



Derayah Financial

Derayah REIT

## 2020 Second Quarter Statement



دراية المالية  
Derayah Financial

ترخيص هيئة السوق المالية ٨١٠٩-٢٧

License of the CMA 8109-27

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Derayah REIT is a Shariah compliant closed-end real estate investment traded fund. The Fund operates in accordance with the Real Estate Investment Funds Regulations and the Real Estate Investment Traded Funds Instructions issued by the Capital Market Authority. The Fund aims to generate income to the investors' capital through investing in income-generating real estate assets in accordance with the strategy set out in the Fund's terms & conditions and the relevant regulations. The Fund distributes quarterly dividends of no less than ninety percent (90%) of net profits to Fund's Unitholders.

Basic Information	
Listing Date	26 Mar 2018
Fund Term	99 Years
Fund Management Fees	%0.85 of NAV
Custody Fees	%0.03 of NAV capped at SR120,000 annually
Valuation Frequency	Semi-Annual
Outstanding Units	107,507,035 Units
Financial Indicators	
Total Asset Value <sup>(1)</sup>	SR1,604,243,994
Net Asset Value <sup>(1)</sup>	SR999,297,992
Banking Facility	SR589,394,968
Loan % to TAV	%37
Unit Market Price on Tadawul as of 30/06/2020	SR9.75
Rental Income on Unit Price 2020 Q2	%2.463
Expense Ratio of 2020 Q2 <sup>(2)</sup>	%0.146
Fund's Cost to Total Asset Value of 2020 Q2 <sup>(3)</sup>	%0.258
Dividends Distribution	
Dividends Policy	Quarterly dividends of no less than 90% of net profits
2020 Q1 Dividend	SR0.187 per unit
2020 Q2 Dividend	SR0.09 per unit
Total Dividend Distribution for 2020	SR29,735,633
Fund's Asset Information	
Number of Properties	26 Properties
Geographical Distribution	6 Main Cities
Sector Allocation	9 Sectors
Occupancy Rate <sup>(4)</sup>	%97
Total Land Area	506,354 sqm
Total Built-up-area	443,377 sqm
Fundamental Changes in 2020 Q2	
The Fund Manager has received requests from tenants to partially waive contractual rents as a result of COVID-19. The total value of such requests has reached circa. SR24.3 million or 20.3% of the total annual rent. The Fund Manager does not expect the Fund's annual expected rent to decrease by more than 5% or SR6 million.	
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(1) Numbers represent the position as in 30/06/2020 and are unaudited

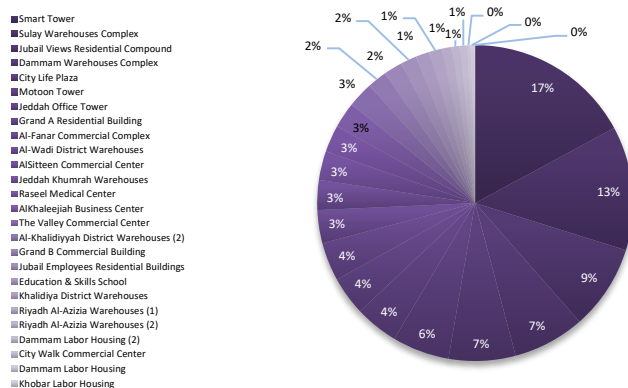
(2) Expenses represents fees paid for managing the fund including fund management fee, custody, audit, sharia advisory, listing and registering the fund fees.

(3) Costs includes valuations, operating and financing expenses.

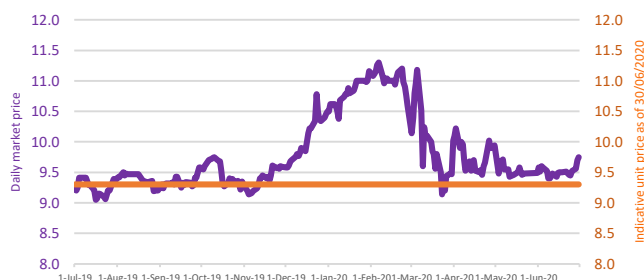
(4) Of gross leasable area

(5) As per average valuation of 31/12/2019

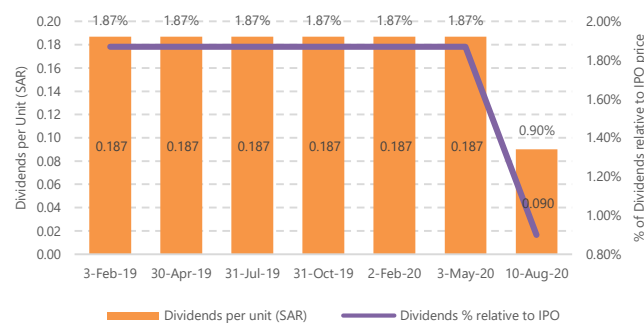
### Names & Percentages of Properties in Fund's Portfolio <sup>(5)</sup>



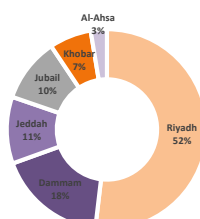
### Unit Price Performance



### Dividend Distribution



### Asset Allocation by Geographical Location <sup>(5)</sup>



### Asset Allocation by Real Estate Sector <sup>(5)</sup>

