

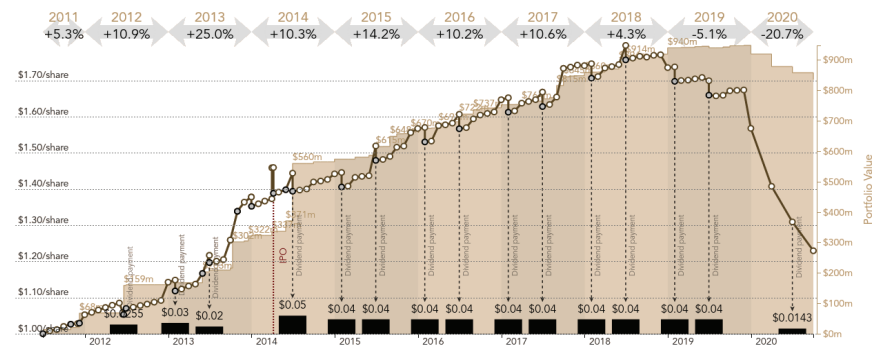


## IN BRIEF

PORTFOLIO MARKET VALUE	USD 855m AED 3.1bn
NET ASSET VALUE	USD 374m AED 1.4bn
NAV* PER SHARE	USD 1.23
NET LEASABLE AREA	220,031 m <sup>2</sup> 2.4m sq.ft.
OCCUPANCY	69%

\* Net Asset Value

## PERFORMANCE



NAV per share is calculated by the REIT administrator. Growth rates are adjusted for dividends and annualized. For 2011, 2012 and 2013, the NAV per share was calculated in accordance with the REIT's Articles of Association, not IFRS. From 2014, the NAV has been calculated in accordance with IFRS. The historical NAV per share data presented in the figure above has been adjusted to reflect the sub-division of Shares by a factor of 100 on 26 January 2014.

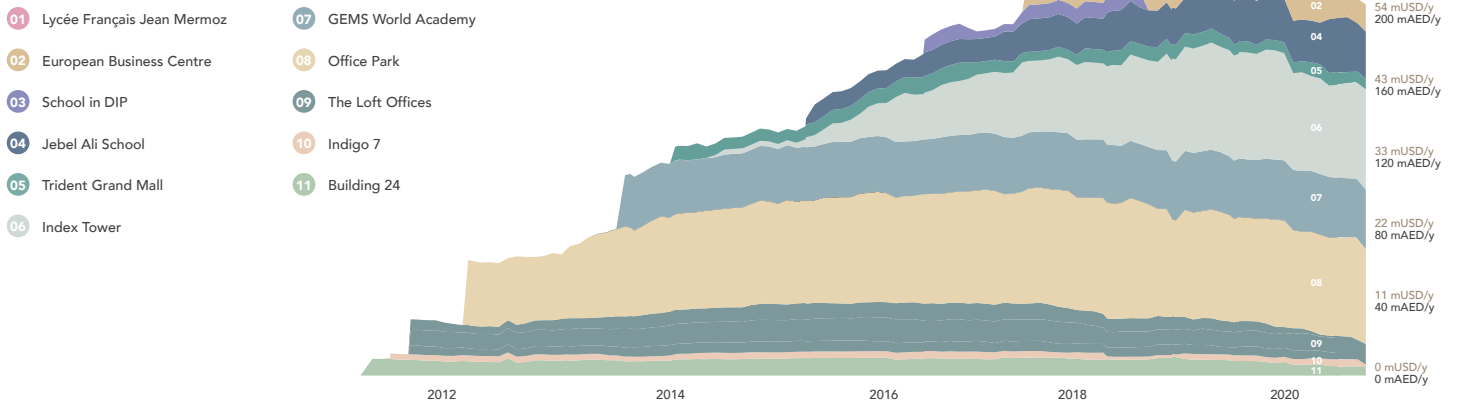
## FINANCIAL HIGHLIGHTS

- Total Property Income declined 6.3% Y-o-Y to USD 50.6m (AED 185.8m)
- Net Property Income declined 6.4% Y-o-Y to USD 40.6m (AED 149.1m)
- Fund Expenses declined 9.9% Y-o-Y to USD 12.4m (AED 45.5m)
- Property Expenses down 5.9% Y-o-Y to USD 10.1m (AED 37.1m)
- Provision on receivables increased Y-o-Y to USD 5.3m (AED 19.5m) mainly due to rent payment delay from a large tenant
- EBITDA decreased by 20.8% Y-o-Y to USD 22.9m (AED 84.1m)
- FFO stands at USD 1.26m (AED 4.6m)
- YTD Net Valuation Loss stands at USD 95.7m (AED 351.5m)
- Total Comprehensive Loss for the year as at Q3 2020 stands at USD 96m (AED 352.6m)
- Liquidity stands at USD 21.6m (AED 79.3m)

## OPERATIONAL HIGHLIGHTS

- Occupancy decreased by 5.8% year-on-year to 69%
- Average Rental Rate decreased by 3.3% Y-o-Y
- Weighted Average Lease Term increased to 8.4 years, up from 7.2 years for the same period in 2019

## ANNUALIZED RENT 30 SEPT 2020





## INCOME AND EARNINGS

IN USD THOUSANDS	30 SEP 2020	30 SEP 2019	VARIANCE Y-O-Y
TOTAL PROPERTY INCOME	50,634	54,057	(6.3%)
PROPERTY OPERATING EXPENSES	(10,061)	(10,691)	(5.9%)
<b>NET PROPERTY INCOME</b>	<b>40,573</b>	<b>43,366</b>	<b>(6.4%)</b>
FUND EXPENSES	(12,374)	(13,739)	(9.9%)
ALLOWANCE FOR EXPECTED CREDIT LOSS	(5,255)	(670)	(7.8x)
<b>OPERATING PROFIT / EBITDA</b>	<b>22,944</b>	<b>28,957</b>	<b>(20.8%)</b>
NET FINANCE COST <sup>(1)</sup>	(21,682)	(21,773)	(0.4%)
<b>PROFIT BEFORE FAIR VALUATION / FUNDS FROM OPERATIONS (FFO) <sup>(2)</sup></b>	<b>1,262</b>	<b>7,184</b>	<b>(82.4%)</b>
NET UNREALIZED (LOSS) / GAIN ON REVALUATION <sup>(3)</sup>	(95,734)	(1,324)	(72.3x)
<b>(LOSS) / PROFIT FOR THE YEAR</b>	<b>(94,472)</b>	<b>5,860</b>	<b>(16.1x)</b>
FAIR VALUE ADJUSTMENT ON CASH FLOW HEDGES	(1,544)	(1,022)	51.1%
<b>TOTAL COMPREHENSIVE (LOSS) / INCOME FOR THE YEAR</b>	<b>(96,016)</b>	<b>4,838</b>	<b>(19.8x)</b>
FFO PER SHARE	0.0042	0.0240	(82.7%)
<b>(LOSS) / EARNINGS PER SHARE<sup>(4)</sup></b>	<b>(0.314)</b>	<b>0.020</b>	<b>(15.7x)</b>

## BALANCE SHEET

IN USD MILLIONS	30 SEP 2020	30 SEP 2019	VARIANCE Y-O-Y
INVESTMENT PROPERTY <sup>(5)</sup>	835.6	946.6	(11.7%)
<b>TOTAL ASSETS</b>	<b>956.9</b>	<b>1,103.3</b>	<b>(13.3%)</b>
ISLAMIC FINANCING	497.9	512.1	(2.8%)
<b>TOTAL LIABILITIES</b>	<b>583.2</b>	<b>602.4</b>	<b>(3.2%)</b>
<b>EQUITY / NET ASSET VALUE (NAV)</b>	<b>373.7</b>	<b>500.9</b>	<b>(25.4%)</b>
LTV	52.0%	46.4%	5.6%
NAV PER SHARE <sup>(6)</sup>	1.23	1.67	(26.5%)

<sup>(1)</sup> IFRS 16 was adopted effective from 01 January 2019, in line with IFRS financial reporting requirements - Net finance costs include IFRS 16 finance charge

<sup>(2)</sup> Funds from operations comprises of profit for the year excluding unrealized (loss) / gain on revaluation

<sup>(3)</sup> Net Unrealised (loss) / gain on revaluation include change in fair value of right-of-use asset required under IFRS 16

<sup>(4)</sup> Based on weighted average number of shares

<sup>(5)</sup> Fair value of investment property Net of IFRS and other adjustments

<sup>(6)</sup> Includes stock dividend of 0.0143 USD per share paid in June 2020

## DISCLAIMER

Due to rounding, numbers presented throughout this section may not add up precisely to the totals provided and percentages may not precisely reflect the absolute figures. The summary financial information presented is extracted from the unaudited management accounts. This document is only for ease of use and for details please refer to the audited Financial Statements published on Emirates REIT website.