

Emirates REIT



General Meeting
26th January 2015

Sylvain Vieujo
Executive Deputy Chairman

Agenda

- I. 2014 - Notable events
- II. Shareholder structure
- III. Foreign Ownership
- IV. Portfolio Summary
- V. Index Tower update
- VI. Performance
- VII. Resolutions
- VIII. Questions and Answers



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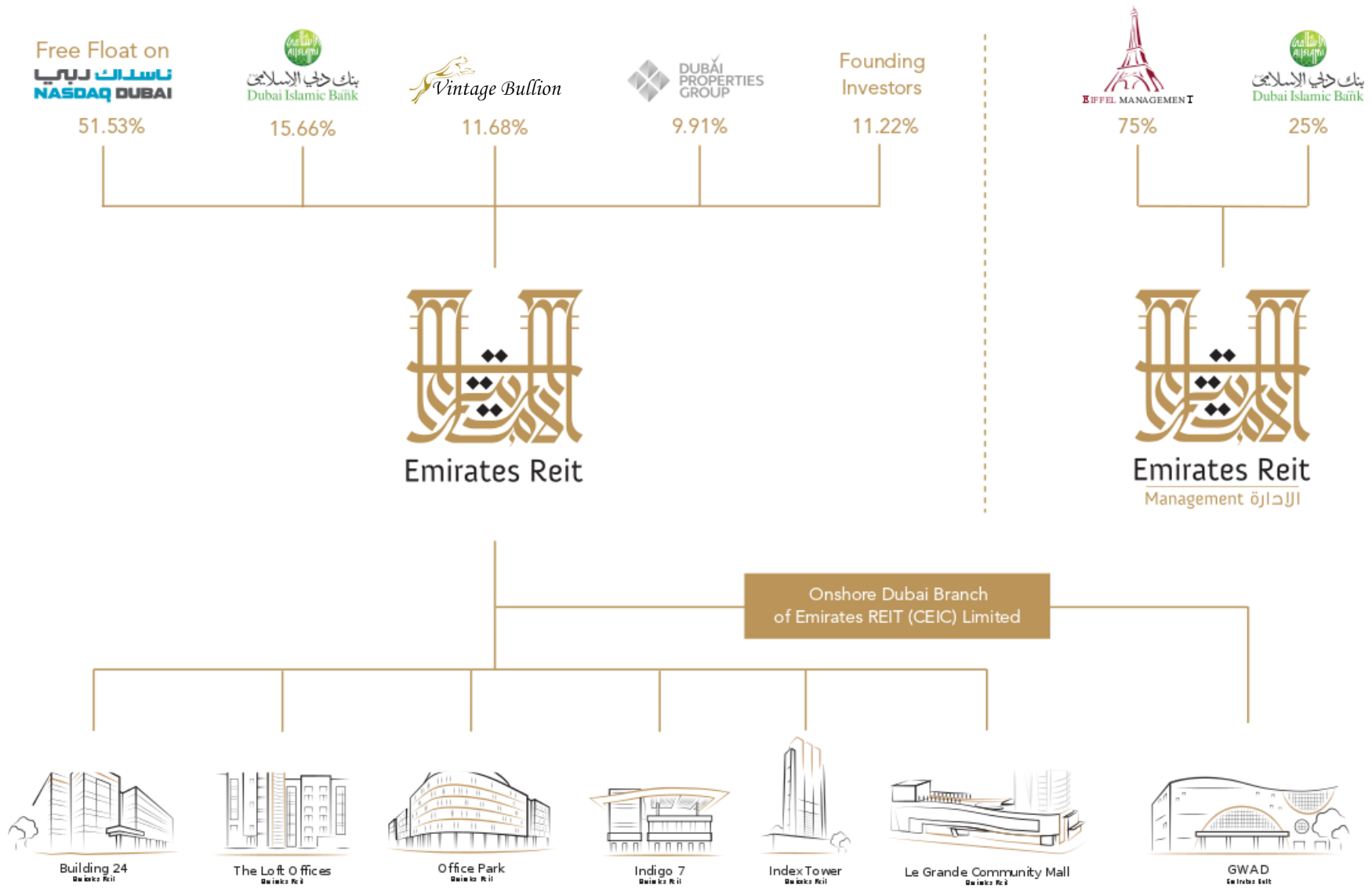


I. 2014 - Notable Events

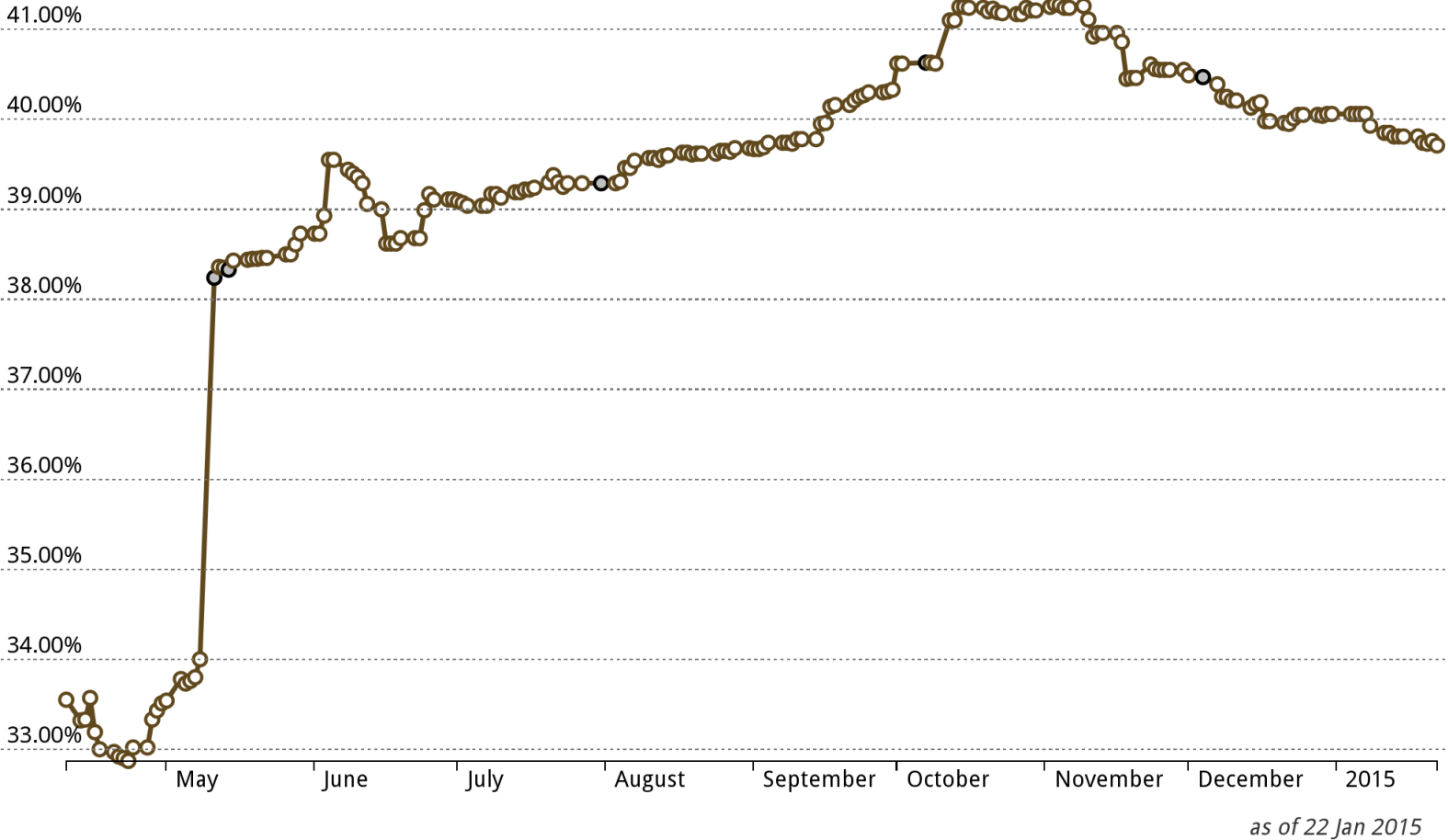
1. IPO
2. Debt Renegotiation
3. Acquisition of Le Grande Community Mall
4. Acquisition of Index Tower – 15 additional commercial floors



II. Current Shareholder Structure

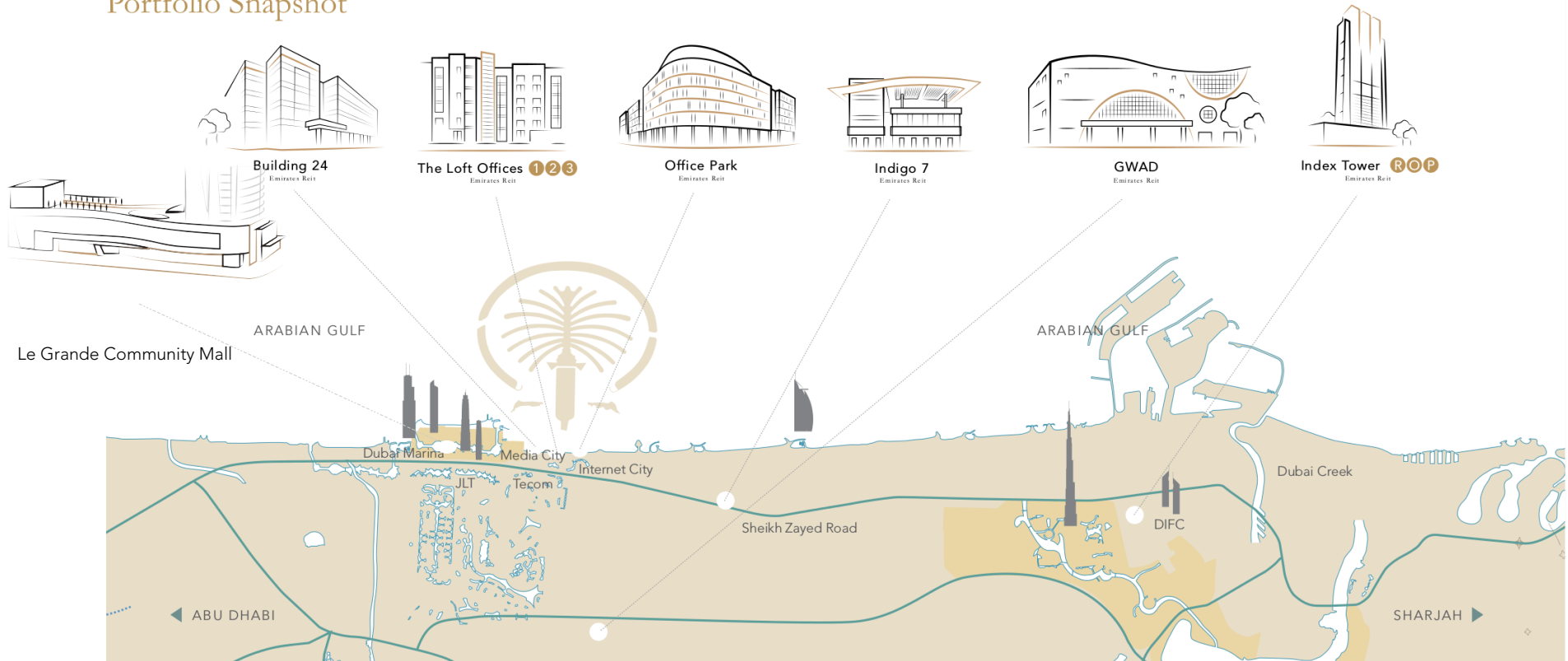


III. Foreign Ownership Structure



IV. Portfolio Summary

Exposure to Prime Assets in Dubai Portfolio Snapshot



Number of Properties
7 (consolidated)

Market Value of Properties
AED 2.1 bn

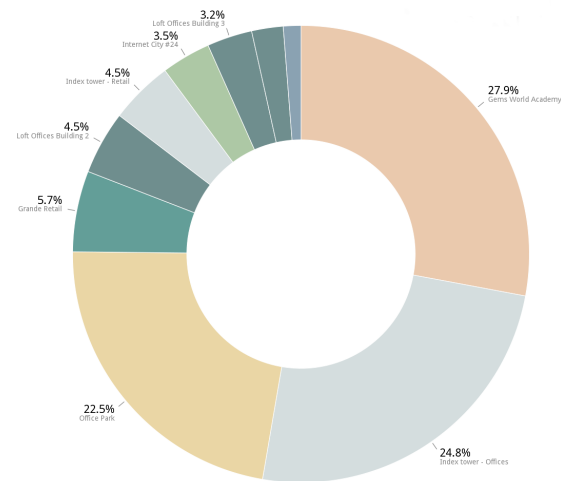
Net Leasable Area
1.6 mn sqft

Portfolio Occupancy
Inc. Index Tower Assets | Excl. Index Tower Assets
67% | 94%

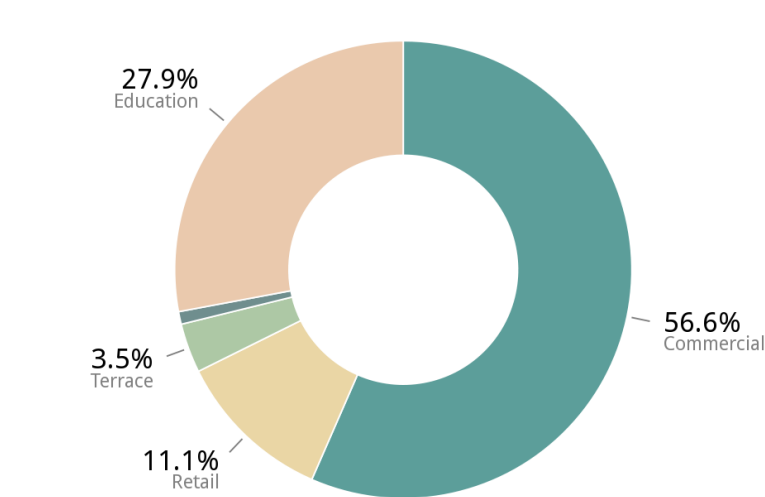
Audited Numbers as at 31st December 2014

IV. Portfolio Overview

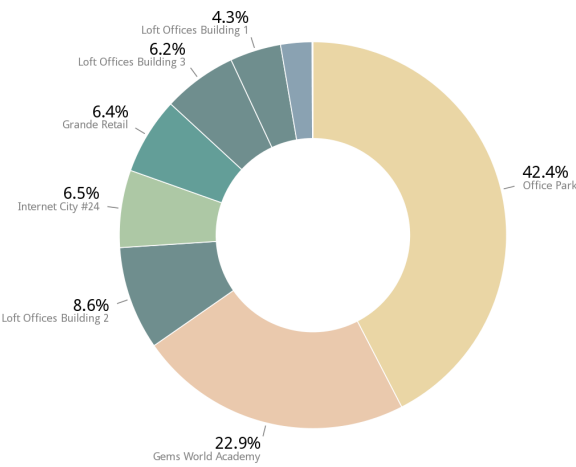
Area Per Property



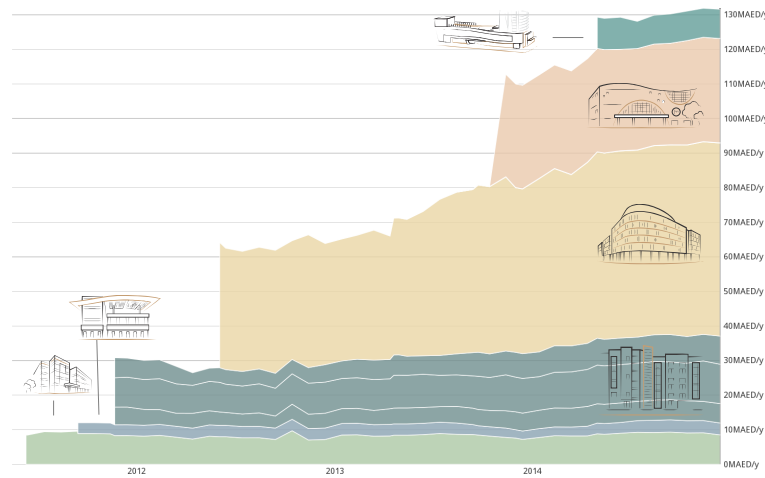
Area Per Unit Type



Passing Income per Property



Annualized Rent Contribution



V. Index Tower Update

Offices | Retail ▾ | Car Park | Gallery | Contact Us



Available now... | Index Tower
Dubai International Financial Centre

- ◆ 400,000 sqft of space available.
- ◆ Fully Fitted offices from 500 sqft to 1500 sqft.
- ◆ 70,000 sqft of Retail and F&B provision located around Index Tower.
- ◆ Building designed by Foster and Partners. (Best Tall Building MENA 2011)
- ◆ Single Institutional Owner.



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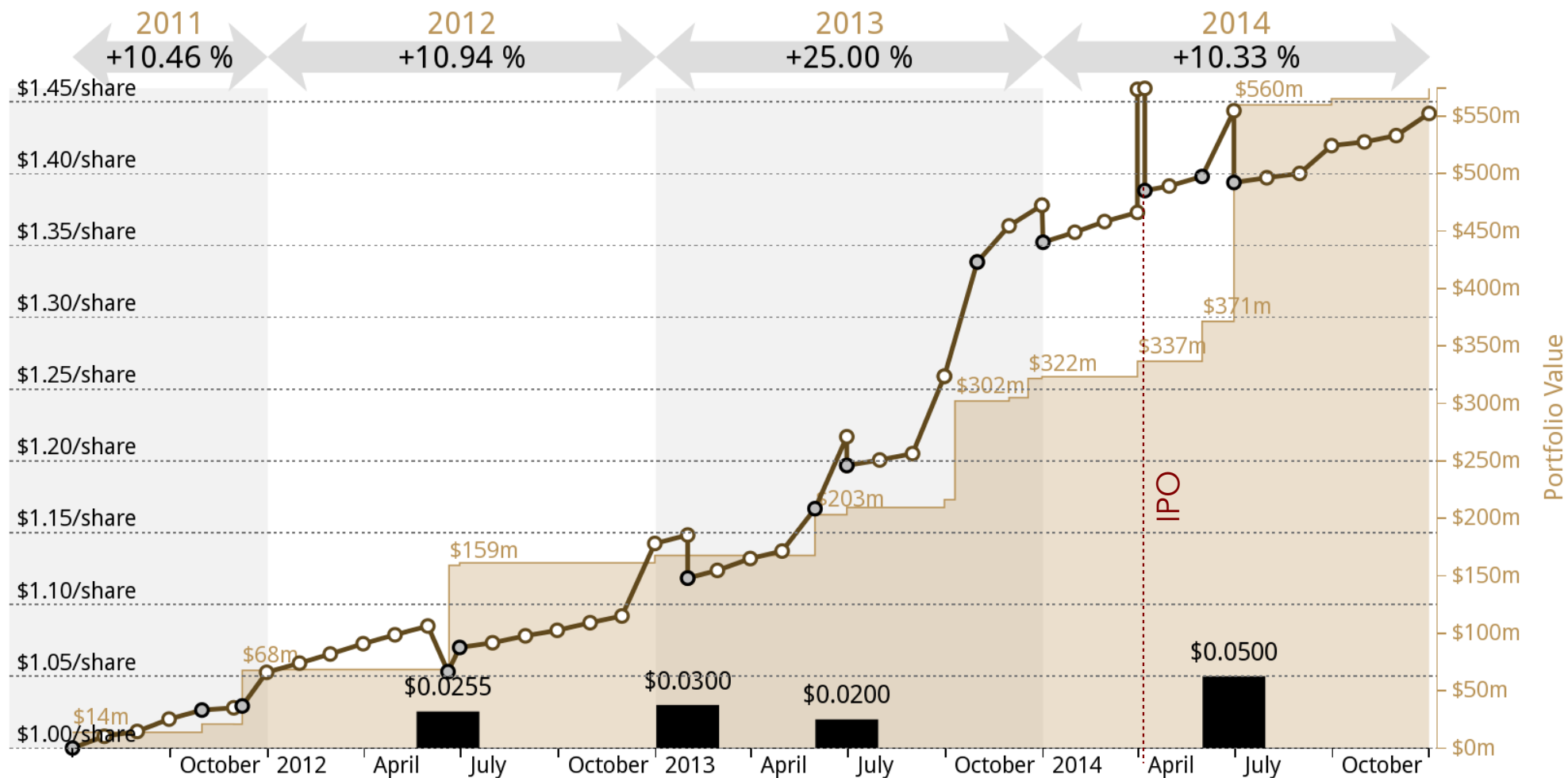


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VI. Performance



as of 31 Dec 2014

NAV per share is calculated by the REIT administrator. Growth rates are adjusted for dividends and annualized. For 2011, 2012 and 2013, the NAV per Share was calculated in accordance with the REIT's Articles of Association not IFRS. For 2014, the NAV has been calculated in accordance with IFRS.

VII. Resolutions

Ordinary Resolution 1

Interim Dividends

Ordinary Resolution 2

Re-appointment of the Investment Board Members

Ordinary Resolution 3

Appointment of new Shari'a Supervisory Board Member



Ordinary Resolution 2 – Re-appointment of Investment Board Members

Marwan bin Ghalaita

CEO of RERA

Abdulla Al Hashemi

Director and Board Member of DEWA

Director and Owner of Al Hashemi (planning, architectural and engineering)

Captain David Savy

Chairman of the Seychelles Civil Aviation Authority



Ordinary Resolution 3 - New Shari'a Supervisory Board Member

Dr. Muhiuddin Ghazi

Head of research Dar Al Shari'a Legal and Financial Consultancy



Awarded with PhD. based on his extensive research work on Quran and its Tafseer by Lucknow University, India

Member of the Assembly of Muslim Jurists in America

Attended various international conferences and seminars and conducted many training workshops in the UAE, Sultanate of Oman, Jordan, Djibouti, India and Afghanistan



Proxy Status

Ordinary Resolution 1

To approve the declaration of an interim dividend of USD 0.04 per ordinary share for financial year ending 31 December 2014, such dividend to be paid on or before 31 January 2015 to the shareholders on the register on 21 January 2015 at 2pm.

Proxy Status

	Shares voted	Vote Cast
For	70,644,244	100 %
Against	0	0 %
Abstain	0	0 %
Total Lodged	70,644,244	100 %



Proxy Status

Ordinary Resolution 2

To re-appoint each of the existing members of the Investment Board for a period of 12 months, with such appointments to terminate on 31 January 2016.

Proxy Status

	Shares voted	Vote Cast
For	70,644,244	100 %
Against	0	0 %
Abstain	0	0 %
Total Lodged	70,644,244	100 %



Proxy Status

Ordinary Resolution 3

To appoint Dr. Muhiuddin Ghazi, as a replacement for Mr. Moosa Tariq Khoory to the Shari'a Supervisory Board, with such appointment to terminate on 31 January 2016.

Proxy Status

	Shares voted	Vote Cast
For	70,644,244	100 %
Against	0	0 %
Abstain	0	0 %
Total Lodged	70,644,244	100 %



Emirates REIT



Thank You