



Derayah REIT

2021 Second Quarter Statement



Fund Manager

Derayah Financial, license number 08109-27 dated 16/06/2008. A Capital Market Institution licensed by the Capital Market Authority to practice dealing, advisory, asset management, and custodial activities. Registered with CMA under provisions of Capital Market Institutions Regulations

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 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**

<b>Listing Date</b>	26 Mar 2018
<b>Fund Term</b>	99 Years
<b>Fund Management Fees</b>	0.85% of NAV
<b>Custody Fees</b>	0.03% of NAV Capped at SR120,000 annually
<b>Valuation Frequency</b>	Semi-Annual, end of Jun and Dec of every Gregorian Year
<b>Outstanding Units</b>	107,507,035 Units
<b>Number of Properties</b>	26 Properties
<b>Fund Currency</b>	Saudi Riyal
<b>Dividends Distribution</b>	Quarterly cash dividends of no less than 90% of Fund's net profits

**Unit Price Performance**

<b>Unit Market Price<sup>6</sup></b>	SR13.24
<b>Indicative Unit Price<sup>7</sup></b>	SR8.66



**Financial Indicators**

<b>Total Asset Value<sup>1</sup></b>	SR1,709,569,884
<b>Net Asset Value<sup>2</sup></b>	SR930,656,837
<b>Banking Facility</b>	SR747,982,834
<b>Loan % to Total Asset Value</b>	44%
<b>Period for Fulfillment</b>	7 Years
<b>Banking Facility Due Dates</b>	Riyadh Bank payments at 2024 and 2025, Rajhi Bank payment at 2025
<b>Rental Income on Unit Price<sup>3</sup></b>	2.271%
<b>Expense Ratio of 2021 Q2<sup>4</sup></b>	0.136%
<b>Cost Ratio of 2021 Q2<sup>5</sup></b>	0.370%

**Total Expenses and Their % of Total Asset Value and Cap Limit for Each Expense**

<b>Fund Management Fee</b>	1,981,781	0.116%	0.85% of net asset value
<b>Custody Fee</b>	29,918	0.002%	120,000 Annually
<b>Audit Fee</b>	7,479	0.000%	30,000 Annually
<b>Shariah Consultant</b>	4,675	0.000%	18,750 Annually
<b>Valuation Fee</b>	165,000	0.010%	10,000 Per property annually
<b>Independent Board Members Fee</b>	4,000	0.000%	24,000 Annually to all independent members
<b>Property Management Fee</b>	441,786	0.026%	7% of Collected rent annually
<b>Financing Fee</b>	5,358,542	0.313%	At prevailing market rates
<b>Other Expenses</b>	477,629	0.028%	0.05% of total asset value annually
<b>CMA Fee</b>	1,870	0.000%	7,500 Annually
<b>Tadawul and Edaa Fee</b>	175,767	0.010%	705,000 Annually

**Fund Distributions**

<b>2021 Q1</b>	19,351,266	107,507,035 Units	SR0.180
<b>2020 Q4</b>	21,930,435	107,507,035 Units	SR0.204
<b>2020 Q3</b>	21,930,435	107,507,035 Units	SR0.204
<b>2020 Q2</b>	9,675,633	107,507,035 Units	SR0.090
<b>2020 Q1</b>	20,060,000	107,507,035 Units	SR0.187

**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 04/05/1430 H. Derayah was licensed in 06/19/1429 H corresponding to 06/23/2008 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

**Dividends Distribution 2021 Q2**

<b>Total Dividends Distributed</b>	SR19,351,266
<b>Outstanding Units</b>	107,507,035 Units
<b>Dividends Distributed per Unit</b>	SR0.180
<b>Distribution as % of Net Asset Value</b>	2.01% (Net asset value as in 2020-12-31)
<b>Distribution Eligibility</b>	15-07-2021

**List and Percentages of Properties in Fund's Portfolio**

Property	Occupancy *	Weight *	Property	Occupancy *	Weight *
1 Smart Tower	%100	15.16%	14 Education & Skills School	%100	2.52%
2 Sulay Warehouses Complex	%100	12.30%	15 The Valley Commercial Center	%100	2.40%
3 Jubail Views Residential Compound	%73	8.62%	16 AlKhalajyah Business Center	%100	2.32%
4 AlSharq Warehouse Complex	%100	6.61%	17 Grand B Commercial Building	%100	1.67%
5 Dammam Warehouses Complex	%100	6.40%	18 AlKhalajyah District Warehouses (2)	%100	1.62%
6 City Life Plaza	%100	5.84%	19 Jubail Employees Residential Buildings	%100	1.26%
7 Matoon Tower	%86	5.18%	20 Raseel Medical Center	%100	1.24%
8 Al-Fanar Commercial Complex	%97	3.67%	21 Khalidya District Warehouses	%100	1.16%
9 Grand A Residential Building	%100	3.36%	22 Riyadh Al-Asia Warehouses (1)	%100	0.90%
10 Al-Wadi District Warehouses	%100	3.26%	23 Riyadh Al-Asia Warehouses (2)	%100	0.77%
11 AlSitrain Commercial Center	%79	2.98%	24 Dammam Labor Housing (2)	%100	0.66%
12 Jeddah Office Tower	%100	2.86%	25 Dammam Labor Housing	11%	0.29%
13 Jeddah Khumrah Warehouses	%100	2.83%	26 Khobar Labor Housing	7%	0.15%

**Fundamental and Non-Fundamental Changes affecting Fund Assets**

None

<sup>1</sup> Number represents the position as in 30/06/2021 and are unaudited  
<sup>2</sup> Number represents the position as in 30/06/2021 and are unaudited  
<sup>3</sup> Rental Income per unit related to market price in 30/06/2021  
<sup>4</sup> Expense represents fees paid for managing the fund including management fee, custody, audit, Shariah advisory, listing and registering the fund fees  
<sup>5</sup> Costs include property management and valuation fees and financing fees  
<sup>6</sup> Closing Price in the Saudi Stock Exchange (Tadawul) as in 30/06/2021  
<sup>7</sup> Net asset value per unit based on the average of properties valuation after deducting all fund expenses including remaining facility amount, and is calculated by dividing net asset value by number of units in the relevant day  
<sup>8</sup> Calculated of gross fundable area  
<sup>9</sup> % per average valuation as in 31/12/2020