



Derayah Financial

Derayah REIT

2019 First Quarter Statement



دراية المالية
Derayah Financial

ترخيص هيئة السوق المالية ٢٧-٩-٨١٠
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
Bank Facility	SR474,407,000
Financial Indicators	
Total Asset Value as of 31/12/2018	SR1,571,748,222
Net Assets Value "Fair Value" as of 31/12/2018	SR1,070,600,370
Indicative Unit Price as of 31/12/2018	SR9.95
Unit Market Price as of 31/03/2019	SR8.37
The Rental Income On Unit Price 2019 Q1	SR0.282
Expense Ratio of 2019 Q1	%0.711
Fund's Cost to Total Asset Value of 2019 Q1	%0.711
Dividends Distribution	
Dividends Policy	Quarterly dividends of no less than 90% of net profits
2019 Q1 Dividend	SR0.187 per unit
Total Dividend Distribution for 2019	SR20,060,000
Fund's Asset Information	
Number of Properties	22 Properties
Geographical Distribution	6 Main Cities
Sector Allocation	9 Sectors
Occupancy Rate	%99
Total Land Area	418,954 sqm
Total Built-up-area	382,578 sqm
Loan % to TAV	30%
Fundamental Changes in 2019 Q1	
Fund announced during Q1 of 2019 for the following: 1. The mortgage of a commercial real estate asset in Riyadh called Smart Tower to AlRajhi Bank.	
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