



Derayah Financial

Derayah REIT

2020 Fourth Quarter Statement



دراية المالية
Derayah Financial

ترخيص هيئة السوق المالية ٨١٠٩-٢٧

License of the CMA 8109-27

C.R. 1010266977

T: +966 1 2998000

F: +966 1 419 6498

P.O.Box 286546 Riyadh 11323 KSA

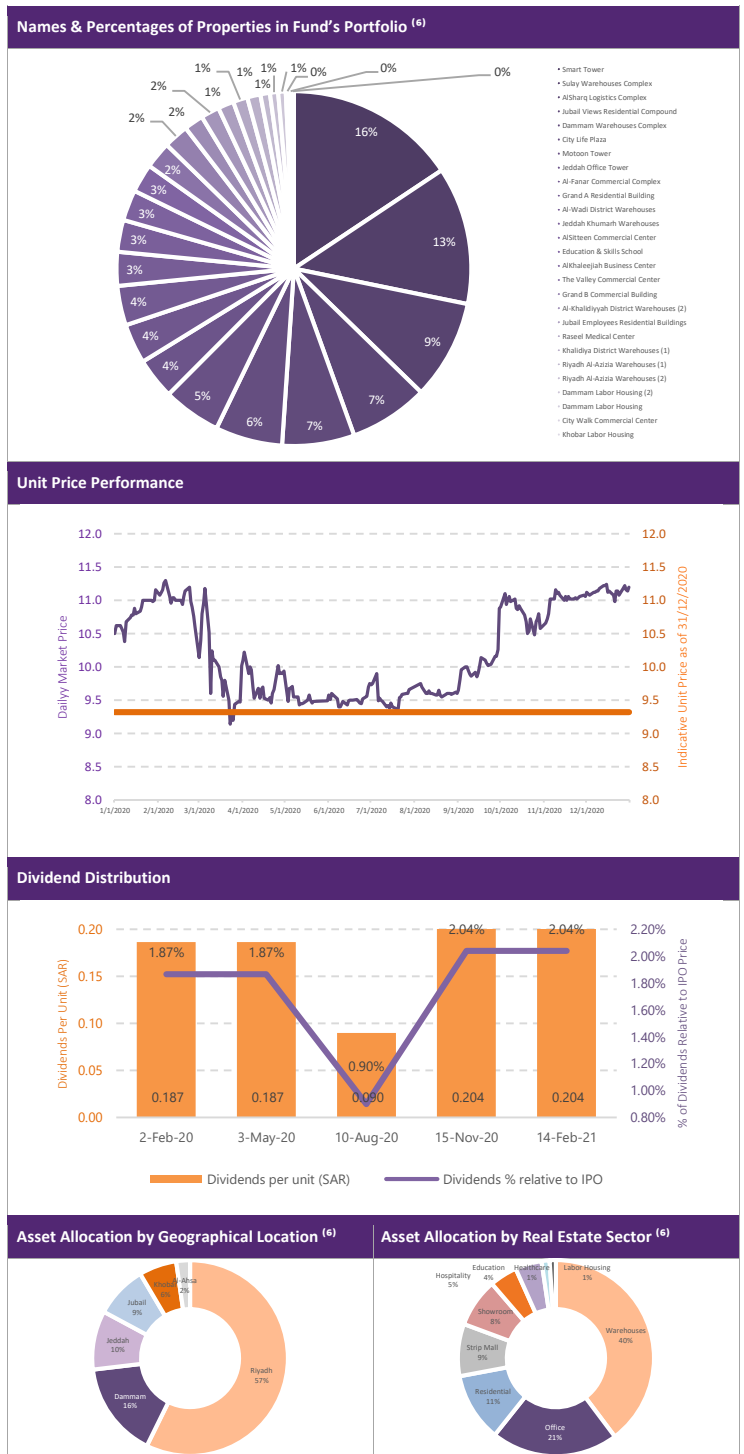
Derayah REIT

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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 ⁽¹⁾	SR1,779,811,176
Net Asset Value ⁽¹⁾	SR1,001,988,958
Banking Facility	SR747,982,834
Loan % to Total Assets Value	%42
Unit Market Price on Tadawul as in 31/12/2020	SR11.20
Rental Income on Unit Price 2020 Q4 ⁽²⁾	%3.132
Expense Ratio of 2020 Q4 ⁽³⁾	%0.138
Fund's Cost to Total Asset Value of 2020 Q4 ⁽⁴⁾	%0.431
Dividends Distribution	
Dividends Policy	Quarterly dividends of no less than 90% of net profits
2020 Q1 Dividend	SR0.187 per unit
2020 Q2 Dividend	SR0.090 per unit
2020 Q3 Dividend	SR0.204 per unit
2020 Q4 Dividend	SR0.204 per unit
Total Dividend Distribution for 2020	SR73,596,503
Fund's Asset Information	
Number of Properties	27 Properties
Geographical Distribution	6 Main Cities
Sector Allocation	9 Sectors
Occupancy Rate ⁽⁵⁾	%98
Total Land Area	704,904 sqm
Total Built-up-area	557,189 sqm
Fundamental Changes in 2020 Q4	
None	
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(1) Numbers represent the position as in 31/12/2020 and are unaudited

(2) Relative to IPO price

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

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

(5) Of gross leasable area

(6) As per average valuation of 30/06/2020