



IN BRIEF

PORTFOLIO VALUE	USD 723.4m AED 2.7bn
NET ASSET VALUE	USD 275.6m AED 1.0bn
NAV* PER SHARE	USD 0.91
NET LEASABLE AREA	218,924 m ² 2.4m sq.ft.
OCCUPANCY	71%

* Net Asset Value

FINANCIAL HIGHLIGHTS

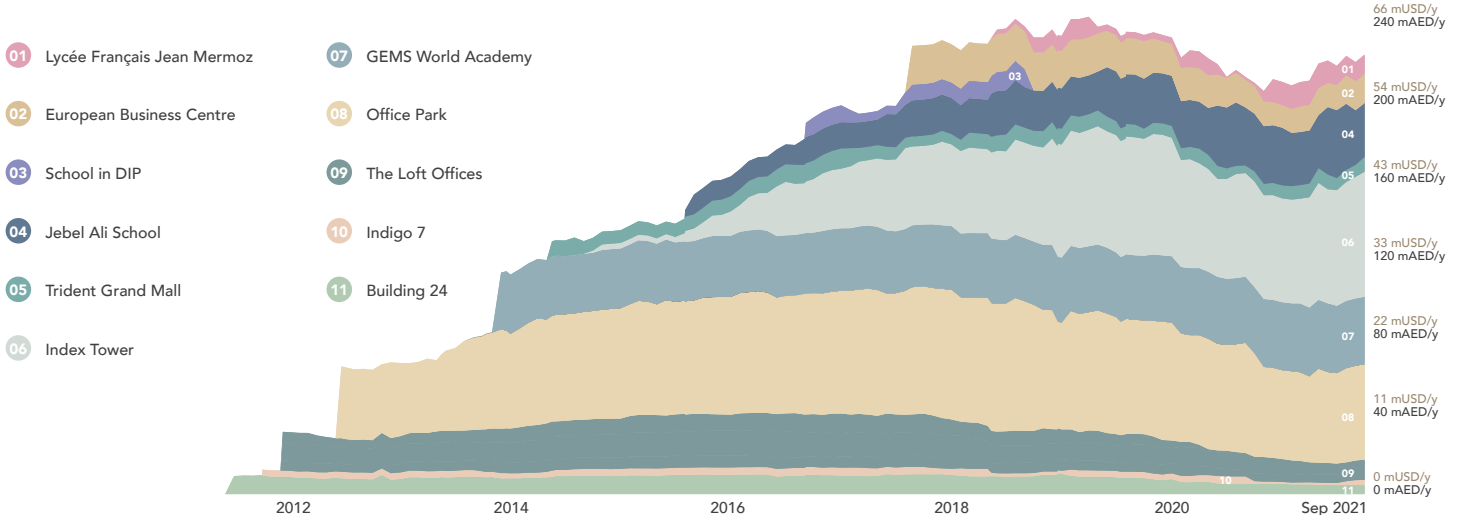
- **Total Property Income** increased by 3.1% Y-o-Y from USD 50.6m (AED 185.9m) to USD 52.2m (AED 191.7m)
- **Total Property Expenses** declined by 3.8% Y-o-Y from USD 10.1m (AED 37.1m) to USD 9.7m (AED 35.6m)
- **Net Property Income** increased by 4.8% Y-o-Y from USD 40.6m (AED 149.1m) to USD 42.5m (AED 156.1m)
- **Fund Expenses** declined by 11.2% Y-o-Y from USD 12.4m (AED 45.5m) to USD 11.0m (AED 40.4m)
- **Reversal on Expected Credit Loss** amounted to USD 6.5m (AED 23.9m) vs a charge of USD 5.3m (AED 19.5m) booked in Q3 2020 mainly resulting from partial recovery from one of the tenants
- **EBITDA** increased by 65.7% Y-o-Y from USD 22.9m (AED 84.1m) to USD 38.0m (AED 139.6m)
- **Fair Value of Investment Property** appreciated by 4.8% YTD closing at USD 723.4m (AED 2.7bn) compared to USD 690.3m (AED 2.5bn) as at 31 Dec 2020, resulting in a YTD unrealized fair value gain of USD 32.4m (AED 119.0m)
- **NAV per share** increased by 22% YTD closing at USD 0.91 per share up from USD 0.74 as at 31 Dec 2020

OPERATIONAL HIGHLIGHTS

- Market gradually recovering and attracting strong tenant attention, driving demand primarily in DIFC
- Occupancy across the portfolio grew by 2.3% to 71% Y-o-Y (+1.25% during Q3) with an average passing rate increase of 3.5% from 2020
- The REIT's largest asset Index Tower experienced an occupancy increase of 4.8% to 60.3%⁽¹⁾ in the last quarter and a Y-o-Y increase of 13.7%
- Occupancy at properties in Media City / Internet City at c. 60% declined 5.5% Y-o-Y with rates decreasing 1.7%
- WAULT across the portfolio remains stable at 8.5 years
- **Focus on commercial operations**
 - Strong tenant retention results at 77% by area and 80% to the number of leases
 - Total number of tenants increased by 6.6%: 301 in Q3 2020 vs 321 in Q3 2021
 - Leasing activity during Q3 2021:
 - Renewed 40,000 sqft (28 leases)
 - Expired 12,000 sqft (7 leases)
 - New 47,000 sqft (31 leases)
- **Property improvement program**
 - On-going quality assurance review
 - Completed soft refurbishment of Office Park

⁽¹⁾ Calculated based on revised area post sale of half floor of Index Tower

ANNUALISED RENT





INCOME AND EARNINGS

IN USD THOUSANDS	30 SEP 2021	30 SEP 2020	VARIANCE Y-O-Y
TOTAL PROPERTY INCOME ⁽¹⁾	52,197	50,634	+3.1%
PROPERTY OPERATING EXPENSES	(9,678)	(10,061)	(3.8%)
NET PROPERTY INCOME	42,519	40,573	+4.8%
FUND EXPENSES	(10,991)	(12,374)	(11.2%)
REVERSAL / (ALLOWANCE) FOR EXPECTED CREDIT LOSS	6,496	(5,255)	+2.2x
OPERATING PROFIT / EBITDA	38,024	22,944	+65.7%
FINANCE COST	(19,056)	(19,618)	(2.9%)
FINANCE COST ON LEASE LIABILITY UNDER IFRS 16	(2,058)	(2,064)	(0.3%)
PROFIT BEFORE FAIR VALUATION / FUNDS FROM OPERATIONS (FFO)	16,910	1,262	+12.4x
NET UNREALIZED GAIN / (LOSS) ON REVALUATION ⁽²⁾	32,423	(95,734)	+1.3x
NET PROFIT / (LOSS) FOR THE PERIOD	49,333	(94,472)	+1.5x
FAIR VALUE ADJUSTMENT ON CASH FLOW HEDGES	783	(1,544)	+1.5x
TOTAL COMPREHENSIVE INCOME / (LOSS) FOR THE PERIOD	50,116	(96,016)	+1.5x
FFO PER SHARE (USD)	0.0555	0.004	+12.4x
EARNINGS PER SHARE (USD)	0.162	(0.311)	+1.5x

⁽¹⁾Including USD 6.5m (AED 23.9m) gain on sale of investment property (30 September 2020: USD NIL)

⁽²⁾Net Unrealised (loss) / gain on revaluation include change in fair value of right-of-use asset required under IFRS 16

BALANCE SHEET

IN USD THOUSANDS	30 SEP 2021	31 DEC 2020	VARIANCE YTD
INVESTMENT PROPERTY	723,351	690,342	+4.8%
TOTAL ASSETS	847,968	803,385	+5.5%
ISLAMIC FINANCING	484,718	495,599	(2.2%)
TOTAL LIABILITIES	572,389	577,921	(1.0%)
EQUITY / NET ASSET VALUE (NAV)	275,579	225,464	+22.2%
LTV	57.2%	61.7%	(4.5%)
NAV PER SHARE (USD)	0.91	0.74	+22.0%

DISCLAIMER

Due to rounding, numbers presented throughout this section may not add up precisely to the totals provided and percentages may not precisely reflect the absolute figures. The summary financial information presented is extracted from the unaudited management accounts.