

Derayah REIT

2019 Quarter Four 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 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	SR579,982,834.24

Financial Indicators

Total Assets Value as of 31/12/2019*	SR1,650,600,029
Net Assets Value "Fair Value" as of 31/12/2019*	SR1,042,244,575
Unit Market Price as of 31/12/2019*	SR10.5
The Rental Income on Unit Price 2019 Q4	2.873%
Expenses Ratio of 2019 Q4	0.565%
Fund's costs to total assets value of 2019 Q4	0.715%

*The numbers represent the position as in 31/12/2019 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
2019 Q4 Dividends	0.187 per unit
Total Dividends distribution for 2019	SR80,240,000

Fund's Assets Information

Number of properties	26 properties
Geographical distribution	6 main cities
Sector allocation	9 sectors
Occupancy rate	97% **
Total land area	506,354 sqm.
Total built-up area	443,377 sqm.
Loan % to TAV	35%

**of gross leasable area

Fundamental changes in 2019 Q4

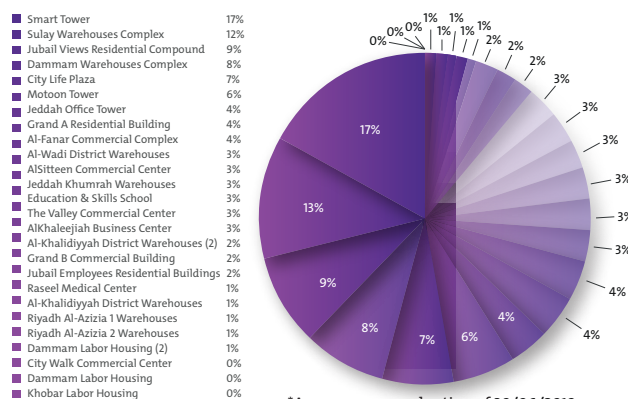
The acquisition and transfer of logistics real estate assets in Riyadh & Dammam for a total consideration of SAR 54.65 million

Disclaimer:

Derayah Financial or its director, staff or affiliates makes no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information that is contained in this material. It is not the intention of this material to be used or deemed as an advice, option or for any action that may take place in future. Unless otherwise stated, all information contained in this material shall not be reproduced, in whole or in part, without the specific written permission of Derayah Financial. The content of this document is for information purposes only. Derayah Financial does not hold itself out as providing legal, financial or other advice via this document. To ensure proper understanding of the Fund and its suitability for you according to your risk appetite, we recommend that you seek specialist investment advice. Investments in Derayah Products are governed by their Terms and Conditions. While reading the product's Terms and Conditions, please refer to the principal risks of investing in the product. Some products are exposed to risks that may not receive the full amount that is originally invested. The information provided in this document can be changed at any time without prior notice. Past performance is not indicative of future returns. Derayah Financial is an Authorized Person licensed by the CMA under license no. 08109 – 27.

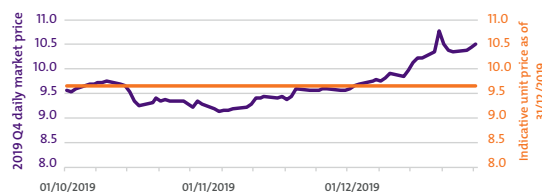
Derayah Financial is a closed joint stock investment company, registered in Riyadh under the Commercial Register No. 1010266977 dated 041430/05/ H, Derayah was licensed in 061429/19/H corresponding to 062008/23/ by the Saudi Capital Market Authority "CMA" to conduct securities business (dealing as principle and agent, managing, advising and custody). Derayah Financial, P.B: 286546, Riyadh 11323, Saudi Arabia, Licensed by the Capital Market Authority 08109 – 27

Names & Percentages of Properties in the Fund's Portfolio*

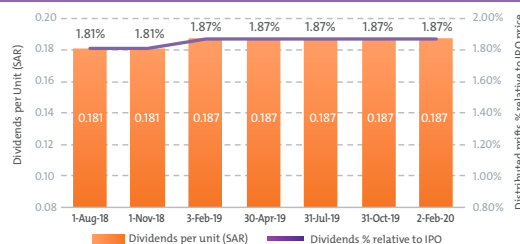


*As per average valuation of 30/06/2019

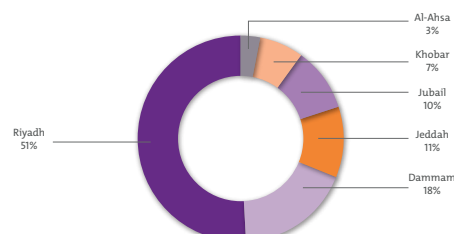
Unit Price Performance



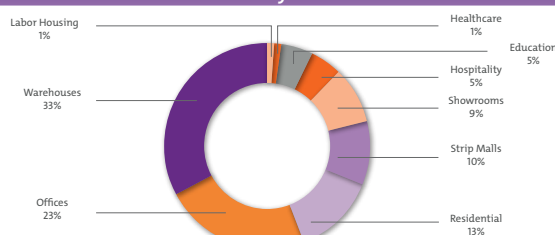
Dividends Distribution Dates



Asset allocation by geographical location*



Asset allocation by real estate sector*



*As per average valuation of 30/06/2019