



Derayah REIT

2023 Third 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

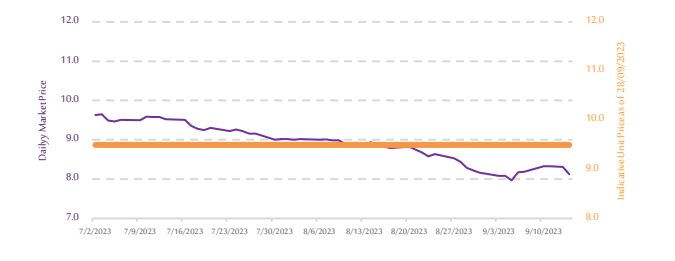
Derayah REIT is a Shariah compliant closed-end real estate investment traded fund. The Fund operates in accordance with the Real Estate Investment Funds Regulations issued by the Capital Market Authority. The Fund aims to generate income to the investors' capital through investing in income-generating 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

| | |
|-------------------------------|--|
| Listing Date | 26 Mar 2018 |
| Fund Term | 99 Years |
| Fund Management Fees | 0.85% of net assets value annually |
| Custody Fees | 0.03% of net assets value, capped at SR120,000 annually |
| Valuation Frequency | Semi-Annual, end of Jun and Dec of every Gregorian Year |
| Outstanding Units | 107,507,035 Units |
| Number of Properties | 25 Properties |
| Fund Currency | Saudi Riyal |
| Dividends Distribution | Quarterly cash dividends of no less than 90% of Fund's net profits |

Unit Price Performance For 2023 Q3

| | |
|--|---------|
| Unit Market Price⁶ | SR 8.04 |
| Indicative Unit Price⁷ | SR 8.87 |



Financial Indicators

| | |
|--|---|
| Total Asset Value¹ | SR 1,512,994,551 |
| Net Asset Value² | SR 953,546,491 |
| Banking Facility | SR 607,982,833 |
| Loan % to Total Asset Value | 40% |
| Period for Fulfillment | 6-7 Years |
| Banking Facility Due Dates | The financing's due dates are staggered in 2026 and 2027. |
| Net Rental Income on Unit Price³ | 3.333% |
| Expense Ratio of 2023 Q3⁴ | 0.134% |
| Cost Ratio of 2023 Q3⁵ | 1.162% |

Total Expenses for 2023 Q3 and Their % of Total Asset Value and Cap Limit for Expenses

| Expenses | Amount (SR) | Percentage | Limit Cap |
|-------------------------|-------------|------------|--|
| Management Fee | 1,805,513 | %0.119 | 0.85% of net asset value |
| Custody Fee | 29,260 | %0.002 | 120,000 Annually |
| Audit Fee | 7,315 | %0.000 | 30,000 Annually |
| Shariah Consultant | 4,572 | %0.000 | 18,750 Annually |
| Valuation Fee | 115,700 | %0.008 | 10,000 Per property annually |
| Independent Board Fees | 4,000 | %0.000 | 24,000 Annually to all independent members |
| Property Management Fee | 1,011,496 | % 0.067 | 7% of Collected rent annually |
| Financing Fee | 16,457,788 | %1.088 | At prevailing market rates |
| Other Expenses | 144,531 | %0.010 | 0.05% of total asset value annually |
| CMA Fee | 1,829 | %0.000 | 7,500 Annually |
| Tadawul and Edaa Fee | 171,904 | %0.011 | 705,000 Annually |

Dividends Distribution 2023 Q3

| | |
|---|-------------------|
| Total Dividends Distributed | 0 |
| Outstanding Units | 107,507,035 Units |
| Dividends Distributed per Unit | 0 |
| Distribution as % of Net Asset Value | 0% |
| Distribution Eligibility | N/A |

Previous Fund Distributions

| | | | |
|----------------|---------------|-------------------|----------|
| 2023 Q2 | SR 10,750,704 | 107,507,035 Units | SR 0.100 |
| 2023 Q1 | SR 12,040,788 | 107,507,035 Units | SR 0.112 |
| 2022 Q4 | SR 15,000,000 | 107,507,035 Units | SR 0.140 |
| 2022 Q3 | SR 17,201,126 | 107,507,035 Units | SR 0.160 |

List and Percentages of Properties in Fund's Portfolio

| Property | Occupancy ⁸ | Weight ⁹ | Property | Occupancy ⁸ | Weight ⁹ |
|-------------------------------------|------------------------|---------------------|---|------------------------|---------------------|
| 1 Smart Tower | %100 | %16.40 | 14 AlKhaleejah Business Center | %100 | %2.59 |
| 2 Sulay Warehouses Complex | %100 | %14.02 | 15 The Valley Commercial Center | %83 | %2.35 |
| 3 Jubail Views Residential Compound | %92 | %7.11 | 16 Al-Khaldiyah District Warehouses (2) | %100 | %2.04 |
| 4 Dammam Warehouses Complex | %87 | %7.96 | 17 Grand B Commercial Building | %100 | %1.98 |
| 5 City Life Plaza | %88 | %6.76 | 18 Rasoul Medical Center | %100 | %1.53 |
| 6 Mazon Tower | %0 | %5.51 | 19 Jubail Employees Residential Buildings | %100 | %1.42 |
| 7 Jeddah Office Tower | %100 | %4.28 | 20 Khaldyia District Warehouses | %100 | %1.30 |
| 8 Al-Fanar Commercial Complex | %100 | %4.01 | 21 Riyadh Al-Atsia Warehouses (1) | %100 | %1.02 |
| 9 Grand A Residential Building | %0 | %3.07 | 22 Riyadh Al-Atsia Warehouses (2) | %100 | %0.87 |
| 10 Al-Wadi District Warehouses | %100 | %3.90 | 23 Dammam Labor Housing (2) | %50 | %0.71 |
| 11 Jeddah Khumrah Warehouses | %100 | %3.26 | 24 Dammam Labor Housing | %100 | %0.34 |
| 12 AlSittreen Commercial Center | %86 | %3.01 | 25 Khabar Labor Housing | %73 | %0.22 |
| 13 Education & Skills School | %100 | %2.89 | | | |

Fundamental and Non-Fundamental Changes affecting Fund Assets

The property "Alsharq Warehouses" which is located in Alsulai District, Riyadh, has been sold on 31/07/2023. The transaction has a positive impact in general and will be reflected during the second half of 2023.

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¹ Number represent the position as in 30/06/2023 and are un-audited

² Number represent the position as in 30/06/2023 and are un-audited

³ Net Rental Income is Total Rental Income for the Quarter Subsequent Property and Facility Management Fees to unit market price as of 30/06/2023 (Last Trading Day of the Period)

⁴ Expenses represent fees paid for managing the fund including management fee, custody, audit, Shariah advisory, listing and registering the fund fees to total assets value

⁵ Cost includes property management fees, valuation fees and financing fees to total assets value

⁶ Closing Price in the Saudi Stock Exchange (Traded as of 23/09/2023 Last Trading Day of the Period)

⁷ 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 assets value by number of units in the relevant day

⁸ Calculated if given leaseable area

⁹ Net per average valuation as in 30/06/2023