



Derayah Financial

Derayah REIT

## 2020 First Quarter Statement



دراية المالية  
Derayah Financial

ترخيص هيئة السوق المالية ٨١٠٩-٢٧

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C.R. 1010266977

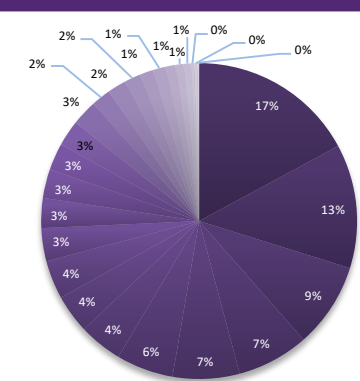
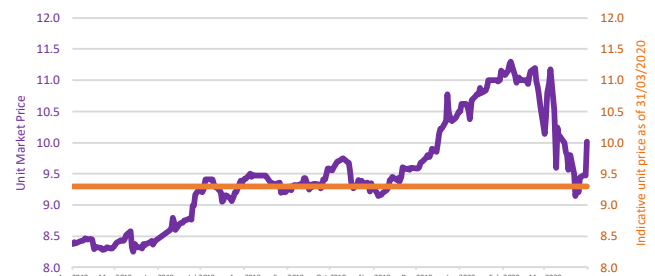
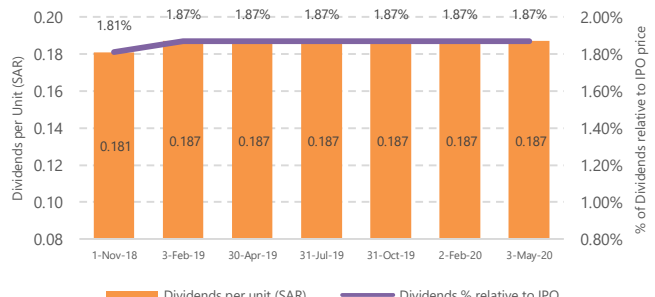
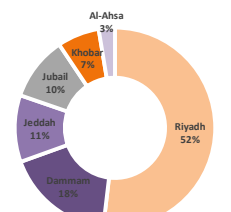
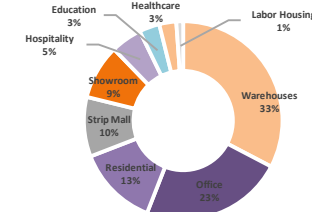
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Derayah REIT is a Shariah compliant closed-end real estate investment traded fund. The Fund operates in accordance with the Real Estate Investment Funds Regulations and the Real Estate Investment Traded Funds Instructions issued by the Capital Market 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 NAV   |
| Custody Fees  | %0.03 of NAV capped at SR120,000 annually              |
| Valuation Frequency   | Semi-Annual  |
| Outstanding Units   | 107,507,035 Units                                      |
| Financial Indicators  |  |
| Total Asset Value <sup>(1)</sup>  | SR1,609,305,134  |
| Net Asset Value <sup>(1)</sup>  | SR999,865,908  |
| Banking Facility  | SR579,982,834  |
| Loan % to TAV   | %36  |
| Unit Market Price on Tadawul as of 31/03/2020   | SR10.02  |
| Rental Income on Unit Price 2020 Q1   | %2.872   |
| Expense Ratio of 2020 Q1 <sup>(2)</sup>   | %0.172   |
| Fund's Cost to Total Asset Value of 2020 Q1 <sup>(3)</sup>  | %0.417   |
| Dividends Distribution  |  |
| Dividends Policy  | Quarterly dividends of no less than 90% of net profits |
| 2020 Q1 Dividend  | SR0.187 per unit                                       |
| Total Dividend Distribution for 2020  | SR20,060,000   |
| Fund's Asset Information  |  |
| Number of Properties  | 26 Properties  |
| Geographical Distribution   | 6 Main Cities  |
| Sector Allocation   | 9 Sectors  |
| Occupancy Rate <sup>(4)</sup>   | %97  |
| Total Land Area   | 506,354 sqm  |
| Total Built-up-area   | 443,377 sqm  |
| Fundamental Changes in 2020 Q1  |  |
| There was no fundamental changes during the period  |  |
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| Names & Percentages of Properties in Fund's Portfolio <sup>(5)</sup>   |   |
|--|---|
| <ul style="list-style-type: none"> <li>Smart Tower</li> <li>Sulay Warehouses Complex</li> <li>Jubail Views Residential Compound</li> <li>Dammam Warehouses Complex</li> <li>City Life Plaza</li> <li>Motoon Tower</li> <li>Jeddah Office Tower</li> <li>Grand A Residential Building</li> <li>Al-Fanar Commercial Complex</li> <li>Al-Wadi District Warehouses</li> <li>Al-Siteen Commercial Center</li> <li>Jeddah Khumrah Warehouses</li> <li>Raseel Medical Center</li> <li>AlKhaleejah Business Center</li> <li>The Valley Commercial Center</li> <li>Al-Khalidiyah District Warehouses (2)</li> <li>Grand B Commercial Building</li> <li>Jubail Employees Residential Buildings</li> <li>Education &amp; Skills School</li> <li>Khalidiya District Warehouses</li> <li>Riyadh Al-Aziza Warehouses (1)</li> <li>Riyadh Al-Aziza Warehouses (2)</li> <li>Dammam Labor Housing (2)</li> <li>City Walk Commercial Center</li> <li>Dammam Labor Housing</li> <li>Khobar Labor Housing</li> </ul> |  |
| Unit Price Performance   |   |
|   |   |
| Dividend Distribution  |   |
|    |   |
| Asset Allocation by Geographical Location <sup>(5)</sup>   |   |
|    |   |
| Asset Allocation by Real Estate Sector <sup>(5)</sup>  |   |
|   |   |

(1) Numbers represent the position as in 31/03/2020 and are unaudited

(2) Expenses represents fees paid for managing the fund including fund management fee, custody, audit, sharia advisory, listing and registering the fund fees.

(3) Costs includes valuations, operating and financing expenses.

(4) Of gross leasable area

(5) As per average valuation of 31/12/2019