



Press Release

PROPOSED FINAL DIVIDEND OF USD 0.04 PER SHARE

REPRESENTS AN ANNUALIZED DIVIDEND YIELD OF 7.6%

Dubai – 9 May 2017: Emirates REIT (CEIC) Limited (“Emirates REIT” or the “REIT”), the UAE’s first regulated Shari’a compliant Real Estate Investment Trust listed on Nasdaq Dubai, managed by Equitativa (Dubai) Limited (“Equitativa Dubai”), today announced its proposal to pay a final dividend in relation to the year ended 31st December 2016 of USD 11.98 million or USD 0.04 per ordinary share. To be entitled to receive the dividend, shareholders must be on the register as at market close on 8 June 2017.

The proposed final dividend will be subject to shareholder approval at the REIT’s Annual General Meeting on 14 June 2017. Based on the REIT’s closing share price of USD 1.055 on Monday, 8 May 2017, this represents an annualized dividend yield of 7.6%.

This final dividend, to be paid on or before 30 June 2017, is the second dividend payment relating to the year 2016. Emirates REIT paid the first dividend relating to the year 2016 of USD 11.98 million or USD 0.04 per share in January 2017. The REIT Manager intends to continue to distribute dividends to shareholders of the REIT twice a year.

Sylvain Vieujot, CEO of Equitativa Dubai, the REIT Manager, commented:

“Emirates REIT reported a strong year in 2016, reflected in the positive set of results we have seen across the board. The robust growth in our funds from operations, combined with the operational progress across our portfolio, positions us favourably to continue delivering on our promise of maximising value for our investors. 2017 has started positively with the announcement of our Q1 2017 results, reporting a year on year increase of 21% in rental income and 90% in funds from operations.”

- Ends -

For further information, please refer to our website www.reit.ae, or contact:

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ABOUT EMIRATES REIT

Emirates REIT, (NASDAQ Dubai: REIT; ISIN: AEDFXA1XE5D7), the first Shari'a compliant Real Estate Investment Trust listed on NASDAQ Dubai, is a Dubai-based real estate investment trust established to invest in principally income-producing real estate in line with Shari'a principles. It currently owns nine freehold or leasehold properties comprising commercial, retail and education assets. Emirates REIT benefits from an exclusive Ruler's Decree's permitting it to purchase properties in onshore Dubai and Ras Al Khaimah.

THE REIT PORTFOLIO

Emirates REIT invested in education, commercial mix and retail sectors. The portfolio consists of nine properties:

EDUCATION

GEMS World Academy Dubai is an education facility located in Al Barsha South

Jebel Ali School is an education facility located in Akoya by Damac, Sport City

British Columbia Canadian School is an education facility located in Dubai Investments Park

COMMERCIAL MIX (including offices+retail+terraces+storage)

Building 24 is a low-rise building featuring commercial office and retail space located in Dubai Internet City – a well-established commercial district in Dubai

Loft Offices (Loft 1, Loft 2 and Loft 3) are a cluster of three low-rise commercial buildings located in Dubai Media City.

Office Park is a commercial building located in Knowledge Village within Dubai Internet City.

Indigo 7 is a low-rise building located on Sheikh Zayed Road.

Index Tower is a mixed-use property located in the DIFC. The REIT's assets in Index Tower consists of the entire retail area located over ground, podium and sky lobby levels, 17 floors of office space and 1426 car parks.

RETAIL

Le Grande Mall in Dubai Marina, consisting of 22 individual retail and F&B outlets.