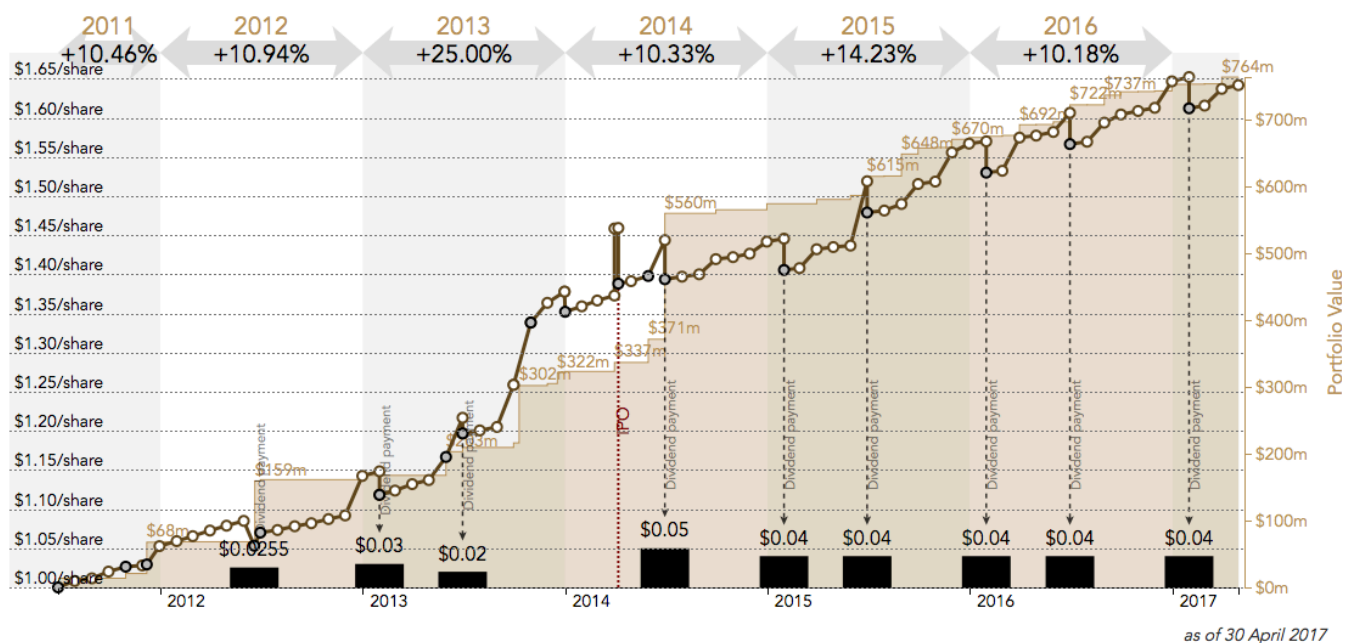


NET ASSET VALUE AS AT 30 APRIL 2017

- ◆ The **Net Asset Value**¹ has increased to **USD 1.642** per share.
- ◆ The total Net Asset Value stands at **USD 492 million** (AED 1.8 billion).
- ◆ The **Portfolio Value** stands at **USD 764 million** (AED 2.8 billion).
- ◆ Emirates REIT to **distribute a dividend of 0.04 USD** per share by end June, subject to shareholders approval.
- ◆ Annualized **Dividend Yield** stands at **7.3%**, based on a share price of USD 1.10 (closing share price as at 30 May 2017).



1 - The unaudited Net Asset Value attributable to the ordinary shares is calculated under International Financial Reporting Standards (IFRS) by the REIT's independent Fund Administrator.

DIVIDEND PAYMENT

We would like to remind Emirates REIT proposed a final dividend in relation to 2016 of **USD 0.04 per share**, subject to shareholders approval.

To be entitled to receive the dividend, shareholders must be **owning shares** on the register as at market close on **8 June 2017**.

.../...

31 May 2017

ANNUAL GENERAL MEETING

We would also like to remind you that The Annual General Meeting will be held at **11:00 am** on Wednesday, **14 June 2017**, at Level 18, Index Tower - East Entrance, Dubai, UAE.

To be entitled to attend the AGM 2017, shareholders shall be owning shares on Emirates REIT register at 2:00 pm on Thursday, 8 June 2017.

All details of the AGM 2017 can be found on our website, www.reit.ae, in our Investor's page, Shareholders services section.

AWARD

Emirates REIT would like to thank all the investors, peers and financial experts who, for the third year, honored the REIT with the "2017 Best Real Estate Investment Fund" Bankers Middle East CPI Finance Award.

For further details, please refer to our website: www.reit.ae