

Derayah REIT

2019 Quarter Two Statement

Derayah REIT Summary

Derayah REIT is a Shariah compliant closed-end real estate investment trust. 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 on the investors' capital through investing in income-generating real estate assets in accordance with the strategy set out in 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 with a cap of SR120,000
Valuation Frequency	Semi-annual
Outstanding units	107,507,035 Units
Banking facility	SR 474,407,000

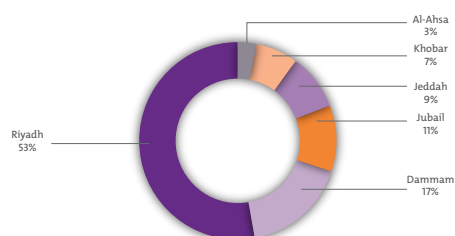
Financial Indicators	
Total Assets Value as of 30/06/2019*	SR1,587,865,711.89
Net Assets Value "Fair Value" as of 30/06/2019*	SR1,080,785,031.68
Unit Market Price as of 30/06/2019	SR9.27
The rental income on unit price 2019 Q2	3%
Expenses Ration of 2019 Q2	0.983%
Fund's costs to total assets value of 2019 Q2	0.983%

*The numbers represent the position as in 30 Jun 2019 and are unaudited

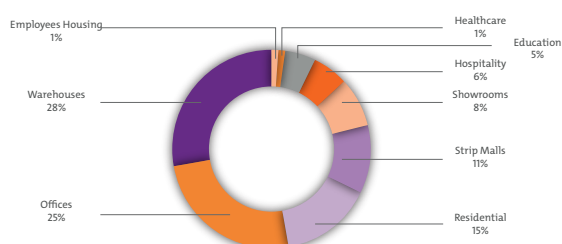
Dividends Distribution	
Dividends Policy	Quarterly dividends of no less than 90% of net profits
2019 Q1 Dividends	0.187 per unit
2019 Q2 Dividends	0.187 per unit
Total dividends distribution 2019 Q1 & Q2	SR40,120,000

Fund's Assets Information	
Number of properties	22 properties
Geographical distribution	6 main cities
Sector allocation	9 sectors
Occupancy rate	96%
Total land area	418,954 sqm.
Total built-up area	382,578 sqm.
Loan % to TAV	30%

Asset allocation by geographical location*

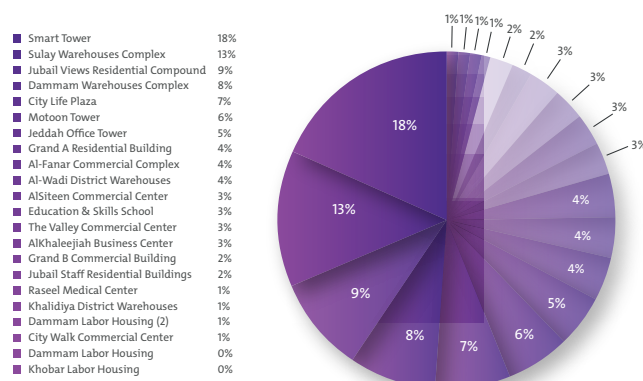


Asset allocation by real estate sector*

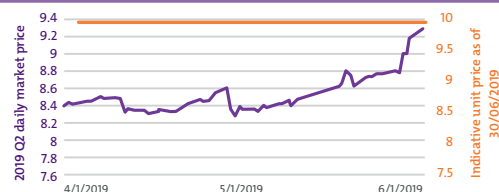


*As per average valuation

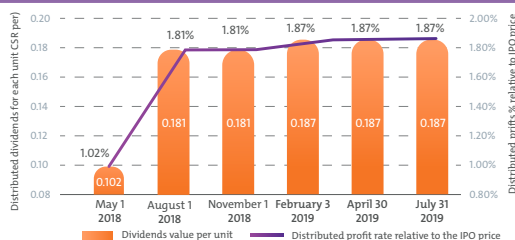
Names & Percentages of Real Estate in the Fund's Portfolio



Unit Price Performance



Dividends Distribution Dates



Fundamental Changes in 2019 Q2:

No Fundamental changes in 2019 Q2

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