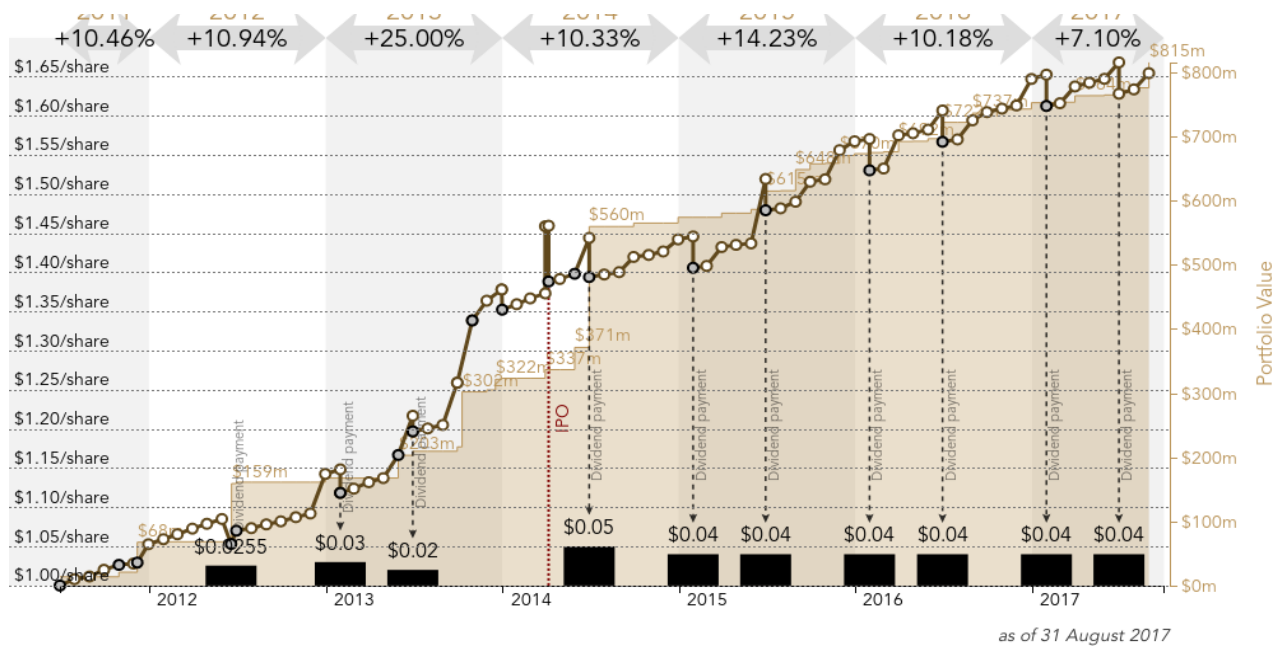


NET ASSET VALUE AS AT 31 AUGUST 2017

- ◆ The **Net Asset Value**¹ as at 31 August 2017 has increased to **USD 1.6542** per share.
- ◆ The total Net Asset Value of the REIT stands at **USD 496 million** (AED 1.82 billion).
- ◆ The **Portfolio Value** has increased to **USD 815 million** (AED 3.0 billion).



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.

ACQUISITION OF EUROPEAN BUSINESS CENTRE

On 23 August Emirates REIT completed the acquisition of European Business Centre in Dubai Investments Park at a purchase price of AED 130 million (\$35.4m). Following completion of the acquisition, Emirates REIT's total portfolio crossed AED 3 billion, comprising of ten properties across Dubai.

COMPLETION OF BRITISH COLUMBIA CANADIAN SCHOOL

The first phase of the new British Columbia Canadian School, developed by Emirates REIT in Dubai Investment Park, has been delivered on schedule and has opened in time for the school year.

AWARDED TOP REIT IN THE ARAB WORLD BY FORBES

Emirates REIT was the proud recipient of the "Top REIT" award at the Forbes annual Top 100 Real Estate Companies in the Arab World event, held in Dubai in September 2017.

About Emirates REIT

Emirates REIT, the first Shari'a compliant real estate investment trust listed on NASDAQ Dubai, is a Dubai-based real estate investment trust established to principally invest in income-producing real estate in line with Shari'a principles.

The manager of the REIT is Equitativa (Dubai) Limited

Emirates REIT was established in the DIFC in November 2010 by Emirates REIT Management (Private) Limited. It operates under the Collective Investment Rules ("CIR") of the Dubai Financial Services Authority ("DFSA").

Emirates REIT is categorized as a domestic fund, an Islamic fund, a property fund and a real estate investment trust and benefits of an exclusive Ruler's Decree permitting to purchase properties in onshore Dubai through its onshore Dubai branch.

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

