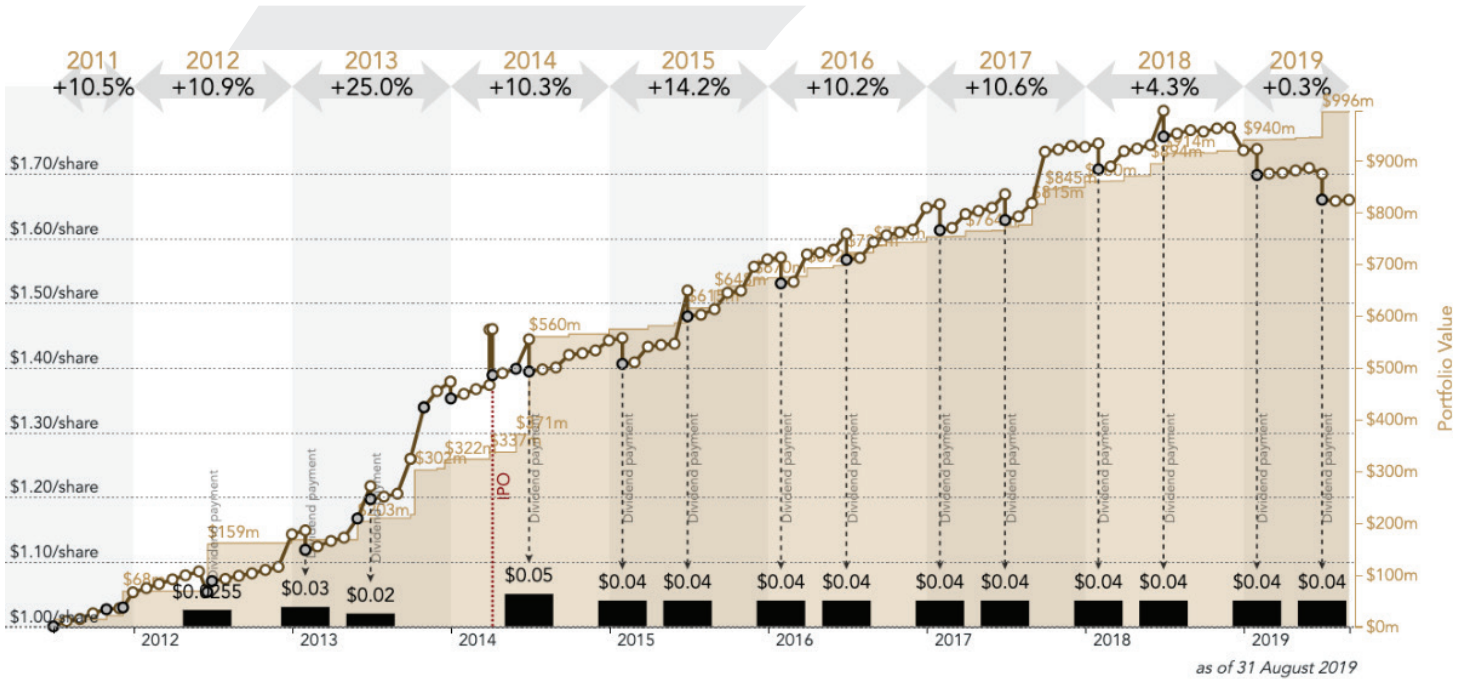


NAV AS AT 31 AUGUST 2019

- The Net Asset Value⁽¹⁾ as at 31 August 2019 is USD 1.66 per share
- The total Net Asset Value of the REIT stands at USD 497 million (AED 1.8 billion).
- The Portfolio Value⁽²⁾ stands at USD 996 million (AED 3.6 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.

⁽²⁾ Portfolio Value includes Right-Of-Use according to IFRS 16.

- END -

FOR FURTHER INFORMATION, PLEASE REFER TO OUR WEBSITE WWW.REIT.AE, OR CONTACT:

Magali Mouquet
Emirates REIT
+971 4 405 7348

Randa Mazzawi / Nicola Ellegaard
Borouj Consulting
+971 4 340 3005 / +971 50 4506120



ABOUT EMIRATES REIT

Emirates REIT, (NASDAQ Dubai: REIT; ISIN: AEDFXA1XE5D7), is the world's largest Shari'a compliant Real Estate Investment Trust. It invests principally in income-producing real estate in line with Shari'a principles and has been distributing regular bi-annual dividends to its shareholders for the past seven years. It owns a well-balanced portfolio of eleven assets in the commercial, educational and retail sectors.

Emirates REIT benefits from exclusive Rulers' Decrees permitting it to purchase properties in onshore Dubai and Ras Al Khaimah.

ABOUT EQUITATIVA GROUP

The Equitativa Group is a leading regional asset manager focused on creating and managing real estate investment trusts (REITs). The group offers innovative risk-adjusted, income generating financial products that cater to institutional and retail investors. As the founder of the UAE's first Shari'a compliant REIT, Emirates REIT, established in the DIFC, Equitativa is today the largest REIT Manager in the Gulf Cooperation Council (GCC) countries and the biggest REIT Manager for Shari'a Compliant REITs in the world. Equitativa has about USD 2 billion of assets under management in the UAE, including Emirates REIT and The Residential REIT, the latter incorporated in Abu Dhabi Global Market. Equitativa is further diversifying its REITs by launching a hospitality REIT, a logistics REIT, and several other REITs in emerging markets.