

Derayah REIT

2019 Quarter Three 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 SR 522,726,223

Financial Indicators

Total Assets Value as of 30/09/2019*	SR1,590,805,414.42
Net Assets Value "Fair Value" as of 30/09/2019*	SR1,039,500,893.01
Unit Market Price as of 30/09/2019	SR9.58
The Rental Income on Unit Price 2019 Q3	2.85%
Expenses Ratio of 2019 Q3	0.96%
Fund's costs to total assets value of 2019 Q3	0.96%

*The numbers represent the position as in 30 Sep 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
2019 Q3 Dividends	0.187 per unit
Total Dividends distribution for 2019	SR60,180,000

Fund's Assets Information

Number of properties	23 properties
Geographical distribution	6 main cities
Sector allocation	9 sectors
Occupancy rate	97% **
Total land area	458,954 sqm.
Total built-up area	408,378 sqm.
Loan % to TAV	33%

**of gross leasable area

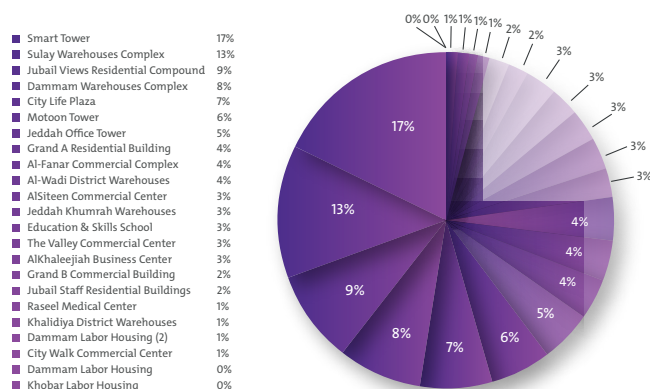
Fundamental changes in 2019 Q3

The acquisition and transfer of a logistic Real Estate Asset in Jeddah

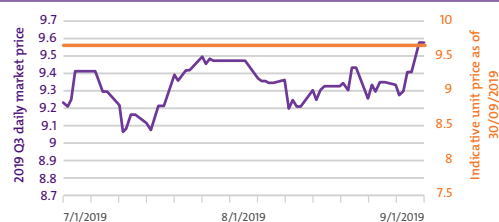
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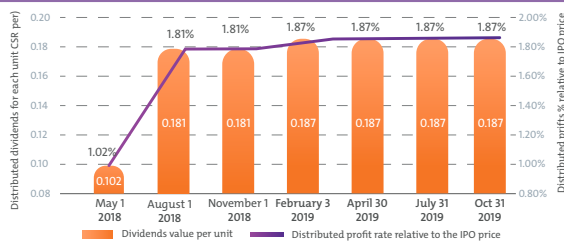
Names & Percentages of Real Estate in the Fund's Portfolio



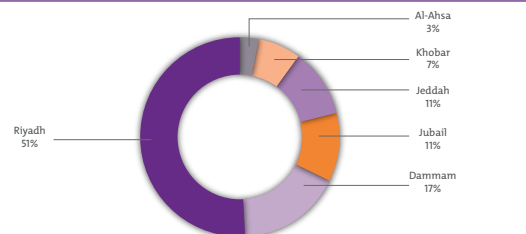
Unit Price Performance



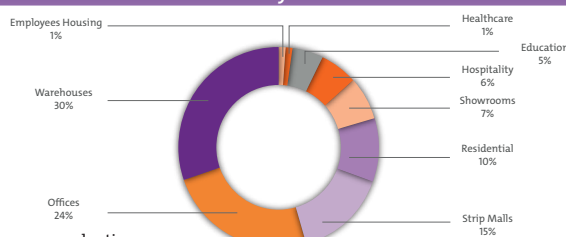
Dividends Distribution Dates



Asset allocation by geographical location*



Asset allocation by real estate sector*



*As per average valuation