021

Joint Sponsors of IREIT Global:



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Berlin Campus

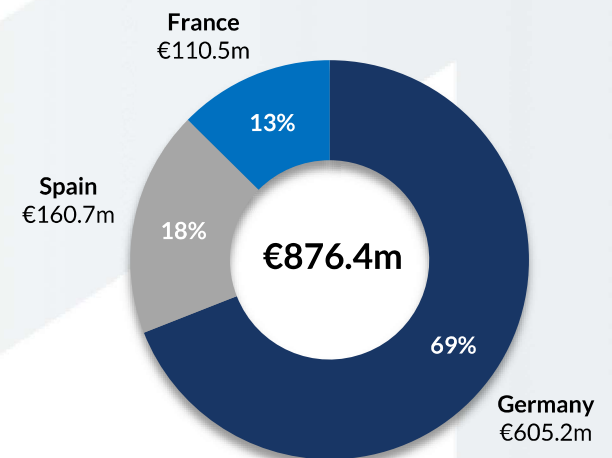
About IREIT Global

About IREIT Global

First Singapore-listed REIT with Europe-focused Mandate

Investment Mandate	Income-producing real estate in Europe which are used primarily for office, retail and industrial (including logistics) purposes, as well as real estate-related assets
Portfolio	5 freehold office properties in Germany, 5 freehold office properties in Spain and 27 freehold retail properties in France, with a total lettable area of c.384,000 sqm and valuation of c.€876.4m ⁽¹⁾
Manager	IREIT Global Group Pte. Ltd., which is jointly owned by Tikehau Capital and City Developments Limited (“CDL”). Tikehau Capital is a global alternative asset management group listed in France, while CDL is a leading global real estate company listed in Singapore
Distribution Policy	At least 90% of annual distributable income; distributions to be made on a semi-annual basis
Dual Currency Trading	Units quoted in S\$ (SGX Code: UD1U) and € (8U7U). Investors are free to buy in one currency counter and sell in the other currency counter.

Valuation by Geography⁽¹⁾



(1) Based on the latest fair valuations of the office properties in Germany (without multi-storey car park in Darmstadt Campus) and Spain and the retail properties in France

Quality Assets Across Europe

Germany



Berlin Campus



Bonn Campus



Darmstadt Campus



Münster Campus



Concor Park

Spain



Delta Nova IV



Delta Nova VI



Il-lumina



Sant Cugat Green



Parc Cugat

France (1)



Cergy



Châteauroux



Evreux



Mâcon



Laval



(1) Selected retail properties in France are shown



Il·lumina

Key Updates

Key Operational Highlights

Portfolio Continues to Exhibit Resilience in 3Q2021



95.9%

Portfolio
Occupancy



4.0 years

Weighted Average
Lease Expiry



35.8%

Aggregate
Leverage

- Portfolio occupancy stable at 95.9%, while weighted average lease expiry (“WALE”) improved to 4.0 years from 3.1 years a quarter ago following the acquisition of the retail properties in France and office building in Spain.
- Economies in Europe have reopened substantially and workers are returning to their offices progressively.
 - ✓ All tenants continued to pay their rents for 9M2021.
 - ✓ No requests for rental rebates or deferrals from the tenants in IREIT’s portfolio.
- Aggregate leverage up slightly from 33.3% as at 30 Jun 2021 to 35.8% as IREIT took advantage of the low interest rate environment by drawing down more borrowings to finance its recent acquisitions.
 - ✓ Balance sheet still robust with ample debt headroom to pursue future investment opportunities.

Decathlon Portfolio Acquisition

Acquisition of 27 Retail Properties across France

- On 28 Jul 2021, IREIT completed the acquisition of a portfolio of 27 retail properties located across France (“Decathlon Portfolio”).
- The acquisition was funded through a combination of external bank borrowings and proceeds from the equity fund raising.
 - ✓ Preferential offering was 151.2% subscribed; well supported by unitholders.
 - ✓ Tikehau Capital, CDL and AT Investments accepted in full their provisional allotments, demonstrating their strong support for IREIT
 - ✓ DPU accretion of 1.0% on a pro forma adjusted FY2020 basis.⁽¹⁾
- The inclusion of the Decathlon Portfolio will strengthen IREIT’s lease profile and add scale and diversification to its portfolio.



Number of Assets	27
Location	Mostly in well-established retail areas across France
Purchase Consideration	€110.5m
Independent Valuation	€113.9m
Tenure	100% freehold
Gross Lettable Area	95,477 sqm
Occupancy	100%
NPI Yield	7.1% ⁽²⁾
Lease Term	WALE: 9.8 years / WALB: 5.8 years ⁽³⁾

Parc Cugat Acquisition

Acquisition of a Freehold Office Building in Barcelona, Spain

- On 23 Sep 2021, IREIT completed the acquisition of a Grade A freehold office building (“Parc Cugat”) in Barcelona, Spain.
- Built in 2009, Parc Cugat offers a wide range of services for its tenants, including an auditorium and canteen, as well as excellent transportation links. It has also received several sustainability certifications.
- The acquisition was funded through a combination of external bank borrowings and internal cash resources.
 - ✓ DPU accretion of 3.4% on a pro forma adjusted FY2020 basis.⁽¹⁾
- The acquisition of Parc Cugat will add another quality asset with blue-chip tenants to IREIT’s portfolio and enhance its footprint in Spain.



Location	Barcelona, Spain (also near Sant Cugat Green)
Purchase Consideration	€27.2m
Independent Valuation	€28.5m
Tenure	100% freehold
Gross Lettable Area	15,510 sqm
Number of tenants	5
Occupancy	63.9% (76.4% for office space only)
NPI Yield	6.1% ⁽²⁾
Lease Term	WALE: 6.7 years ⁽³⁾



(1) Please refer to announcement dated 24 Sep 2021 for illustrative pro forma financial effects

(2) Based on the estimated NPI of Parc Cugat and Purchase Consideration

(3) As at 30 Sep 2021

Other Corporate Updates

Divestment of Multi-Storey Car Park in Darmstadt Campus

- IREIT entered into an agreement on 6 Aug 2021 to divest the multi-storey car park in Darmstadt Campus (“Darmstadt Car Park”) for a sale consideration of €9.5m.
- The sale consideration was approximately 10.5% above the independent valuation of €8.6m done on 30 Jun 2021.
- The divestment of the Darmstadt Car Park was completed on 1 Nov 2021 and the sales proceeds will be used as part of capital recycling activities.



Implementation of Dual Currency Trading and Change in Distribution Currency

- Implemented the dual currency trading for IREIT with effect from 17 Aug 2021. ⁽¹⁾
 - ✓ In addition to S\$, units in IREIT can now also be traded in €.
- Changing distribution currency from S\$ to € starting with distribution for period from 30 Jun to 31 Dec 2021. ⁽¹⁾
 - ✓ Time and cost savings as there is no longer a need to hedge for IREIT’s future distributions.

(1) Please refer to IREIT’s announcement on the dual currency trading of units and change in distribution currency dated 6 Aug 2021 for more details.

Asset Management Initiatives

Active Engagement with Existing and Prospective Tenants

Germany

- **Berlin Campus:** Deutsche Rentenversicherung Bund (“DRV”) did not exercise its break option in 2Q2021, hence entire lease will end in Jun 2024. Property is significantly under-rented. At early stage of exploring various options with DRV for rental upside.
- **Bonn Campus:** Maintaining strong relationship with Deutsche Telekom to retain tenant beyond its lease expiry in Apr 2023. Tenant has expressed interest to stay but prefers more flexibility such as ability to sublet. Evaluating options with tenant.
- **Darmstadt Campus:** Deutsche Telekom has informed in Nov 2021 that it intends to vacate property when its lease expires in Nov 2022. The 1-year notice period will provide adequate time to re-let the space to new tenants. Property is in a prime office location and close to Darmstadt’s main railway station. ⁽¹⁾
- **Münster Campus:** As previously announced in Mar 2021, Deutsche Telekom will return part of its leases in Mar 2022, bringing down the occupancy at Münster Campus from 100% to 64%. In advanced discussions with several potential tenants to lease the space to be vacated. Low current office vacancy rate in Münster at c.1.5%.
- **Concor Park:** Healthy leases with just c.500 sqm of vacant storage space (1.4% vacancy at property). One key tenant has requested to lease more space for office use. Currently exploring potential to convert part of canteen space into office space.

Asset Management Initiatives (cont'd)

Active Engagement with Existing and Prospective Tenants

Spain

- **Delta Nova IV and VI:** Making good progress with potential tenants to lease the vacant units. Secured a new lease with a strong tenant to occupy c.560 sqm for a period of 3 years in Jul 2021. Also negotiating with a key tenant to renew its leases of c.2,900 sqm that is expiring in Dec 2022.
- **Sant Cugat Green:** In advanced negotiations with a data centre operator to lease c.4,100 sqm of vacant data centre space for long term. As anticipated during the initial investment of the property, one key tenant to vacate c.6,400 sqm of space when its lease expires in Dec 2022. Commenced active discussions to lease this space.
- **Il·lumina:** Successfully increased occupancy rate from 69.2% at initial investment in Dec 2019 to 91.1% now (from c.60% to c.95% for office space only). Secured a new lease of c.190 sqm for a 3-year period and 2 lease extensions (c.1,120 sqm and c.4,660 sqm respectively) in Jul 2021. Also in discussions with an existing tenant who is looking at leasing an additional 180 sqm of space. Actively marketing c.1,600 sqm of space to be vacated by one key tenant when its lease expires in Aug 2022.
- **Parc Cugat:** Acquisition completed in Sep 2021. Already actively marketing the vacant space. Rental guarantee granted by the vendor until 31 Dec 2022.

Key Takeaways:

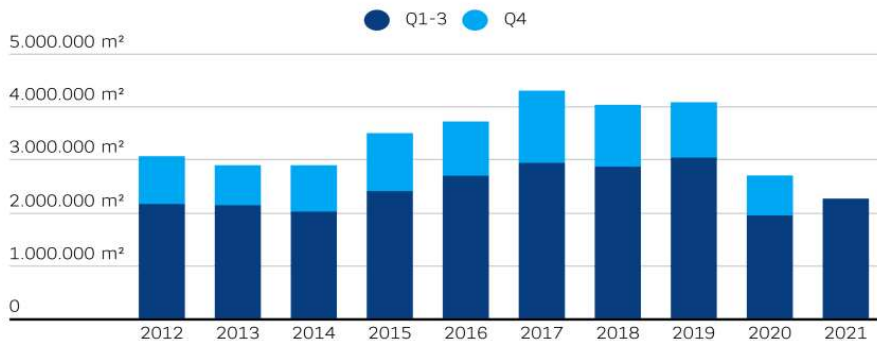
- IREIT's portfolio has remained resilient and all tenants have continued to pay their rents in 9M2021.
- Overall occupancy rate has improved significantly since Dec 2019 due to Manager's strong leasing efforts.

Office Market in Germany

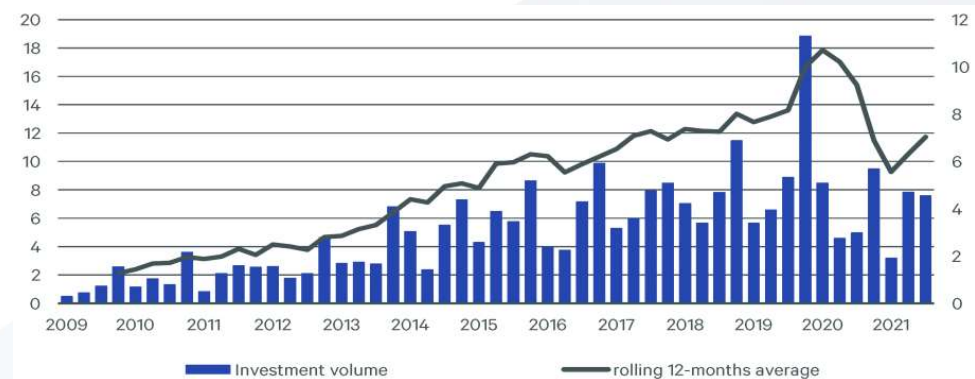
Take-Up of Office Space Accelerated in 3Q2021

Office Take-up of Selected German City Centres ⁽¹⁾

* Berlin, Düsseldorf, Essen, Frankfurt, Hamburg, Köln, Leipzig, München



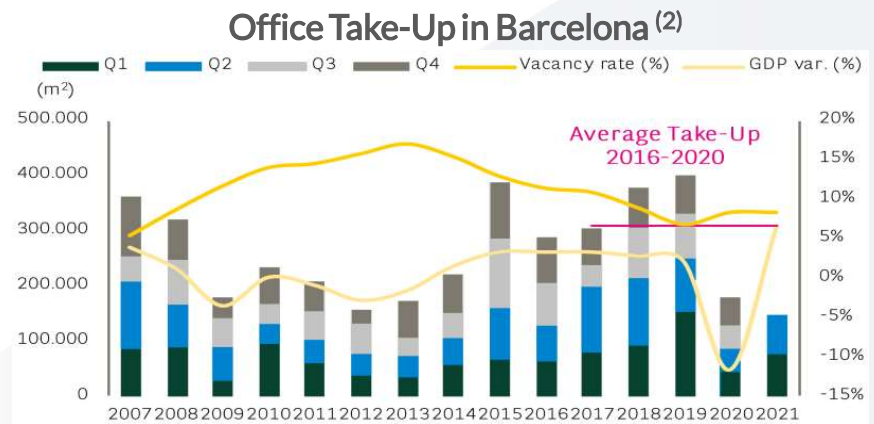
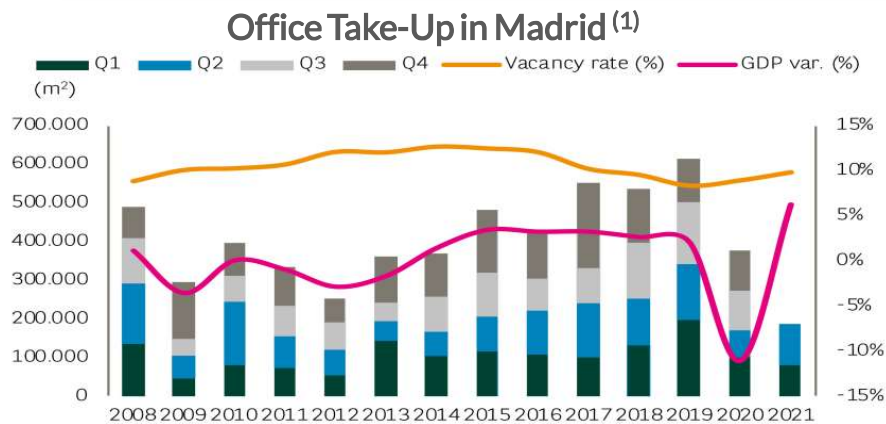
Germany Office Investment Volume ⁽²⁾



- 3Q2021 take-up in key office markets at 891,000 sqm, 38% higher than 3Q2020 and 4% higher than 10-year average.
 - ✓ Overall vacancy rate slightly higher at 5.1% due to increased supply, but rents continue to rise in almost all cities.
- 3Q2021 office investment volume reached €7.6bn (+52.6% YoY), bringing total volume for 9M2021 to €18.6bn (+3% YoY).
 - ✓ Economic recovery and attractive interest rate environment expected to support investments for the rest of 2021.

Office Market in Spain

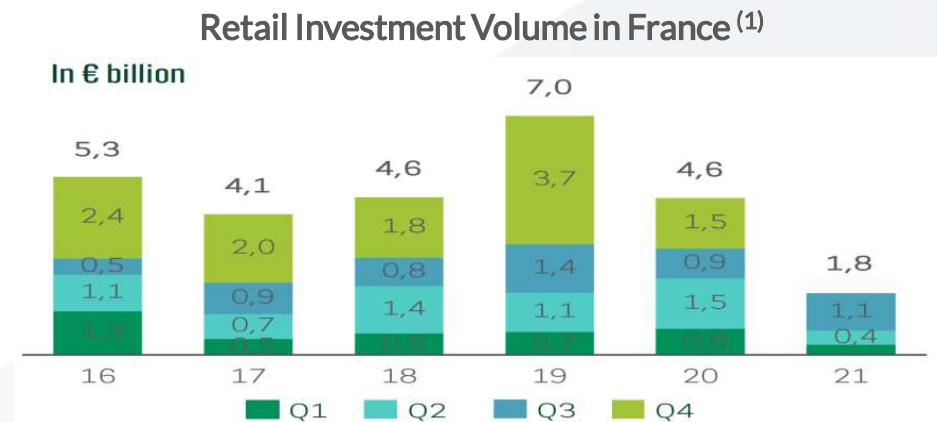
Demand for Office Letting Market Returning to Normal



- Office letting volume in Madrid rose by 55.5% YoY and 31.4% QoQ to 105,852 sqm in 2Q2021.
 - ✓ Vacancy rate stable at 9.9% (1Q2021: 9.8%) while average rents at €18.0/sqm/month (1Q2021: €18.3/sqm/month).
- Office letting volume in Barcelona rose by 65.1% YoY but fell by 11.9% QoQ to 68,001 sqm in 2Q2021.
 - ✓ Vacancy rate at 8.3% (1Q2021: 7.3%) while average rents at €16.5/sqm/month (1Q2021: €17.0/sqm/month).
- Office investments in Spain rose from €263m in 1Q2021 to €600m in 2Q2021, forming 21% of the total real estate volume.

Retail Market in France

Retail Market in France Showing Sequential Improvement



- 2Q2021 retail sales up 18.4% YoY and up 7.1% on a rolling 12-month average, supported by healthy spending and job market.
 - ✓ Retail footfall in France has gradually returned to pre-COVID-19 levels in Aug 2021.
- Retail investment fell 41.1% YoY to €1.8bn in 9M2021, but 3Q2021 volume of €1.1bn marked a strong rebound in retail investment both YoY and QoQ.
 - ✓ Out-of-town retail investment up 11.8% YoY in 9M2021 to €0.7bn, proving its resilience.
 - ✓ Rebound in household spending and attractive property yields to lend support on investments.



Capital and Currency Management

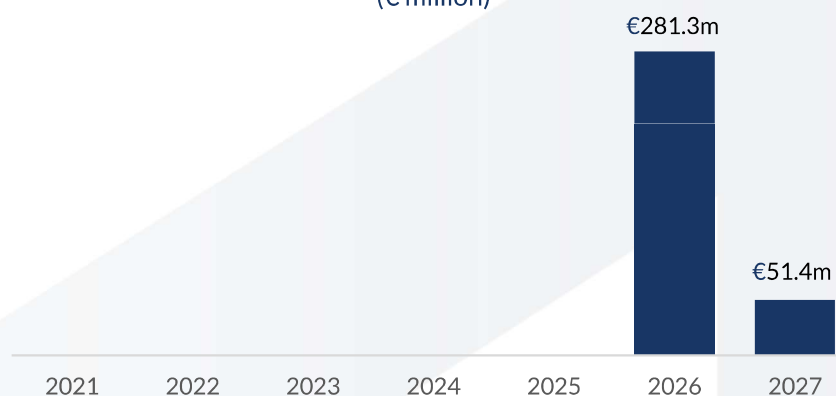
Bonn Campus

Capital and Currency Management

(€ '000)	As at 30 Sep 2021	As at 31 Dec 2020
Gross Borrowings Outstanding (€'m)	332.7	267.7
Aggregate Leverage ⁽¹⁾	35.8%	34.8%
Effective Interest Rate per Annum ⁽²⁾	1.8%	1.8%
Interest Coverage Ratio ⁽¹⁾	7.7x	7.4x
Weighted Average Debt Maturity	4.8 years	5.3 years

Debt Maturity Profile

(€ million)



- Additional borrowings were taken up in 3Q2021 to part finance the acquisition of the Decathlon portfolio and Parc Cugat.
 - ✓ Aggregate leverage remains healthy at 35.8% with effective interest rate unchanged at 1.8%.
- IREIT's distribution currency will be changed from S\$ to € starting with the distribution for the period from 30 June 2021 to 31 December 2021 onwards.
 - ✓ Time and cost savings as there is no longer a need to hedge for IREIT's future distributions.



(1) Aggregate leverage and interest coverage ratio are calculated based on the respective definitions under MAS' Code on Collective Investment Schemes, Property Funds Appendix 6 (last revised on 1 Jul 2021)

(2) Effective interest rate computed over the tenor of the borrowings including amortisation of upfront transaction costs



Sables d'Olonne

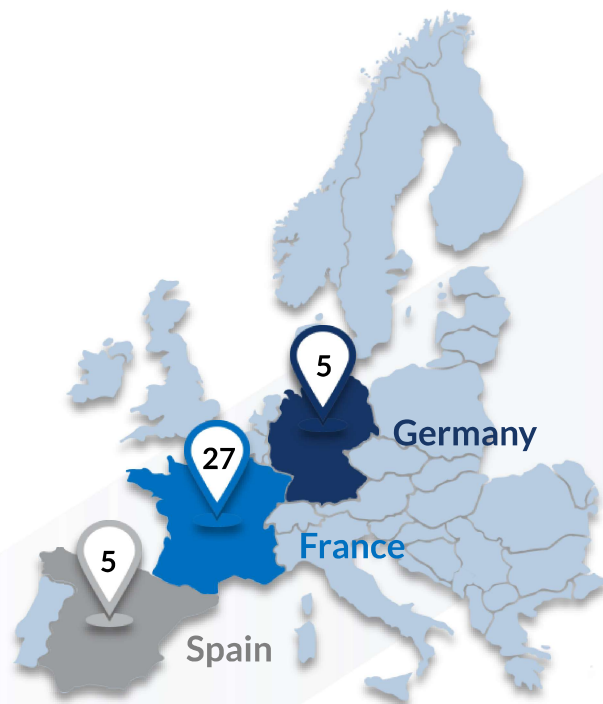
Portfolio Summary

Portfolio Overview

Diversified Portfolio Across Key Developed Markets in Europe

Overall Portfolio	
Properties	37
Lettable Area (sqm)	384,257
Valuation (€ m) ⁽¹⁾	876.4
Occupancy (%)	95.9%
WALE (years) ⁽²⁾	4.0

France	
Properties	27
Lettable Area (sqm)	95,477
Valuation ⁽¹⁾ (€ m)	110.5
% of Portfolio	12.6%
Occupancy	100%
WALE (years) ⁽²⁾	9.8



Germany	
Properties	5
Lettable Area (sqm)	201,103
Valuation (€ m) ⁽¹⁾	605.2
% of Portfolio	69.1%
Occupancy (%)	99.8%
WALE (years) ⁽²⁾	2.6

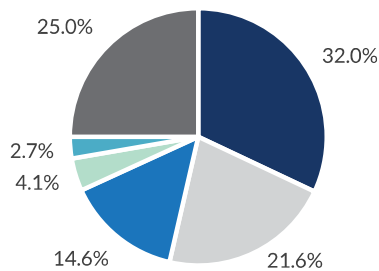
Spain	
Properties	5
Lettable Area (sqm)	87,677
Valuation (€ m) ⁽¹⁾	160.7
% of Portfolio	18.3%
Occupancy (%)	82.4%
WALE (years) ⁽²⁾	4.2

(1) Based on the latest fair valuations of the office properties in Germany (without Darmstadt Car Park) and Spain and the retail properties in France
 (2) Based on the gross rental income as at 30 Sep 2021

Portfolio Lease Profile

Well Staggered Lease Expiry Profile with a Blue-Chip Tenant Base

Key Tenants (1)



- GMG - Deutsche Telekom
- Decathlon
- Allianz Handwerker Services GmbH
- Deutsche Rentenversicherung Bund
- DXC Technology
- Others



Deutsche Telekom is one of the world's leading integrated telcos with around c. 236m mobile customers, c. 27m fixed-network lines and c. 21m broadband lines. S&P's long-term rating stands at BBB+.

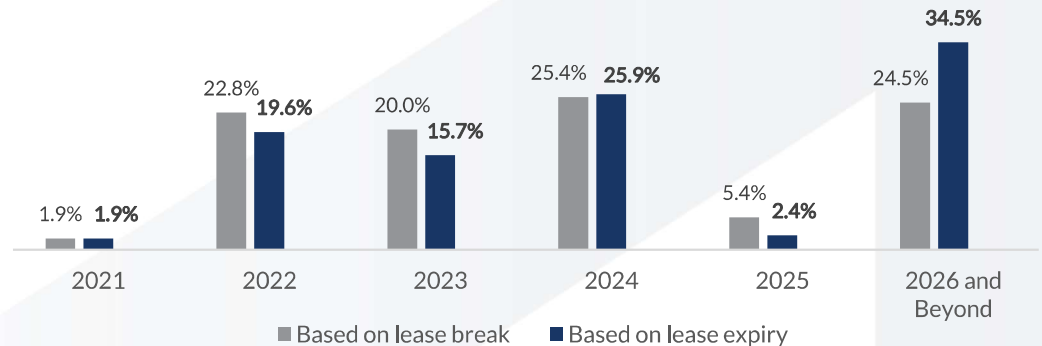
Deutsche Rentenversicherung Bund is Europe's largest statutory pension insurance company with over 57m customers and 'AAA' credit rating.

Decathlon is one of the world's largest sporting goods retailer with over 1,600 stores across 57 countries. It has a sales turnover of €12.4b in 2019 and its S&P's short-term rating stands at A-2.

DXC Technology is a Fortune 500 company and investment grade information technology services company listed on the NYSE. It is represented in the S&P 500 Index.

Allianz Handwerker Services is a unit of Allianz SE, one of the world's largest insurance companies. S&P's long-term rating stands at AA.

Lease Break and Expiry Profile (1)
Weighted Average Lease Expiry: 4.0 years



(1) Based on gross rental income as at 30 Sep 2021



Delta Nova VI

**Looking
Ahead**

Looking Ahead



Macro

- Economies in Europe have reopened substantially following the steady rollout of their vaccination programmes.
- The office letting markets in Germany and Spain have continued to show improvement in 3Q2021.
 - ✓ Nonetheless, 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.
 - ✓ With its strategy of focusing on blue-chip tenant mix and good quality assets in established office areas, IREIT's portfolio has remained resilient.

- Manager is actively addressing the break options and lease expiries in 2022 and is exploring the multi-let approach to protect IREIT's future occupancy rate and rental income.
 - ✓ Successfully secured 3 lease extensions and 2 new leases at Spanish properties in Jul 2021.
- Completion of the acquisition of the Decathlon Portfolio in Jul 2021 and Parc Cugat in Sep 2021 will strengthen IREIT's lease profile and add further scale and diversification to IREIT's portfolio.



Portfolio



Focus

- Manager to continue pursuing acquisition and capital recycling opportunities to grow and diversify IREIT, as well as optimise its long-term returns.
 - ✓ Divestment of multi-storey car park adjacent to Darmstadt Campus for €9.5m, 10.5% above valuation.
- To broaden the sources of funding as IREIT grows its portfolio size.
- To also increase the market cap and trading liquidity of IREIT so that it is included in the relevant equity indices.



Concor Park

Thank You

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