



Derayah REIT

2023 Second Quarter Statement



Fund Manager

Derayah Financial, license number 08109-27 dated 16/06/2008. A Capital Market Institution licensed by the Capital Market Authority to practice dealing, advisory, asset management, and custodial activities. Registered with CMA under provisions of Capital Market Institutions Regulations

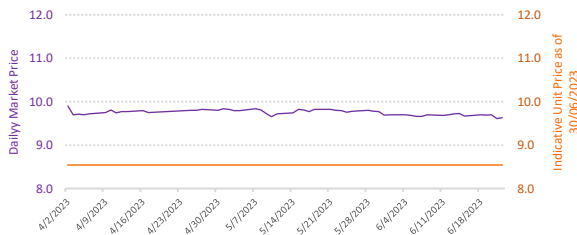
Derayah REIT is a Shariah compliant closed-end real estate investment traded fund. The Fund operates in accordance with the Real Estate Investment Funds Regulations issued by the Capital Market Authority. The Fund aims to generate income to the investors' capital through investing in income-generating 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 net assets value annually
Custody Fees	0.03% of net assets value, capped at SR120,000 annually
Valuation Frequency	Semi-Annual, end of Jun and Dec of every Gregorian Year
Outstanding Units	107,507,035 Units
Number of Properties	26 Properties
Fund Currency	Saudi Riyal
Dividends Distribution	Quarterly cash dividends of no less than 90% of Fund's net profits

Unit Price Performance For 2023 Q2

Unit Market Price⁶	SR9.63
Indicative Unit Price⁷	SR8.54



Financial Indicators

Total Asset Value¹	SR1,646,186,886
Net Asset Value²	SR863,924,795
Banking Facility	SR747,982,834
Loan % to Total Asset Value	45%
Period for Fulfillment	6-7 Years
Banking Facility Due Dates	The financing's due dates are staggered in 2026 and 2027.
Net Rental Income on Unit Price³	%2.547
Expense Ratio of 2023 Q2⁴	%0.131
Cost Ratio of 2023 Q2⁵	%0.907

Total Expenses for 2023 Q2 and Their % of Total Asset Value and Cap Limit for Expenses

Expenses	Amount (SR)	Percentage	Limit Cap
Management Fee	1,839,803	%0.112	0.85% of net asset value
Custody Fee	29,918	%0.002	120,000 Annually
Audit Fee	7,479	%0.000	30,000 Annually
Shariah Consultant	4,675	%0.000	18,750 Annually
Valuation Fee	109,000	%0.007	10,000 Per property annually
Independent Board Fees	4,000	%0.000	24,000 Annually to all independent members
Property Management Fee	991,022	% 0.060	7% of Collected rent annually
Financing Fee	13,647,891	%0.829	At prevailing market rates
Other Expenses	275,270	%0.017	0.05% of total asset value annually
CMA Fee	1,870	%0.000	7,500 Annually
Tadawul and Edaa Fee	175,767	%0.011	705,000 Annually

Dividends Distribution 2023 Q2

Total Dividends Distributed	SR10,750,704
Outstanding Units	107,507,035 Units
Dividends Distributed per Unit	SR0.100
Distribution as % of Net Asset Value	1.22 % (Net asset value as in 31-12-2022)
Distribution Eligibility	16-07-2023G

Previous Fund Distributions

2023 Q1	SR12,040,788	107,507,035 Units	SR0.112
2022 Q4	SR15,000,000	107,507,035 Units	SR0.140
2022 Q3	SR17,201,126	107,507,035 Units	SR0.160
2022 Q2	SR19,351,266	107,507,035 Units	SR0.180

List and Percentages of Properties in Fund's Portfolio

Property	Occupancy *	Weight *	Property	Occupancy *	Weight *
1 Smart Tower	100%	15.07%	14 Education & Skills School	100%	2.66%
2 Sulay Warehouses Complex	100%	12.88%	15 AlKhalajeh Business Center	100%	2.38%
3 AlSharg Warehouse Complex	100%	8.33%	16 The Valley Commercial Center	81%	2.16%
4 Jubail Views Residential Compound	92%	6.53%	17 Al-Khaldiyah District Warehouses (2)	94%	1.88%
5 Dammam Warehouses Complex	100%	7.32%	18 Grand B Commercial Building	100%	1.82%
6 City Life Plaza	80%	6.21%	19 Raseel Medical Center	100%	1.41%
7 Maseen Tower	100%	5.07%	20 Jubail Employees Residential Buildings	100%	1.30%
8 Jeddah Office Tower	100%	3.93%	21 KKhaldiyah District Warehouses	100%	1.19%
9 Al-Fanar Commercial Complex	100%	3.68%	22 Riyadh Al-Asia Warehouses (1)	100%	0.94%
10 Grand A Residential Building	0%	2.82%	23 Riyadh Al-Asia Warehouses (2)	100%	0.80%
11 Al-Wadi District Warehouses	100%	3.59%	24 Dammam Labor Housing (2)	50%	0.66%
12 Jeddah Khumrah Warehouses	100%	3.00%	25 Dammam Labor Housing	100%	0.32%
13 AlStreen Commercial Center	82%	2.76%	26 Khobar Labor Housing	73%	0.20%

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Fundamental and Non-Fundamental Changes affecting Fund Assets

An agreement has been signed on 21/6/2023 to sell "Alsharg Warehouses" which is located in Alsulai District, Riyadh. The transaction is expected to have a positive impact in general and will be reflected during 2nd half of 2023 whenever all legal requirements get completed.

¹ Number represent the position as in 30/06/2023 and are unaudited
² Number represent the position as in 30/06/2023 and are unaudited
³ Net rental income is total rental revenue for the Quarter less Property and Facility Management Fees to unit market price as of 30/06/2023 (Last Trading Day of the Fund)
⁴ Expenses represent fees paid for managing the fund including management fee, custody, audit, Shariah advisory, listing and registering the fund fees to total assets value
⁵ Cost includes property management fees, valuation fees and financing fees to total assets value
⁶ Closing Price in the Saudi Stock Exchange (Tadawul) as of 30/06/2023 (Last Trading Day of the Fund)
⁷ Net asset value per unit based on the average of properties valuation after deducting all fund expenses including remaining facility assets, and is calculated by dividing net assets value by number of units in the relevant day
⁸ Calculated of gross taxable area
⁹ Net per average valuation as in 30/06/2023