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Emirates REIT

ANNUAL REPORT

EMIRATES REIT
FACT SHEET FY 2023

Emirates REIT (CEIC) PLC

Reuters REIT.DI   Bloomberg REIT.DU

FY 2023

All information as at December 31, 2023 unless otherwise stated.

IN BRIEF

		VARIANCE Y-O-Y
Investment Properties	USD 923.7m AED 3.4bn	17.7%
Net Asset Value	USD 499.7m AED 1.8bn	34.1%
NAV* per Share	USD 1.57	34.1%
Net Lettable Area	208,362 sqm 2.2m sq.ft.	2.7%
Occupancy	86.2%	1.7 p.p.

* Net Asset Value

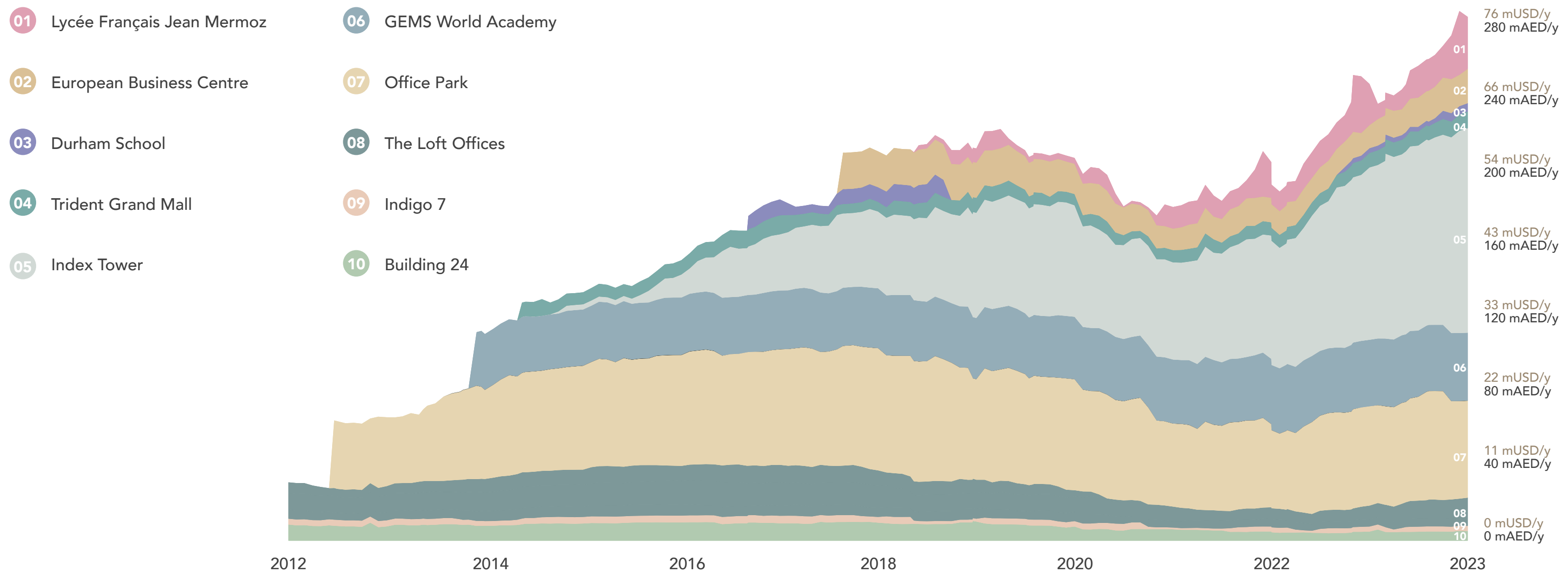
FINANCIAL HIGHLIGHTS

- Increased occupancy & improved rates resulted in total property income of USD 74.4m for FY 2023 which recorded a growth of 10.5% on y-o-y basis (FY2022 : USD 67.3m). On a like-for-like basis, disregarding effects of divestment of an investment property, this growth amounts to 13.2%.
- Led by this growth, property operating expenses recorded a slight increase of 2.5% y-o-y. Consequently, net property income grew by 12.2% & amounted to USD 62.1m for FY 2023 (FY 2022: USD 55.3m).
- Fund expenses showed a decline, mainly due to professional fee & other expenses booked last year related to 2022 Sukuk refinancing.
- Operating profit for the year ended December 31, 2023 amounted to USD 44.0m, up by 36.8% from USD 32.2m posted an year earlier reflecting continued improved performance.
- Impacted by the rising benchmark rates & higher Sukuk profit, the net finance cost for FY 2023 amounted to USD 49.8m (FY 2022: 29.0m) which pushed the FFO to negative USD 5.7m.
- Reflective of the strong real estate market, REIT investment portfolio valuation recorded a solid growth, as a result the unrealized gain on revaluation of investment properties for FY 2023 grew to USD 132.9m up by 68.5% y-o-y (FY 2022: USD 78.8m).
- Consequently, profit for the FY 2023 amounted to USD 127.2m up by 55.1% y-o-y (FY 2022 : USD 82.0m).
- Driven by continued improved valuations, fair value of Investment properties increased by 17.7% y-o-y & amounted to USD 923.7m as at December 31, 2023 (FY 2022: USD 784.9m).
- Islamic financing reduced by USD 21.8m or 4.7% and closed at USD 441.1m (FY 2022: USD 462.9m) mainly due to partial redemption of Sukuk during FY 2023.
- Net Asset Value (NAV) continued to rise & grew by 34.1% y-o-y to close at USD 499.7m (FY 2022 : USD 372.6m) which translated in a NAV per share of USD 1.57 (FY 2022: USD 1.17 per share).

OPERATIONAL HIGHLIGHTS

- Occupancy across the portfolio increased by 1.7 p.p. to 86.2% for FY 2023.
- Passing rental rates across the commercial and retail portfolio increased by 9.8% y-o-y to AED 1,809 / sqm / annum.
- On a like-for-like basis, WALE decreased from 7.1 years to 6.3 years.
- Excluding education assets (long-term leases), WALE was steady at 2 years (FY 2022: 2.1 years).
- Leasing activity during FY 2023:
  - 195 renewals (27,137 sq.m.)
  - 108 new leases (15,708 sq.m.)
  - 53 exits (7,223 sq.m.).
- Total number of tenants for the portfolio increased by 8.1% from 372 to 402 and the retention rate by area was 79.0% (excluding schools).
- Index Tower, the REIT's largest asset, benefited from strong demand in DIFC, coupled with limited supply. Occupancy of offices at Index Tower increased by 1.4 p.p. to 87.8%. The retail take-up was particularly strong, increasing by 10.2 p.p. to 58.7%. Robust performance was reflected in the blended passing rental rates which increased by 11.9% to AED 2,950 /sqm / annum.
- European Business Centre recorded strong performance with occupancy increasing by 14.9 p.p. to 83.9%. Rental rates increased by a healthy 26.6%.
- Loft Offices continued on its positive trajectory, with a 7.3 p.p. increase in occupancy and 13.7% increase in rental rates. Lofts 1 and 2 reached an occupancy of 79.7%. Trident Mall recorded an increase in occupancy of 7.3 p.p., with rental rates growing 4.7%.
- Phase 3 at Lycée Français Jean Mermoz was successfully completed in May 2023.

ANNUALISED RENT



Emirates REIT (CEIC) PLC

Reuters REIT.DI   Bloomberg REIT.DU

FY 2023

All information as at December 31, 2023 unless otherwise stated.

INCOME AND EARNINGS

IN USD M	FOR YEAR ENDED 31 DEC. 2023	31 DEC. 2022	VARIANCE Y-O-Y
RENTAL, FEE & OTHER INCOME	74.4	68.8	+8.1%
(LOSS) ON DISPOSAL OF INVESTMENT PROPERTY	-	(1.5)	(100.0%)
TOTAL PROPERTY INCOME	74.4	67.3	+10.5%
PROPERTY OPERATING EXPENSES	(12.3)	(12.0)	+2.5%
NET PROPERTY INCOME	62.1	55.3	+12.2%
FUND EXPENSES	(16.6)	(21.7)	(23.7%)
ALLOWANCE FOR EXPECTED CREDIT LOSS	(1.5)	(1.4)	+4.4%
OPERATING PROFIT	44.0	32.2	+36.8%
FINANCE COST	(47.0)	(26.3)	+78.7%
IFRS 16 FINANCE CHARGE	(2.7)	(2.7)	(0.5%)
(LOSS)/ PROFIT BEFORE FAIR VALUATION / FUNDS FROM OPERATIONS (FFO)	(5.7)	3.2	(2.8x)
NET UNREALIZED GAIN ON REVALUATION	132.9	78.8	+68.5%
PROFIT FOR THE YEAR	127.2	82.0	+55.1%
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	127.2	82.0	+55.1%
FFO PER SHARE (USD)	(0.018)	0.010	(2.8x)
EARNINGS PER SHARE (USD)	0.398	0.257	+55.1%

BALANCE SHEET

IN USD M	AS AT 31 DEC. 2023	31 DEC. 2022	VARIANCE Y-O-Y
INVESTMENT PROPERTIES – FAIR VALUE	923.7	784.9	+17.7%
TOTAL ASSETS	1,037.0	929.6	+11.6%
ISLAMIC FINANCING	441.1	462.9	(4.7%)
TOTAL LIABILITIES	537.3	557.0	(3.5%)
EQUITY / NET ASSET VALUE (NAV)	499.7	372.6	+34.1%
FTV* (%)	42.5%	49.8%	(7.3 p.p.)
NAV PER SHARE (USD)	1.57	1.17	+34.1%
NET CASH FROM OPERATING ACTIVITIES	52.5	40.5	+29.6%

* Financing to Assets Value

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 audited Financial Statements. This document is only for ease of use and for details please refer to the audited Financial Statements published on Emirates REIT website.

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AT A GLANCE

CHAIRMAN'S MESSAGE

Dear Shareholders,
It is my pleasure to present Emirates REIT's 2023 Annual Report

On behalf of the Board, I am pleased to present Emirates REIT's (the "REIT") Annual Report for the financial year ended on December 31, 2023.

As detailed herein, this report demonstrates the REIT's sustained positive operational performance throughout 2023, building on the robust foundations of our prudent investment strategy that focuses on commercial, retail, and educational assets, underpinned by an active asset management.

In the face of global headwinds, with benchmark rates at a near 20-year high and inflationary pressures, the UAE's commercial real estate market continued to outperform throughout the year, with robust demand, high occupancy levels and increased rental yields, driven by a growing population and limited new supply entering the market.

This growth was supported by positive macroeconomic fundamentals: UAE GDP increased by 3% in 2023, including nearly 6% growth for the non-oil sector, according to Standard & Poor's (S&P) Global Ratings. The UAE's reputation as a safe haven in an increasingly volatile world added to its attractiveness as a market.

The REIT Manager capitalized on these expanding opportunities with a clear focus on achieving operational efficiencies and increased occupancy and rental rates. Here, I would highlight the role of Thierry Delvaux, who joined the company as CEO for Equitativa (Dubai) Limited in July 2023, bringing a wealth of pan-regional executive experience and a renewed sense of direction at a pivotal time for the company.

Overall, key performance indicators at the property level continued to improve in 2023. Occupancy climbed, staging a consistent upward trajectory to reach 86.2%. This marks a growth rate of 1.7 p.p. year-on-year from 2022, while total property income rose by 10.5% to reach USD 74.4 million. Operating profit reached USD 44.0 million, representing y-o-y growth of 36.8%.

Driven by improved valuations, fair value of investment properties recorded a 17.7% increase from USD 784.9 million to USD 923.7 million year-on-year. As a result, the overall financial performance of the REIT has improved significantly, with Net Asset Value increasing by 34.1% compared to the same period last year. Net Asset Value per share closed at USD 1.57 per share as of December 31, 2023, compared to USD 1.17 per share as of December 31, 2022.

In March 2023, Emirates REIT partially redeemed USD 56 million of the USD 380 million secured sukuk certificates issued on December 12, 2022, together with accrued profit, leaving the outstanding principal at USD 324 million, which positively impacted the REIT's full year results.

CHAIRMAN'S MESSAGE

Other Highlights

Occupancy at the REIT's flagship property, Index Tower, increased by 1.4p.p. year-on-year, to reach 87.8%, while rental rates increased
by 10.6%, reflecting strong demand for premium office space.

Notable increases in occupancy were recorded at European Business Centre (+14.9 p.p. to 83.9%), Loft Offices (+7.3 p.p. to 53.8%), Trident Grand Mall (+7.3 p.p. to 83.1%) and Index Mall (+10.2 p.p. to 58.7%) contributing to an overall increase of 8% (Y-o-Y) in the number of tenants on the portfolio.

The diversity of the REIT's portfolio also emerged as a key strength, with robust growth across education and retail assets. Premises in Dubai Investments Park have been leased to Durham School Dubai for almost two years and the success of this asset, and its importance to the community, highlights the importance of our diversified, sustainable approach to growth. School operators currently occupying the REIT's other educational assets have also expressed an interest in expanding their operations.

The key retail assets of Index Mall and Trident Grand Mall attracted new tenants and retention of existing tenants also increased. Sentiment was good with an increased footfall at these assets. Index Mall occupancy increased by 10.2 p.p. to reach 58.7%, whilst Trident Grand Mall retail units reached 83% occupancy.

There was also consistent demand for commercial property across the REIT's portfolio, including Dubai International Financial Centre (DIFC) , in addition to robust demand in Tecom and Dubai Media City – indicating our strategy of targeting a variety of office locations and tenant profiles.

2023 was not without challenges: the global macro-economic environment, combined with the historically high level of profit rates, high sukuk cost and the costs associated with the refinancings, had a negative impact on the REIT's net profit before any revaluation of the investment property. In response, Equitativa (Dubai) Limited (the REIT Manager, on behalf of the REIT) continued to review options to secure a more sustainable and long-term financing solution through a partial or total refinancing of the new secured certificates.

In March 2023, the REIT Manager agreed to a new USD 50 million Islamic Financing Facility with Ajman Bank, with a 10-year tenor to repay existing debts. The facility underscored the strength of the REIT's real estate portfolio, while the longer-term tenor enhanced the REITs capital structure and positioned it for growth.

Another important consideration was to review opportunities to lower the financing ratio, through the disposal of assets that were not core to the REIT's strategy, to continue leasing up the portfolio and increase the net property income margin through active asset management. We continue to focus on asset enhancement initiatives that will enable greater overall performance of the REIT.

I am grateful to our shareholders, tenants, and partners for their patience and engagement over the past year, which has helped to position the REIT for stable, long-term growth.

Your support and the measures we have taken in the past year will give us an edge in 2024 and beyond, while also helping to underscore the importance of the REIT as a sustainable vehicle for providing investors with an opportunity to diversify their portfolio with productive, income-generating assets.

The key priorities for the REIT Manager for FY 2024 will be to build on the successes of 2023, to continue to grow occupancy and rental rates across the portfolio, and assess the landscape for new assets that are aligned with our strategy and ethos, while working to achieve optimal capital structure and capital deployment.

Emirates REIT will strive to increase the net property income margin through active asset management on both income and costs and to deliver continued overall performance of the REIT in 2024 and beyond.

I thank you for the continued confidence, trust and patience that you have placed in Emirates REIT, and I also thank the regulators and the wider business community for their ongoing support.

EMIRATES REIT
OVERVIEW
as at December 31, 2023

Based in the DIFC, Emirates REIT is the first and largest listed Shari'a compliant REIT in the UAE by assets under management, and has a principal mandate to invest in income generating properties with a primary focus in the UAE. The REIT's investment holdings represent a diverse commercial portfolio covering office, retail and educational assets.

The principal objective of Emirates REIT is to provide its Shareholders with a stable source of income through the consistent distribution of at least 80% of its audited annual net income (in accordance with the DFSA CIR Rules) and an increased value of their holding in Emirates REIT through active asset management and the potential capital appreciation of the properties within the portfolio.

Emirates REIT's portfolio comprises 10 predominantly freehold properties in Dubai with a market value of approximately USD 945.85 million, with an aggregate lettable area of approximately 208,362 sqm and 402 tenants.

COMMERCIAL

- Index Tower (DIFC) [1]
- Office Park (Dubai Knowledge Village)
- Loft Offices (Dubai Media City)
- European Business Centre (Dubai Investments Park)
- Building 24 (Dubai Internet City)
- Indigo 7 (Sheikh Zayed Road)

EDUCATION

- GEMS World Academy (Al Barsha South)
- Lycee Francais Jean Mermoz (Al Quoz)
- Durham School Dubai (Dubai Investments Park)

RETAIL

- Index Mall (DIFC) [1]
- Trident Grand Mall (JBR, Dubai Marina)

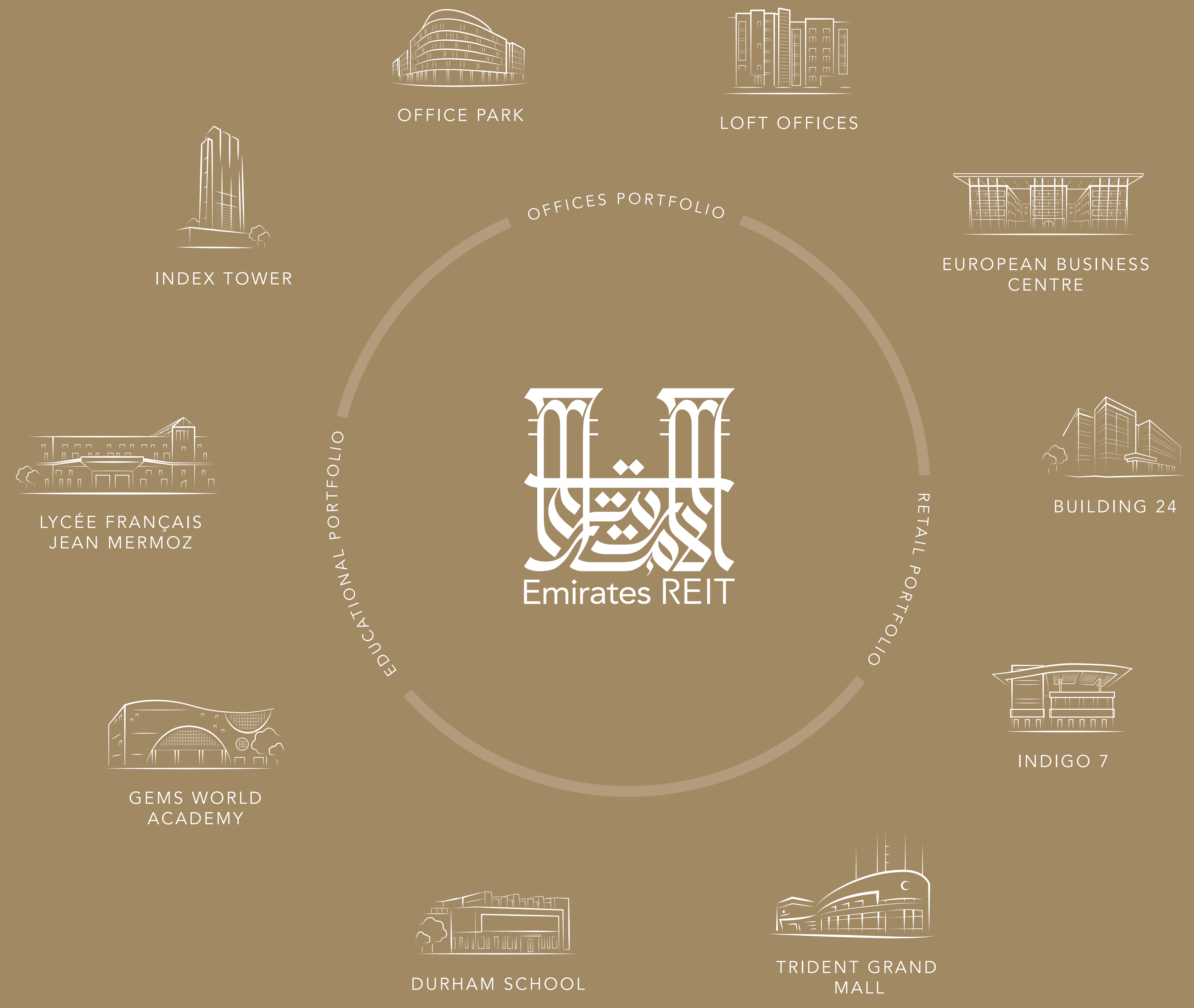
Emirates REIT's shares are listed on Nasdaq Dubai under the ticker symbol REIT and it is managed by Equitativa (Dubai) Limited, which is a leading independent asset manager in the UAE.

[1] Index Mall and Index Tower are considered as a single asset within Emirates REIT's portfolio.

REIT
IN BRIEF

- First Listed Shari'a compliant REIT in the UAE
- Focus on income-producing assets with attractive investment fundamentals
- Visibility on existing income and contracted rental organic growth opportunities within current portfolio
- Experienced REIT Manager with detailed knowledge of the UAE real estate sector
- Active asset management and enhancement of the income profile of the properties
- Regulated REIT Manager with established corporate governance framework
- Regulatory highlights: minimum of 80% of the net income distribution, gearing limit of 65% of Gross Asset Value, development activities limited to 30% of portfolio

EMIRATES REIT
PORTFOLIO



FY 2023
IN BRIEF

2023

MARCH
Partial redemption of USD 56 million of the USD 380 million secured sukuk certificates together with accrued profit, As a result, the outstanding principal amount has been reduced to USD 324 million

MARCH
Emirates REIT obtained a new AED 184 million Islamic Financing Facility from Ajman Bank PJSC with a tenor of 10 years

INVESTMENT PROPERTIES

USD **923.7** M

AED 3.4bn

NET ASSET VALUE

USD **499.7** M

AED 1.8bn

NET LETTABLE AREA

208,362 SQM

WEIGHTED AVERAGE LEASE EXPIRY

6.3 YEARS

NET PROPERTY INCOME*

12.2%

2023	USD 62.1m
2022	USD 55.3m

PROFIT FOR THE YEAR

55.1%

2023	USD 127.2m
2022	USD 82.0m

EARNINGS PER SHARE

55.1%

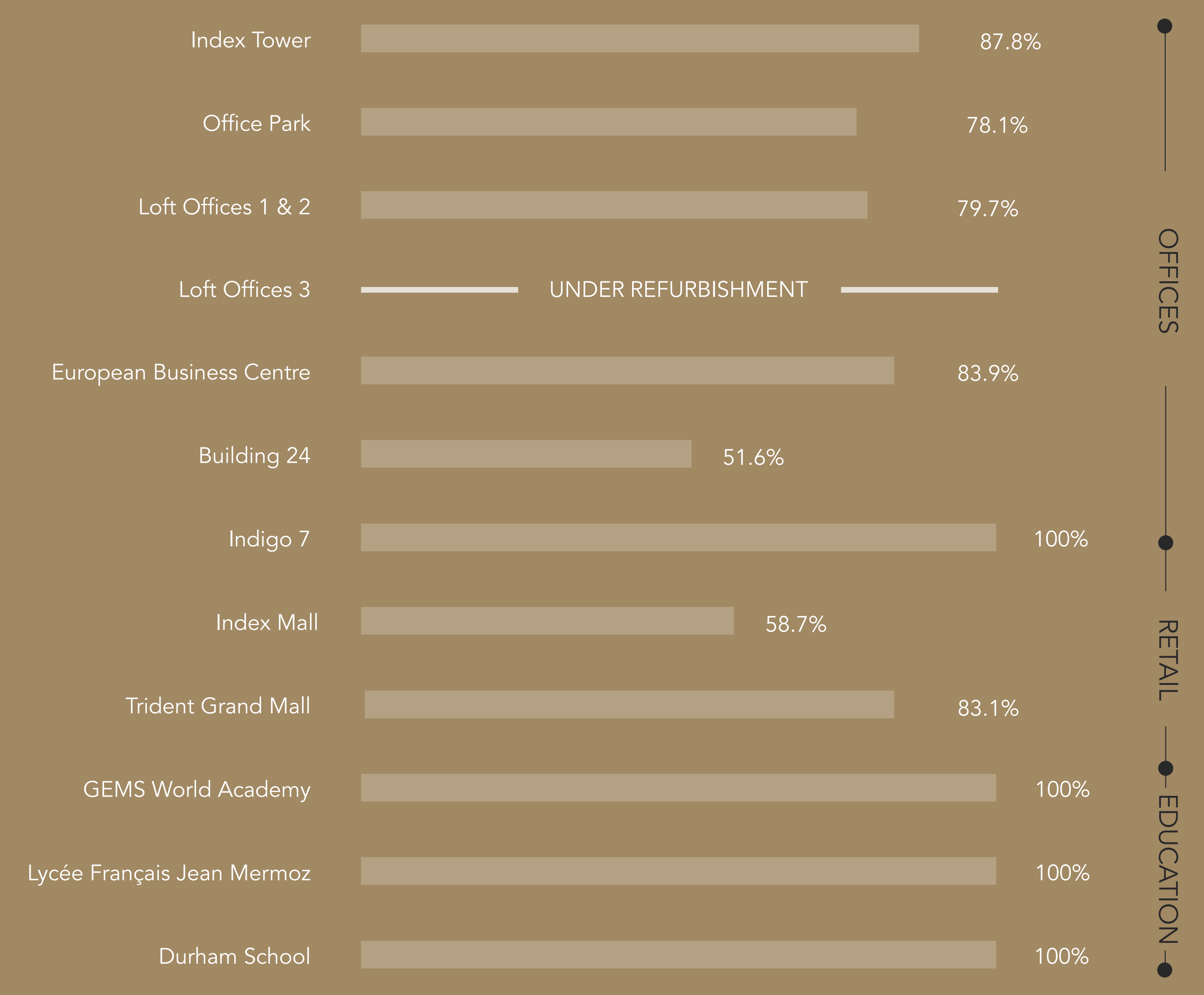
2023	USD 0.398
2022	USD 0.257

* Disregarding the net effect of asset disposal in 2022, net property income reflects y-o-y growth of 15.3% on a like for like basis

FY 2023 PORTFOLIO OCCUPANCY

TOTAL OCCUPANCY

86.2%



INCOME AND EARNINGS

USD '000	FY 2023	FY 2022	VARIANCE	% VARIANCE [2]
Rental, fee & other income	74,389	68,785	5,604	+8.1%
(Loss) on disposal of investment property	-	(1,455)	1,455	(100.0%)
Total property income	74,389	67,330	7,059	+10.5%
Net property income	62,065	55,306	6,759	+12.2%
Operating profit	44,041	32,202	11,839	+36.8%
Net finance cost	(49,760)	(29,050)	(20,710)	+71.3%
(Loss) / Profit Before Fair Valuation / Funds From Operations (FFO)	(5,719)	3,152	(8,871)	(2.8x)
Net unrealised gain / (loss) on revaluation[1]	132,869	78,838	54,031	+68.5%
Profit for the year	127,150	81,990	45,160	+55.1%
EPS (USD)	0.398	0.257	0.141	+55.1%

STATEMENT OF FINANCIAL POSITION

USD '000	FY 2023	FY 2022	VARIANCE	% VARIANCE
Investment property	923,717	784,932	138,785	+17.7%
Total assets	1,037,028	929,582	107,446	+11.6%
Total liabilities	537,288	556,992	(19,704)	(3.5%)
Islamic Financing	441,099	462,935	(21,836)	(4.7%)
Total equity	499,740	372,590	127,150	+34.1%
NAV per share (USD)	1.57	1.17	0.40	+34.1%
FTV [3]	42.5%	49.8%	-	(7.3 p.p)
Net cash from operating activities	52,519	40,514	12,005	+29.6%

[1] Including impact of IFRS 16
[2] % Variance computed based on financial impact.
[3] Financing to Assets Value

FY 2023 FINANCIAL **HIGHLIGHTS**

as at December 31, 2023

Increased occupancy & improved rates resulted in total property income to grow by 10.5% to USD 74.4m during FY 2023. On a like-for-like basis, disregarding the effects of sale of investment property last year, this growth amounts to 13.2% y-o-y.

Led by this growth, property operating expenses also recorded a slight increase of 2.5% y-o-y. Supported by strong top-line revenue, the net property income recorded a y-o-y growth of 12.2% & amounted to USD 62.1m for FY 2023 (FY 2022: USD 55.3m). Disregarding the effect of asset disposal, net property income reflects y-o-y growth of 15.3% .

Fund expenses showed a decline, mainly due to professional fee & other expenses booked last year related to 2022 Sukuk refinancing. Consequently, operating profit for the year ended December 31, 2023 amounted to USD 44.0m, up by 36.8% from USD 32.2m posted an year earlier, reflecting continued improved operating performance of the REIT.

Impacted by the rising benchmark rates & higher Sukuk profit, the net finance cost for FY 2023 amounted to USD 49.8m (FY 2022: 29.0m) which pushed the FFO to negative USD 5.7m

Reflective of a strong real estate market, the REIT portfolio valuation recorded solid growth of 68.5% resulting in an unrealised gain on revaluation of investment properties of USD 132.9m for FY 2023 (FY 2022: USD 78.8m). Resultantly, the profit for the year ended December 31, 2023 amounted to USD 127.2m, up by 55.1% y-o-y (FY 2022: USD 82.0m) .

Driven by these valuations, the fair value of investment properties grew by 17.7% y-o-y and amounted to USD 923.7m as at December 31, 2023 (FY 2022: USD 784.9m)

Islamic financing reduced by USD 21.8m or 4.7% and closed at USD 441.1m (FY 2022: USD 462.9m) mainly due to partial redemption of Sukuk during FY 2023.

Supported by improved profitability, revaluation gains and lower Islamic financing, the FTV further improved to 42.5% as at December 31, 2023, from 49.8% as of December 31, 2022.

Net Asset Value (NAV) continued to rise and grew by 34.1% y-o-y to close at USD 499.7m as at December 31, 2023 (December 31, 2022 : USD 372.6m) which translated in a NAV per share of USD 1.57 as at December 31, 2023 (December 31, 2022: USD 1.17 per share)

FY 2023 OPERATIONAL **HIGHLIGHTS**

as at December 31, 2023

FY 2023 was a year of continuing operational improvement for Emirates REIT which benefited not only from the UAE and Dubai's outperforming economies compared to the rest of the world but also from its asset management achievements both in terms of occupancy and cost recovery.

From an occupancy standpoint, the portfolio stood at 86.2% as at December 31, 2023, a 1.7 p.p. increase when compared to December 31, 2022. Excluding the educational assets (single-let, long term leases), the occupancy increased by 2.1 p.p. in the same period.

Notable increases in occupancy were recorded at European Business Centre (+14.9 p.p. to 83.9%), Loft Offices (+7.3 p.p. to 53.8%, with Lofts 1 and 2 reaching 79.7% occupancy), Trident Grand Mall (+7.3 p.p., to 83.1%) and Index Mall (+10.2 p.p. to 58.7%).

Increased occupancy & improved rates resulted in total property income of USD 74.4m which recorded a growth of 10.5% on y-o-y basis (FY2022 : USD 67.3m).

Property operating expenses recorded a slight increase of 2.5% y-o-y. Consequently, net property income[1] grew by 12.2% and amounted to USD 62.1m for FY 2023 (FY 2022: USD 55.3m).

The portfolio's total number of tenants increased from 372 to 402; an increase of 8% as at December 31, 2023 whilst the WALE is 6.3 years as at December 31, 2023.

Portfolio valuation was positively impacted by the upward trajectory of Dubai's commercial real estate market, supported by strengthening economic conditions and the successful implementation of asset management initiatives which have positioned the assets to capitalize on strong market conditions. Emirates REIT independent valuers CBRE and Cushman & Wakefield revised upwards their valuations to USD 945.8 million, a 17.7% increase compared to December 31, 2022 (USD 803.4 million).

[1] Disregarding the net effect of asset disposal in 2022, net property income reflects y-o-y growth of 15.3% on a like for like basis

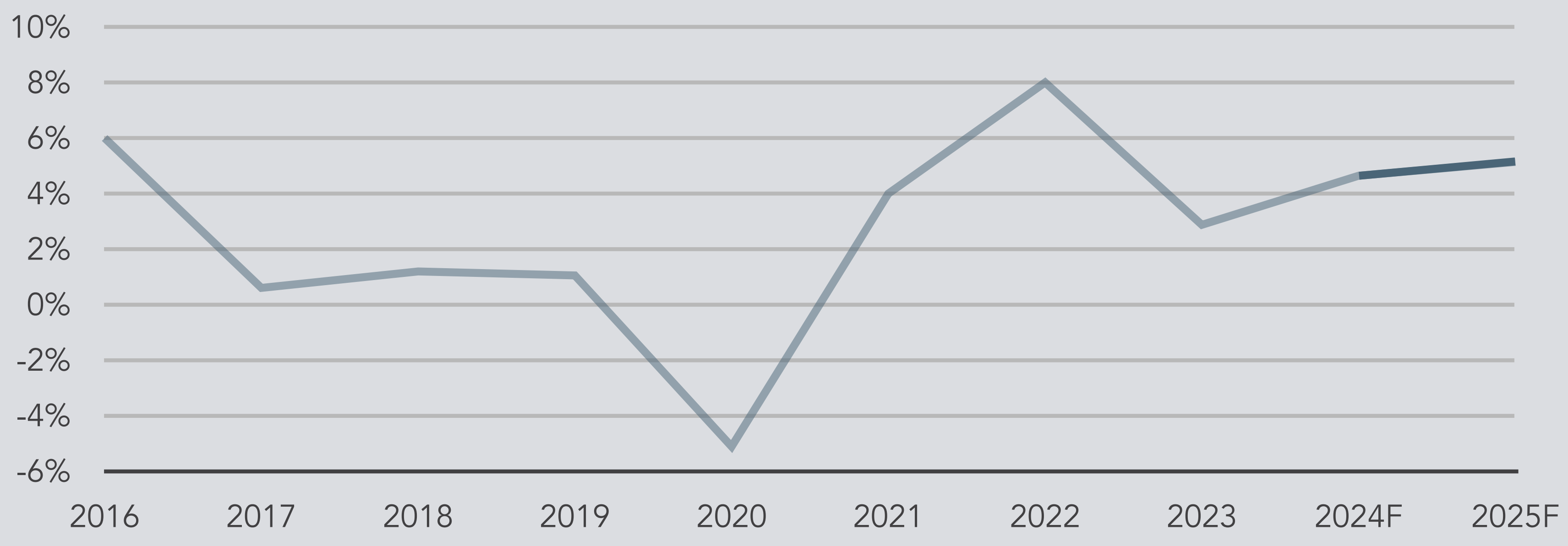
PORTFOLIO

MARKET
OVERVIEW

MACROECONOMIC OVERVIEW

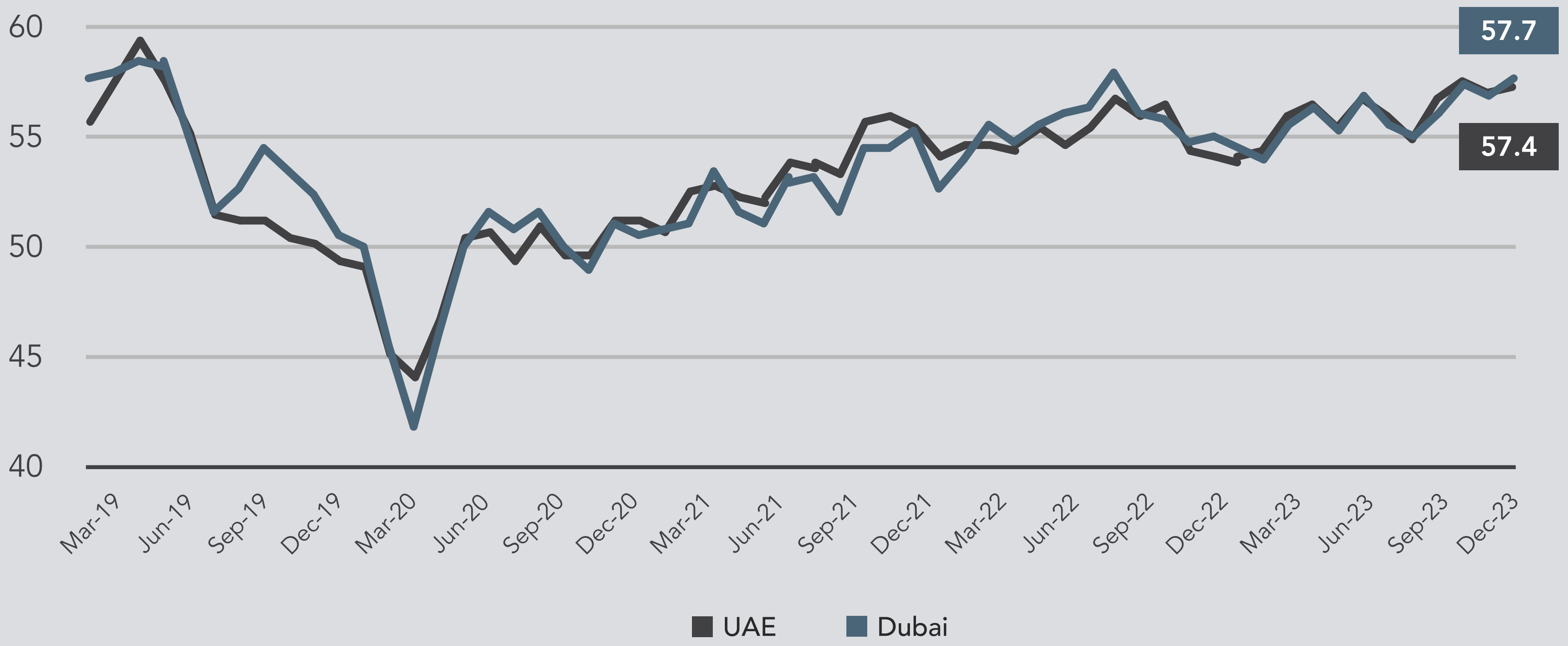
- In 2023, the UAE displayed its economic resilience and ability to adapt to challenging global economic conditions. The government remained committed to diversifying the country's economy away from oil through several development plans and initiatives in the non-oil sector.
- Economic growth is being led by tourism, construction, real estate, transportation and manufacturing industries all being supported by significant government investment in infrastructure.
- Key infrastructure projects launched in 2023 include Dubai Metro Blue Line, Road and Transport Authority's Strategic Plan 2030 and the Masterplan for Dubai Beaches. Significant regulatory changes include more flexible residency, tourist and retirement visas and less restriction on foreign ownership of onshore companies. All contributing to enhanced lifestyle, ease of doing business and economic growth.
- Overall real GDP is estimated to have grown to around 3.0% in 2023, with Non-hydrocarbon GDP growing by 5.6%. Looking forward to 2024, overall real GDP growth is expected to reach 4.7%, with Non-hydrocarbon GDP growth projected at 4.3%.
- Buoyancy in the non-oil sector was evident in the UAE Purchasing Managers' Index (PMI). The highest recording in four-and-a-half years, 57.7, was recorded in October, followed by healthy readings of 57.0 and 57.4 in November and December respectively.
- Average inflation is estimated to have declined from 4.8% in 2022 to 3.3% in 2023, lower than other global city benchmarks.
- Fiscal and external surpluses are expected to stay high, thanks to sustained higher oil prices. The fiscal balance is projected to be around 5% of the GDP in 2023, driven by strong economic activity and oil revenue. The introduction of a corporate income tax, which started in June 2023, will also help to boost non-oil revenue in the medium term. This will enable the UAE government to invest in the planned infrastructure and initiatives to deliver economic growth.
- The UAE's safe haven status and its business-friendly reforms have attracted foreign inflows of capital and labor, which have contributed to the growth of the economy and population and have led to the increase in demand for residential and commercial real estate, especially in the high-end segment, driving rental and capital growth, with education and healthcare sectors also benefiting from these trends.
- Dubai's hospitality, retail and leisure sectors are performing strongly, buoyed by 17.5 million international overnight visitors between January and October 2023, an increase of 19% from 2022.

UAE REAL GDP GROWTH (Y-O-Y)



Source: International Monetary Fund

UAE PURCHASING MANAGERS INDICES



Source: Trading Economics, S&P Global PMI

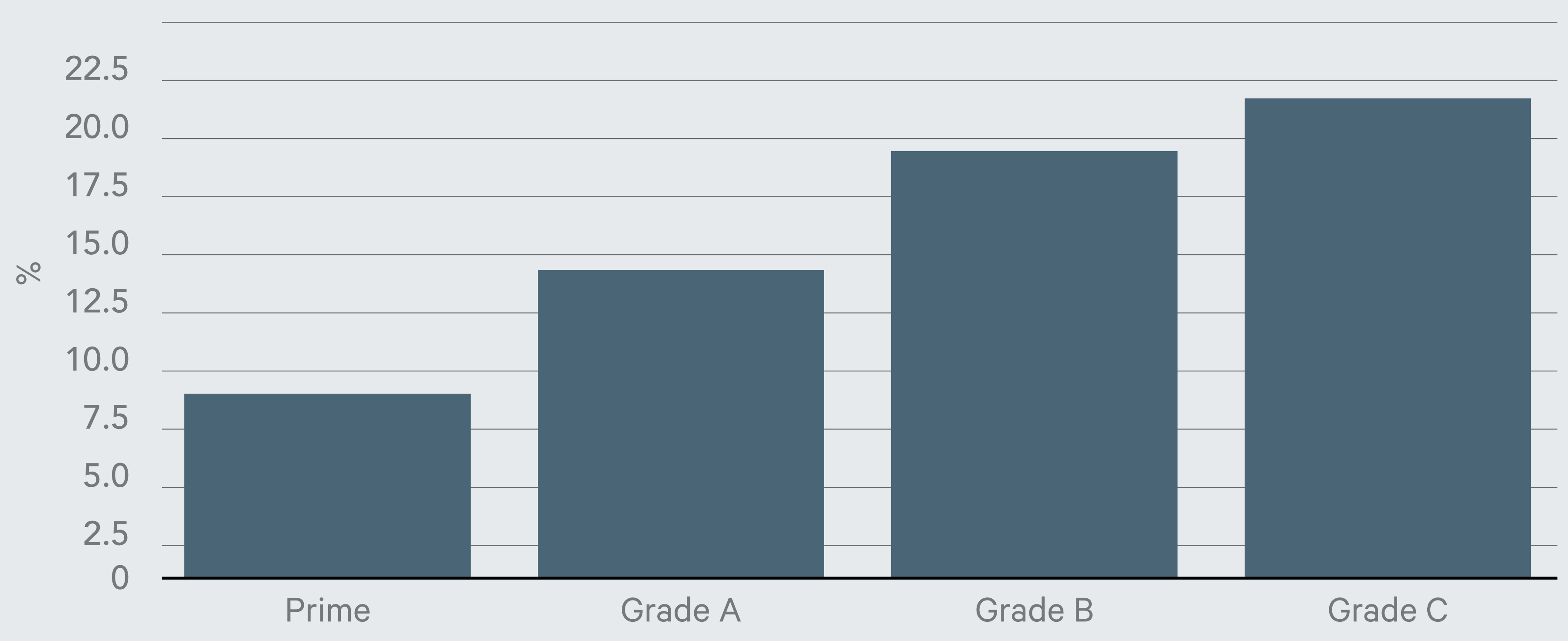
MARKET OVERVIEW

DUBAI OFFICE MARKET UPDATE

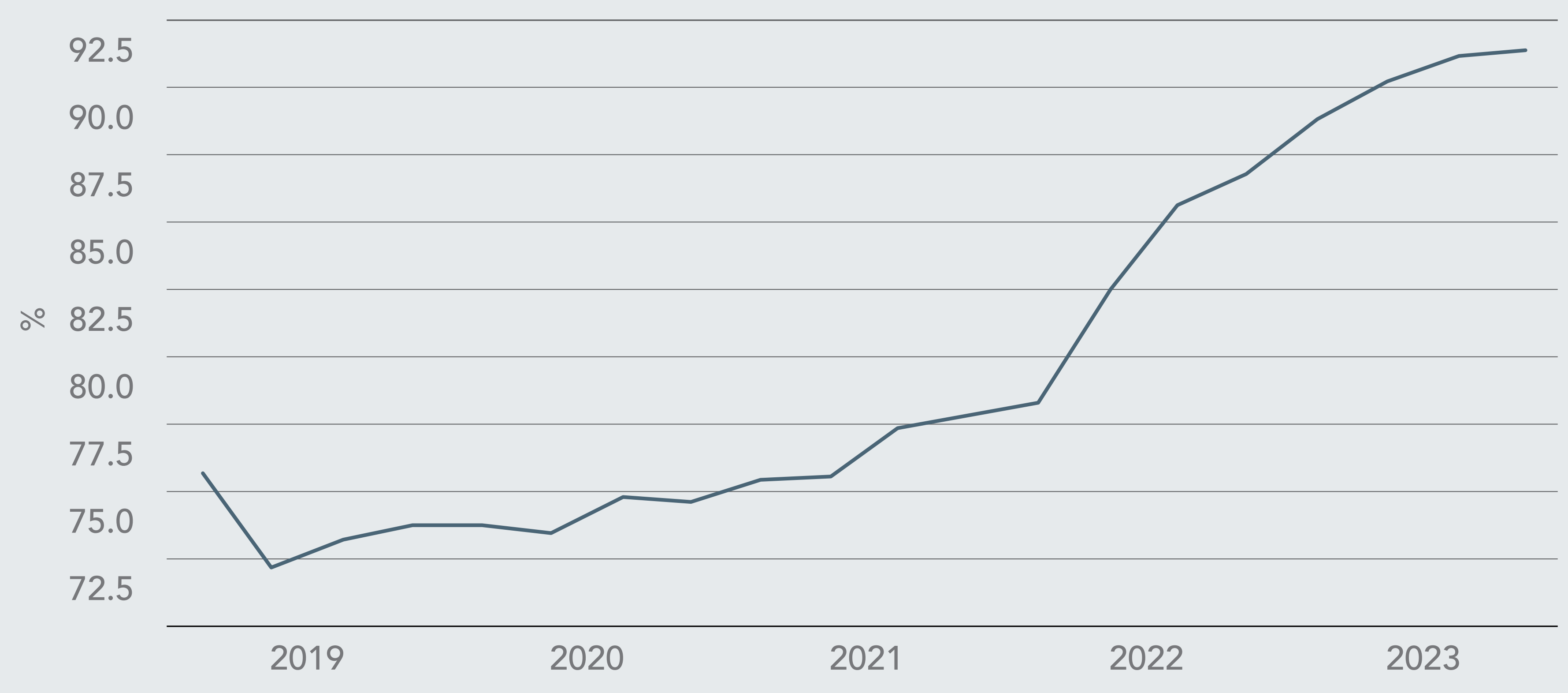
Dubai's occupier market was robust during 2023 with new business registrations and corporate expansions, underpinned by strong economic growth, driving office demand.

- Freezones, including DIFC and TECOM have been notable beneficiaries of this growing demand, where prominent segments including pharmaceutical and financial services sectors have driven take-up. A large number of global corporates, including many hedge funds and asset management companies, have entered the Dubai market providing a new source of demand for prime office space.
- Average occupancy in Dubai's office market increased 4.5 p.p to 92.6% in Q4 2023 y-o-y.
- Limited availability of good quality space, particularly within Freezones, has put upward pressure on rental rates. In 2023, around 92,000 sq m of gross leasable area (GLA) was delivered in Dubai. The majority of these spaces were of Grade A specifications and have been absorbed by existing demand. An additional 44,000 sq m of new office space is scheduled for completion in 2024, less than 50% of 2023 new supply.
- Average rents within the Prime, Grade A, Grade B, and Grade C segments of the market have increased by 8.0%, 13.3%, 18.2%, and 20.3%, respectively in the year to the last quarter of 2023.
- Average rents for Prime, Grade A, Grade B, and Grade C segments stood at AED 250, AED 182, AED 150 and AED 126 / sqft / annum respectively over the same period.

DUBAI, OFFICE RENTS, Y-O-Y % CHANGE TO 4Q 2023



DUBAI, OFFICES, AVERAGE OCCUPANCY RATE, %



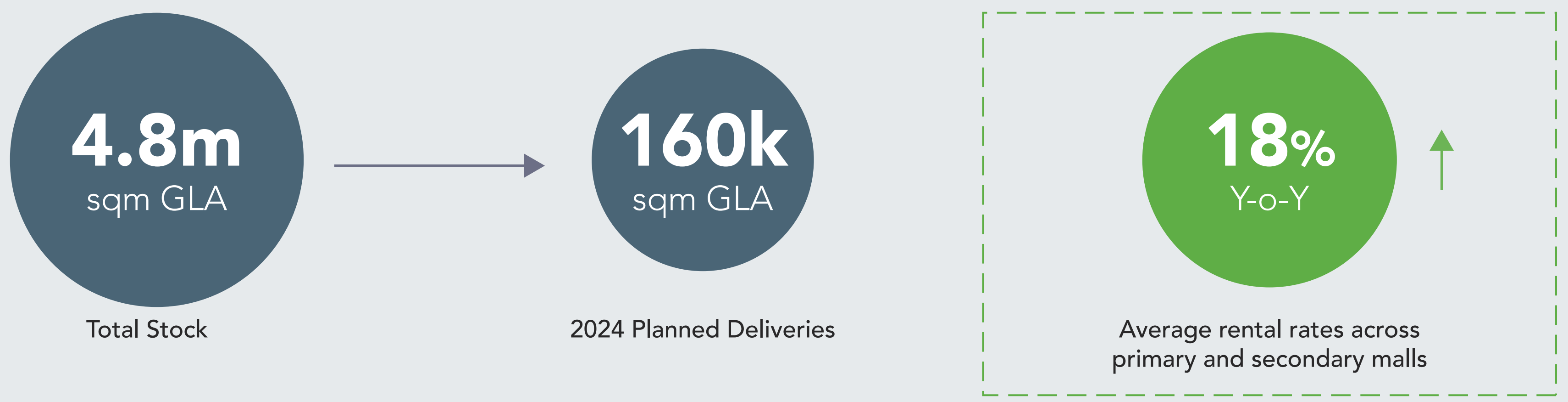
Source: JLL real estate market overview 2023 report.
CBRE – real estate market review Q4 2023.

MARKET OVERVIEW

DUBAI RETAIL MARKET UPDATE

- Supply of new retail projects has been quite limited in Dubai during 2023, as the market continues to re-balance the oversupply which occurred in the past few years. The market added an additional 123,000 sqm of GLA in 2023, with 160,000 sqm expected in 2024. Total stock stands at 4.8 million sq.m in 2023.
- Dubai's fast growing population, strong local economy and buoyant tourism market has supported higher footfall and consumer spending driving retail sales and higher rents in well performing locations.
- Growth in new local concepts and international brands entering the market, particularly in the F&B sector has also bolstered demand.
- Demand for good quality retail space in established malls and leisure destinations, as well as developed communities has increased, with city-wide occupancy rates increasing to 84%.
- With short supply in good locations, the market has experienced rental growth of 17.6% in 2023. As of Q4 2023, average rental rates in Dubai stand at AED 490 per sq.ft.

DUBAI RETAIL MARKET: TOTAL STOCK, EXPECTED DELIVERIES & RENTAL RATES



Source: JLL real estate market overview 2023 report.
CBRE – real estate market review Q4 2023.

MARKET
OVERVIEW

DUBAI SCHOOL MARKET UPDATE

Dubai is home to 220 private schools that cater to students from over 180 different nationalities. These schools offer 17 different curricula to their students. Since the 2007-2008 academic year, the number of schools in Dubai has almost doubled from 136.

- Dubai private schools witnessed a 12% increase in enrollment growth for the 2023-2024 academic year, with over 39,000 more students compared to the previous year. The total number of students now exceeds 365,000.
- This was supported by a strong population increase with the city growing by 100,000 to reach 3.65 million people in 2023. The population is projected to increase to 5.8 million by 2040, which will create long term demand for schools.
- Dubai's Economic Agenda (D33) is enabling the growth of the city's economy, which it aims to double within the next decade and position the city as one of the world's top global locations. This is attracting many families to reside in Dubai long term, supporting increased school enrollment figures.

DUBAI SCHOOL MARKET

220

33 American Curriculum Schools

79 British Curriculum Schools

57 Indian Curriculum Schools

51 Other Curriculum Schools

**As of Academic Year 2023 - 2024
Dubai Schools**

39,000 New Students in 2023

365,000 Total Students in Dubai

Source: KHDA, Dubai Statistics Centre, Dubai Urban Plan 2040

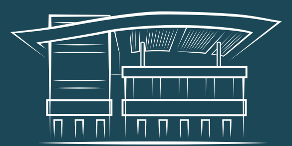
OFFICES

INDEX TOWER

OFFICE PARK

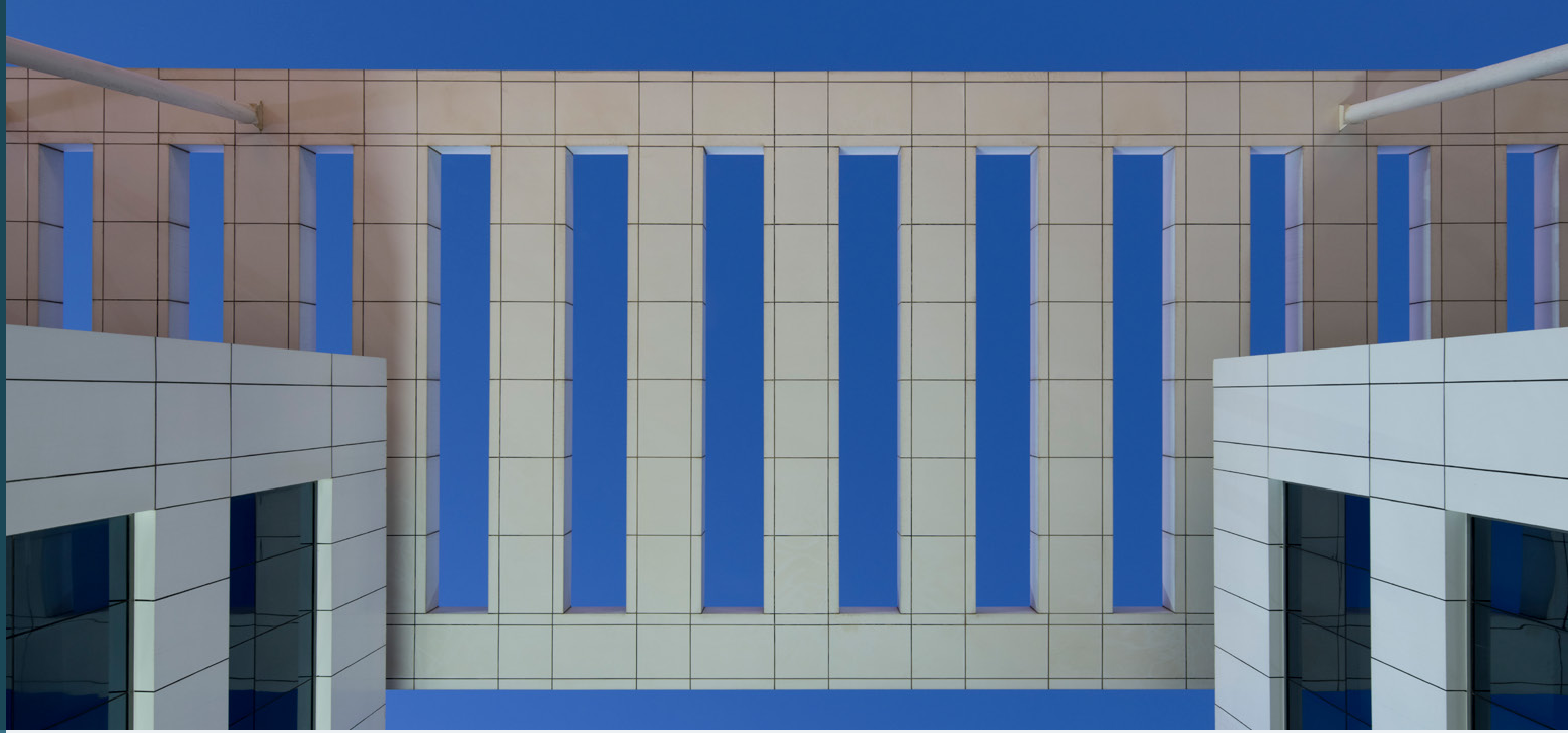
LOFT OFFICES

EUROPEAN BUSINESS CENTRE



INDIGO 7

BUILDING 24



VALUATION	NLA	INCOME
75.6%	55.4%	69.0%
SHARE OF PORTFOLIO	SHARE OF PORTFOLIO	SHARE OF PORTFOLIO

Source: Share of Income as a % of the portfolio is calculated based on contracted rents for the period ending 31 Dec 2023 on an IFRS basis

Emirates REIT office portfolio is comprised of six properties located in prominent locations in Dubai: Index Tower, Office Park, Loft Offices, European Business Centre, Building 24 and Indigo 7.

As at December 31, 2023, the market value of the office portfolio totalled USD 714.7 million.

In 2023, the office market continued to perform strongly in Dubai. Demand for office space was high as new businesses were registered and corporations continued to expand. The strong economic growth of the city served as a solid foundation for the office market. Additionally, many global corporates such as hedge funds and asset management companies have entered the Dubai market, which has created a new source of demand for prime office spaces.

During the year, there was a range of occupier activity across various sectors, with Dubai's strong economy, robust infrastructure, ease of doing business and lifestyle being the main drivers supporting economic and corporate growth. Freezones like DIFC and TECOM have been notable beneficiaries of this growing demand, with prominent segments such as pharmaceutical and financial services sectors driving the take-up. There has been significant growth in the construction and real estate sectors, as well as in tourism.

The limited supply of new office projects has led to favorable rental growth for landlords due to high demand levels and positive market sentiment for Prime and Grade A offices.

The REIT's presence in key freezone areas and active asset management has helped increase the passing rent per sqm with stand out performance at EBC (+26.6%), Loft Offices (+13.7%), Index Tower (+10.6%) and Office Park (+9.8%) over the last year.

Growth in occupancy was primarily driven by a strong pick up at European Business Centre and Loft Offices, whilst the other assets experienced increasing levels of enquiries in Q4 2023.

The market sentiment remained positive throughout the year, and the REIT Manager's proactive approach in supporting and enhancing its relationships with tenants had a positive impact on the portfolio, with better quality tenants acquired, longer leases agreed and significant rent increases being achieved on renewal. Additionally, the REIT Manager's main focus on leasing and commercial operations has yielded good results with a strong tenant retention rate (78.8%) across the office portfolio.

INDEX TOWER

DUBAI INTERNATIONAL FINANCIAL CENTRE

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	OCCUPANCY VARIANCE	RATES Y-O-Y*	WALE
2013-2018	**32,800 sqm**	**87.8%**	**+1.4p.p.**	**+10.6%**	**2.0 years**

Index Tower is an iconic 80-story building, located in DIFC. Built by award- winning architects Foster & Partners, this tower has won accolades including being named "Best Tall Building Middle East & Africa" by the Council on Tall Buildings and Urban Habitat in 2011.

Completed in 2010, the building is a high-end, mixed-use property featuring residential, office and retail components.The REIT's freehold interests in Index Tower were acquired in various phases during 2013, 2014 and 2018, now consisting of 32,800 sqm of office space (including storage) and 1,509 car park spaces.

Demand in DIFC has remained strong throughout FY 2023 underpinned by an influx of new financial services companies and other leading corporates with a desire to secure best in class work environments.

Occupancy in Index Tower has increased to 87.8% (+1.4 p.p. y-o-y) with a continued strong level
of enquiries, reflecting the strong interest and popularity of the Tower. Vacancy is limited to two shell & core spaces, and leasing activity has been focussed on renewal strategy which has resulted in healthy rental growth.
The property's prime location in DIFC and connection to the DIFC Gate Avenue has transformed Index Tower into a vibrant lifestyle epicentre.

POSITIONING

- Landmark Grade A building, located in a leading Central Business District.
- Clear and differentiated offering across 4 types of office products, providing flexibility for clients throughout the life of their business (flexibility and easy expansion or reduction of space within the same building).
- Index Tower provides to its office tenants a full community experience with Index Mall and Index Park. The connectivity to DIFC Gate Avenue provides a full and seamless integration to the community.

2023 OPERATIONAL HIGHLIGHT

- Passing rental rates for office space increased by 10.6% y-o-y.
- Occupancy for commercial stands at 87.8%.
- Implementation of higher rents and service charge for new leases and renewals throughout 2023.
- Active relationship building with key tenants to improve retention and maintain levels of flexibility on leasing requirements to ensure conversion of all enquiries.
- Installation of 'Index Tower' signage to improve visibility.
- Upgrade of CCTV systems in line with SIRA regulations.
- Installation of BTU meters for energy savings.
- Implementation of Quality Assurance Programmes to maintain high levels of service and Tenant satisfaction.

CHALLENGES

- Loss of new entrants into the Tower requiring Micro offices as Index Tower reached 100% occupancy on both the Micro & Premium office suites.
- Two large shell and core units are vacant.

ACTIONS ENVISIONED

Enhancements to asset to maintain tenant satisfaction and current leasing momentum including:

- Automation & upgrade of parking system.
- Upgrade access control systems for enhanced security measures.
- Subdivison on one Shell & Core floor to meet the demand for smaller offices.

* Based on the annualized passing rent as at 31 December, 2023 compared to a year earlier

OFFICE PARK

DUBAI KNOWLEDGE VILLAGE

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	OCCUPANCY VARIANCE	RATES Y-O-Y*	WALE
2012	34,625 sqm	78.1%	-10.0p.p.	+9.8%	1.8 years

Office Park was completed in 2008 and Emirates REIT acquired the freehold interest in the property in June 2012.

The building is located in the well established Knowledge Village, the world's only talent development freezone, housing human resource management, recruitment, consultancy, executive search, vocational training and professional development companies. The community provides facilities for corporates and is home to over 500 companies and institutions. The premises are arranged as five interconnected blocks, in an L-shape, with four levels of parking and units from c. 60 sqm to 6,000 sqm to be able to accommodate multiple space requirements.

The REIT's strategy has been to offer flexibility in the leasable areas by sub-dividing larger office spaces to meet the market demand, whilst maintaining high rates.

Occupancy stands at 78.1% (-10.0 p.p. y-o-y), a reduction due to the exit of the largest tenant due to a merger related space consolidation. The REIT Manager executed 10 new leases and renewed 22 contracts (5,112 sqm NLA) in 2023. Enquiries and level of viewings remain strong.

Office Park continues to be well positioned to compete with the existing and new supply with asset improvements being implemented to strengthen its competitiveness.

POSITIONING

- Premium low-rise building with high visibility and ease of access from Sheikh Zayed Road and Internet City.
- Attractive to multinational companies for their regional headquarters due to large, efficient and flexible floor plates.
- Emphasising our commitment to sustainability, Office Park proudly holds a WELL Health Safety Rating Certification, reflecting our dedication to environmentally conscious practices and occupant well-being.

2023 OPERATIONAL HIGHLIGHT

- Passing rates increased by 9.8% y-o-y.
- Implementation of Quality Assurance Programmes to maintain high levels of service and tenant satisfaction.
- Refreshed retail mix with ongoing replacement of certain retail tenants with new concepts.
- Continual savings on operating cost components during FY 2023.
- 22 Renewals; 5,112 sqm.
- Achievement of WELL Health Safety Rating Certification.

CHALLENGES

- Four office units remain vacant with various corporates downsizing/undergoing mergers during FY 2023.
- Freezone DDA Licensing challenge with limited business activities permitted to operate in Dubai Knowledge Village.
- Competition from new freezones and new supply at Innovation Hub.

ACTIONS ENVISIONED

- Sub-dividing the larger offices to meet the demand for 650sqm - 950sqm offices.
- Implementation of a comprehensive Parking Management system to address parking challenges effectively and streamline operations.
- Implementation of an energy-saving strategy, potentially leading to LEED Gold certification, reinforcing our commitment to sustainability.

* Based on the annualized passing rent as at 31 December, 2023 compared to a year earlier - source: dkp.ae

LOFT OFFICES

DUBAI MEDIA CITY

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	OCCUPANCY VARIANCE	RATES Y-O-Y*	WALE
2011	15,242 sqm	53.8%	+7.3p.p.	+13.7%	0.6 years

The Loft Offices is a cluster of three low-rise office buildings in Dubai Media City (DMC). DMC was launched in January 2001 to establish Dubai as the region's leading media hub. For the past 20 years, DMC has cemented its position as the region's most credible media community that houses the largest global and local media brands. It is a community where freelancers, start-ups, SMEs and large enterprises co-exist, contributing to Dubai being named "The capital of Arab Media 2020". The property is a unique building, providing duplex office spaces and featuring a recently uplifted vibrant central courtyard with retail, thus creating a unique and ideal environment attracting creative companies and start-ups.

Acquired on a freehold ownership title by Emirates REIT in December 2011, the premises is comprised of a total lettable area of 15,242 sqm.

Loft Offices is home to creative and media companies and SMEs. The property and the community are a very unique and attractive offering in the free zone, favorable with creative companies. Strong demand of enquiries successfully materialised to the execution of 18 new leases during FY 2023.

Occupancy at the Loft Offices has increased to 53.8% (+7.3 p.p. y-o-y) with leasing being concentrated on Loft Offices 1 & 2 which are occupied at 79.7% (+10.9 p.p. y-o-y).

Loft Office 3 remains vacant and the REIT is exploring several re-positioning strategies.

POSITIONING

- In the heart of DMC.
- Urban landscape, look & feel and re-branding of the Loft Offices with a thematic twist (Helvetica, Garamond & Rockwell) targeted to SMEs, creative and communication companies and start-ups.
- Well established surrounding, providing a community feel.

2023 OPERATIONAL HIGHLIGHT

- Passing rental rates increased by 13.7% y-o-y.
- Upgrade and renovation of individual offices to meet the demand for modern office space.
- Achievement of WELL Health Safety Rating Certification.
- Retrofit of cooling system to decrease carbon emissions.
- Installation of LED lighting system to enhance savings.
- 36 Renewals: 4,241 sqm.

CHALLENGES

- Direct competition from free zones (D3, Innovation Hub).
- Notable portion of tenant base comprises start-ups, resulting in shorter lease agreements and a constant need for marketing to maintain occupancy.

ACTIONS ENVISIONED

- A strategic repositioning of Loft Office 3 is planned to maximize its availability for prospective tenants.
- Implementation of a Parking Management System to address parking constraints and enhance operational efficiency.
- Marketing campaign targeting SME's and the creative community.

*Based on the annualized passing rent as at 31 December, 2023 compared to a year earlier

Source: DMC Website

EUROPEAN BUSINESS CENTRE

DUBAI INVESTMENTS PARK

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	OCCUPANCY VARIANCE	RATES Y-O-Y*	WALE
2017	25,556 sqm	83.9%	+14.9p.p.	+26.6%	1.3 years

Emirates REIT acquired the leasehold interest in the European Business Centre property in DIP in August 2017. DIP is a self-contained mixed- use industrial, commercial and residential zone.

Operated by Dubai Investments Park Development Company LLC, spread across an area of 2,300 hectares, it is a city within a city offering world-class infrastructure and outstanding facilities and services. DIP is a busy, well established industrial park with several multi-national companies operating from the location.

European Business Centre enjoys a strategically prime location next to the metro station which opened in June 2021, and is one stop away from the Expo City.

European Business Centre is the ideal location for companies willing to set up their operations in this prominent business community. The property is a modern mixed-use office and retail development arranged over three floors, comprised of office and retail space. The premises accommodate turn-key offices in flexible sizes, as well as in-house retail facilities, serviced offices that offer meeting and conference rooms, logistical facilities, and basement parking.

Occupancy at European Business Centre increased to 83.9% (+14.9 p.p. y-o-y). The demand in European Business Centre increased substantially with 34 new executed lease contracts.

Retail occupancy increased to 58.4% and the REIT Manager optimised the retail tenant mix to boost amenities for the office tenants and enhance property value.

The property's strategic location directly opposite the metro station, and the recent external refurbishment has increased the property's attractiveness.

POSITIONING

- Premium building in DIP with high visibility.
- Limited competing office buildings in the location offering similar quality space.
- One of the most attractive propositions in the area with strong growth potential and upside of being adjacent to the metro station.
- Flexible floorplates suitable for large corporates or SMEs.

2023 OPERATIONAL HIGHLIGHT

- Passing rental rates increased by 26.6% y-o-y.
- Enhancement and upgrade to the entrance and external areas.
- Upgrade and renovation of individual offices to meet the demand for modern office space.
- Successful lease renewals at a significant premium to passing rents.
- Replacement of the property management company.

CHALLENGES

- The aging condition of the property necessitates a soft refurbishment of common areas and an enhancement in signage standards.
- Single meter for chiller restricts flexibility in consumption efficiency.

ACTIONS ENVISIONED

- Implementation of an energy-saving strategy through the retrofit of the current asset systems.
- Renovation plans for common areas & facilities.
- Upgrade of building signage & tenant directory.

* Based on the annualized passing rent as at 31 December, 2023 compared to a year earlier

BUILDING 24

DUBAI INTERNET CITY

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	OCCUPANCY VARIANCE	RATES Y-O-Y*	WALE
2011	5,369 sqm	51.6%	-1.7p.p.	+2.7%	1.6 years

Building 24 is a low-rise building located in a prime area of Dubai Internet City (DIC). DIC was formed in 2000 to foster innovation in Dubai's economy and the community is now home to 24,000+ professionals and 1,600 businesses.

Building 24 is part of phase 1 of DIC, built in 2005 and acquired by Emirates REIT in 2011, offering 5,369 sqm of lettable area over three floors, with turn-key offices in flexible sizes, as well as retail facilities.

Due to its age, a comprehensive refurbishment started in Q4 2023 with enhanced common areas and offices units scheduled for completion during 2024.

A slight decrease in occupancy due to tenant relocation with occupancy standing at 51.6% (-1.7 p.p. y-o-y).

The low-rise property is ideally located in the heart of DIC, and its flexible office space is attractive to small to medium companies.

The building is under a Property Management and Leasing Agreement ("PMLA") with TECOM.

POSITIONING

- Excellent Location, part of phase 1 of DIC.
- Highly visible building in the heart of DIC.
- Flexible floor plates with the option of a single tenant lease.
- Flexible licensing options in the Freezone.

2023 OPERATIONAL HIGHLIGHT

- Continual savings on operating costs during FY 2023.
- Secured Pret A Manger as one of our anchor tenants on the ground floor.
- Strong retention levels and finalised a tenant expansion.
- Refurbishment of common areas commenced.

CHALLENGES

- Ageing property and in need of refurbishment to common areas as well as modernization of the individual offices to remain competitive within the market.

ACTIONS ENVISIONED

- Completion of refurbishment of ground floor and common areas.
- Renovating the vacant units to keep up with market demand.
- Active leasing campaign and engagement with agents.
- Enhancement of external areas.
- Implementation of a Parking Management System to enhance operational efficiency.

* Based on the annualized passing rent as at 31 December, 2023 compared to a year earlier

Source: DIC website

INDIGO 7

SHEIKH ZAYED ROAD

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	OCCUPANCY VARIANCE	RATES Y-O-Y*	WALE
2011	1,902 sqm	100.0%	+0.0p.p.	-0.2%	5.1 years

Indigo 7 is a mixed-use retail and office building, located on the highly desirable Sheikh Zayed Road in the Al Manara district of Dubai.

It is a low-rise building constructed in 2009 and was acquired by Emirates REIT in September 2011.

The property enjoys excellent visibility and features 1,902 sqm of prime retail and office space. In addition to the visibility, the proximity to the Al Manara residential district makes the property a desirable destination for retail, commercial and food and beverage alike.

Indigo 7's operational performance remains robust and is a mature asset within the portfolio boasting 100% occupancy.

POSITIONING

- Highly visible with easy access from Sheikh Zayed Road.
- Well established and in high demand for its retail and commercial space.

2023 OPERATIONAL HIGHLIGHT

- Continued maintenance and upkeep of the building.
- Implementation of Quality Assurance Programmes to maintain high levels of service and Tenant satisfaction.
- Change of the Facility Management Provider to enhance the quality of the asset and service levels.

CHALLENGES

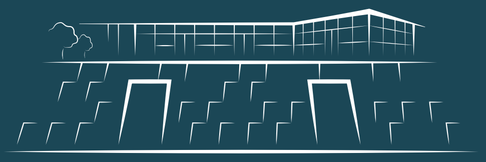
- Loss of enquiries to conversion due to Indigo 7 reaching 100% occupancy.

ACTIONS ENVISIONED

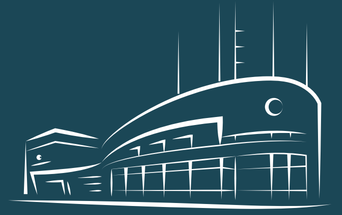
- Refurbishment of basement area to maintain asset life cycle.

* Based on the annualized passing rent as at 31 December, 2023 compared to a year earlier

RETAIL



INDEX MALL



TRIDENT GRAND MALL

VALUATION	NLA	INCOME
6.2%	5.5%	5.2%
SHARE OF PORTFOLIO	SHARE OF PORTFOLIO	SHARE OF PORTFOLIO

Emirates REIT's retail portfolio is comprised of two properties, Index Mall and Trident Grand Mall, located in excellent sought-after locations, DIFC and Jumeirah Beach Residence, respectively.

As at December 31 2023, the market value of the retail portfolio totalled USD 58.7 million.

The retail and leisure sectors are performing well, boosted by strong population growth and record levels of tourism. Retail located within established residential and office locations has performed well due to the high levels of occupancy in those sectors.

The outlook for the UAE's retail sector is positive: UAE retail market was valued in 2023 at USD 30.17 billion and is anticipated to grow at a CAGR of 6.2% during the forecast period through to 2029 on account of a number of factors, including rising per capita income, a booming tourism sector, an increase in the number of expatriates living in the country, and an increase in the number of new projects.

This has led to increased consumer spending and foot traffic in the malls, resulting in higher retail sales and rents in well-performing locations. Additionally, the entry of new local and international brands, particularly in the food and beverage sector, has further boosted demand.

Active asset management has played a vital role in ensuring resilience. Index Mall has experienced a significant increase in foot traffic since its connection to Gate Avenue. Additionally, the number of offices in Index Tower has gone up, with 138 corporate clients currently operating from the tower, supporting retail trade at Index Mall. Occupancy has increased by 10.2 p.p. y-o-y.

Trident Mall's occupancy rate has improved, reaching 83.1%, which is a 7.3 p.p. increase from the previous year. All retail units are now fully leased, with the vacancy reflecting storage and terrace spaces. Passing rental rates increased by 4.7%.

Source: Zawya, Businesswire Oct 2023

INDEX MALL*

DUBAI INTERNATIONAL FINANCIAL CENTRE

ACQUIRED	NET LETTABLE AREA*	OCCUPANCY	OCCUPANCY VARIANCE	RATES Y-O-Y*	WALE
2013	**6,033 sqm**	**58.7%**	**+10.2p.p.**	**+3.1%**	**5.0 years**

Index Mall consists of 32 exclusive retail outlets across 2 levels with 158 parking spaces. The ground floor level provides a range of community services in an elegant setting. The podium level is directly connected to DIFC mosque, DIFC Gate Avenue and overlooks Index Park, making it a highly desirable place to be.

Index Park offers seating areas, picnic areas, fountains and an outdoor cinema. It creates an urban green space, with nature pods and a children's play area, in the DIFC. With a setting for events, markets and pop-up outlets, Index Park brings a range of outdoor activities into Index Mall and the community.

The attention to the design and finishing of the spaces in the mall has been thought through in every aspect from the large marble used on the columns and down to the finest details of texture and lighting.

The very exclusive 1,220 sqm panoramic retail space located on the 28th and 29th floors remains vacant and is aggregated to the retail mix.

Occupancy for Index retail area stands at 58.7% with 24 units currently leased at the Mall and a good level of enquiries during Q1 2024.

POSITIONING

- Attractive location at the entrance of DIFC catering to office tenants and residential occupiers.
- Differentiated and select offering in DIFC with exclusive retail outlets in an elegant setting creating desireability.
- Good footfall of office clients and residents alike.

2023 OPERATIONAL HIGHLIGHT

- Opening of beauty concept and healthy dining option.
- Execution of Lease Contracts with an anchor Nursery on Level 2; as well as a luxury flower shop and high end beauty concept on Level 1.

CHALLENGES

- Licensed restrictions on F&B, limits enquiries of retail concepts.
- Strong competition throughout DIFC.

ACTIONS ENVISIONED

- Index Mall activation to continue as community engagement grows.
- Review of operating expenses and optimization initiatives.
- Careful selection of tenants for remaining units to optimise tenant mix and add maximum value.

* Includes Index Mall 4,813 sqm and Level 28/29 retail 1,220 sqm

TRIDENT GRAND MALL

DUBAI MARINA

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	OCCUPANCY VARIANCE	RATES Y-O-Y*	WALE
2014	5,472 sqm	83.1%	+7.3p.p.	+4.7%	3.2 years

Trident Grand Mall is the two-floor retail component of Trident Grand Residence in Dubai Marina's popular JBR.

JBR is a destination on its own, built on a 1.7 kilometer long waterfront featuring world-class hotels, residences and commercial developments.

The asset was acquired in May 2014 on a freehold ownership title. The community mall features prime retail and terrace space with 22 retail units over two floors and 164 basement parking spaces.

Occupancy at Trident Grand Mall increased to 83.1% (+7.3 p.p. y-o-y). The property's retail tenants are strong and stable.

The retail units are 100% leased, with vacancy only in terrace and storage units.

POSITIONING

- Attractive location at the entrance of JBR.
- The area enjoys strong footfall and is highly desirable for residents and tourists alike.

2023 OPERATIONAL HIGHLIGHT

- Strong occupancy levels with continual demand; the REIT accomplished 100% occupancy on all retail units.
- Optimisation of operational costs and improved service charge recovery (ongoing).

CHALLENGES

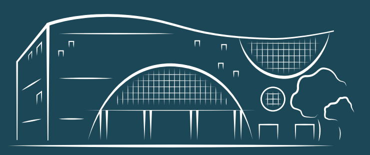
- The property requires a soft refurbishment to maintain its attractiveness in a competitive market.
- Vacancy comprises of storage and terraces which are more challenging to lease.

ACTIONS ENVISIONED

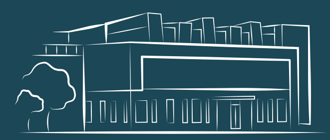
- Automation of visitor parking options (full automation).
- Assessment of a soft refurbishment to common areas.

* Based on the annualized passing rent as at 31 December, 2023 compared to a year earlier

EDUCATION


GEMS WORLD ACADEMY


LYCÉE FRANÇAIS JEAN MERMOZ


DURHAM SCHOOL

VALUATION	NLA	INCOME
18.2%	39.0%	25.8%
SHARE OF PORTFOLIO	SHARE OF PORTFOLIO	SHARE OF PORTFOLIO

Source: Share of Income as a % of the portfolio is calculated based on contracted rents for the period ending 31 Dec 2023 on an IFRS basis

Emirates REIT has invested in some of the best education complexes in Dubai, which is an attractive sector. The private education market in the city continues to grow, with both the number of schools and students increasing year-on-year.

The UAE ranks among the top 20 globally in primary and higher education. It is also the most competitive in education in the Arab world, according to the Global Competitiveness Index.

Dubai is a city that boasts a diverse student population, with 220 private schools catering to students from over 180 different nationalities.

These schools offer 17 different curricula to their students. Since the 2007-2008 academic year, the number of schools in Dubai has increased from 136 in 2007/08 to 220 in 2023. Five new schools opened in Dubai in the 2023/24 academic year.

The MENA education sector is forecast to be worth USD 175 billion by 2027, with a compound annual growth rate of 8.5% from 2022, according to analyst Industry Arc.

The Government of Dubai has set an ambitious goal of making the city the best place in the world to live in by improving the quality of life for all residents. To achieve this goal, the Government has announced a 25% increase in the land area designated for education and health by 2040. The demand for private education is on the rise due to an unprecedented surge in the number of expatriates moving to the country. This has been brought about by recent initiatives such as green and gold visas, along with other business acceleration programmes that are attracting young, talented individuals to the country.

The REIT's education portfolio comprises 3 school complexes. As of December 31, 2023, the market value of the REIT's education portfolio totalled USD 172.4 million.

All contracts are triple net leases with the school having full control of the premises and responsibility for the maintenance, repairs and insurance of the buildings.

Source: PWC , education country profile, education sector in the UAE, KHDA

GEMS WORLD ACADEMY

AL BARSHA SOUTH

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	WALE
2013	**42,700 sqm**	**100%**	**19.8 years**

GEMS World Academy, Dubai, is a low-rise education complex located on Al Khail Road, in Al Barsha South, an upcoming residential district.

Founded in 2007, GEMS World Academy is an International private school, providing the IB curriculum to over 2,000 students ranging from KG1 to Grade 12. The school is managed and operated by the reputable GEMS Education Group which was founded in 1959. GEMS Education now has operations in Asia, the Middle East, Africa, Europe and the US and is firmly committed to expansion into other markets.

GEMS World Academy puts a significant focus on investment in Education Technology, Artificial Intelligence and building Centres of Excellence for the benefit of each and every student.

Extending over a land area of 42,700 sqm, Emirates REIT acquired the property in October 2013 with the benefit of a long leasehold title.

The school completed a soft refurbishment of the common areas and enhancement of the school's Classrooms and facilities. A further enhancement to the sports facilities is on-going.

Within the state-of-the-art, 21st century learning environment, a diverse student body with over 90 nationalities and a welcoming community spirit, each and every student participates in their educational journey as an active learner, embracing the opportunities and experiences facilitated by our multi-cultural, multi-lingual international staff of passionate educators.

KEY FACILITIES

- 112 Classrooms
- 600+ seat Auditorium
- 3D Planetarium
- Advanced Design Technology Labs
- 7 custom-built Science Labs
- 50m Olympic-sized Swimming Pool
- Music Recording Studio
- Main Gym with three smaller "side" gyms

Sources: GEMS World Academy Website

LYCÉE FRANÇAIS JEAN MERMOZ

RESIDENTIAL AREA OF AL QUOZ

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	WALE
2018	**19,349 sqm**	**100%**	**21.3 years**

Emirates REIT acquired LFJM in May 2018 on a sale and leaseback basis.

The campus is conveniently located in the center of Dubai's Al Quoz district, with easy access to Business Bay, Jumeirah and Al Barsha neighbourhoods.

The school opened in September 2017 and provides French curriculum education from the maternelle to the 3eme to over 1314 students as of 31 March 2023.

LFJM is part of the network of French schools abroad which is affiliated to the "Agence pour l'enseignement français à l'étranger" (AEFE), a French public agency sponsored by the French Ministry of Europe and Foreign Affairs.

The French curriculum has still a limited supply in Dubai and continues to enjoy a strong demand and a good reputation for high level education at reasonable rates – drawing in the French community and French speaking students.

The property development includes a built-to-suit component to the operator's specifications, which is programmed and aligned with the ramp-up of the school.

All phases of construction have been completed and,the school is now fully occupied.

The REIT has completed its investment into the third phase which consists of two sports halls, a dance studio, a pool and improvements to the existing facilities.

LFJM campus has maximised capacity to accommodate 1,480 students.

KEY FACILITIES

- 300+ seat Auditorium
- 3 custom-built Science Labs
- 2 outside sport pitches
- 2 libraries
- 25m Olympic-sized Swimming Pool
- 2 gymnasiums

Sources: LFJM Website

DURHAM SCHOOL DUBAI

DUBAI INVESTMENTS PARK

ACQUIRED	NET LETTABLE AREA	OCCUPANCY*	WALE*
2016	19,315 sqm*	100%	7.7 years

*erratum correction from previous annual reports reported 19,350sqm

Emirates REIT further expanded its investments in the education sector in 2016 by acquiring a leasehold interest in a 25,000 sqm plot in DIP for the development of a new school, built to the requirements of international operators and a capacity for more than 1,700 students.

DIP is a 2,300 hectares development with industrial, commercial, residential and educational zones. DIP is designed to become one of the most environment-friendly developments in the region providing a high-quality residential area while it cements its position as the region's premier business and industrial park.

Founded in 1414, Durham School has a 600-year legacy of providing outstanding education.

The school provides students with a complete education following the ethos of the UK school and one which instills in them an aspiration for achievement, a respect for others and a 'Confidence for Life'.

Durham School Dubai is the latest educational institution in Durham School's expanding international portfolio. At capacity, Durham School Dubai will educate more than 1,700 students and it is strategically located within the catchment area of the populous communities of Arabian Ranches, Damac Hills, Jumeirah Golf Estates, Jumeirah Village Circle, the Green Community, Motor City and Dubai Sports City.

KEY FACILITIES

- Foundation Stage section, with all classrooms opening up into a central covered play area
- Primary and Secondary libraries
- Acoustically designed music performance hall
- Auditorium
- Dining hall
- Primary and Secondary classroom complex, with specialist science, art and IT labs
- 25-meters indoor swimming pool
- Indoor multipurpose sports hall
- Rooftop sports courts
- Sports pitch

3

GOVERNANCE

REIT MANAGER'S REPORT

The Directors present their report FY December 31, 2023.

SHARE CAPITAL

Emirates REIT (CEIC) PLC (the "REIT" or "Emirates REIT") is a closed-ended Shari'a compliant Investment Company incorporated in DIFC, registered by the DFSA as a Domestic Public Fund with license number CL0997. It operates under the laws and regulations of the DIFC and DFSA and in accordance with the principles of Shari'a.

As of December 31, 2023, the REIT's issued share capital comprised a total of 319,156,400 ordinary shares with a market value of USD 0.207 each. The REIT has one class of ordinary shares. All issued shares rank equally and are fully paid. No person holds shares carrying special rights with regards to control of the company. There are no restrictions on the size of a holding.

REIT MANAGER

Emirates REIT is managed by Equitativa (Dubai) Limited ("Equitativa" or the "REIT Manager"), as sole corporate Director of the REIT. Equitativa is incorporated in the DIFC and regulated by the DFSA since 2010. Equitativa is part of a group of companies (the "Equitativa Group") specialising in creating and managing innovative financial products in Emerging Markets, notably Real Estate Investment Trusts.

INVESTMENT OBJECTIVES

Emirates REIT's key investment objectives are to deliver sustainable income and growth in total return to its Shareholders over the long term through active asset management, yield-accretive acquisitions and optimal capital and risk management in a Shari'a compliant environment.

INVESTMENT POLICY

The type of investments which the REIT can undertake currently includes investments in real property, property-related assets, shares or units in another property fund and up to a maximum of 40% in cash, government or public securities.

The REIT has in place a strict process for any acquisition or disposal of assets, including but not limited to the consent of the Investment Board and the Shari'a Supervisory Board. In case of a Related Party Transaction, the Oversight Board will also provide its consent, and the Shareholders may be required to approve the transaction in accordance with the DFSA Rules.

SPECIAL DECREES

In February 2013, the REIT was granted a Ruler's Decree, which allowed the REIT to invest, through its onshore Dubai Branch, in onshore properties in Dubai. In October 2016, the Equitativa Group was granted an Emiri Decree by the Ruler of the Emirate of Ras Al Khaimah, allowing any REIT managed by the Equitativa Group to invest in properties onshore in Ras Al Khaimah.

MANAGEMENT STRATEGY

To achieve its objectives, the REIT has adopted the following key strategies:

Disciplined Acquisition Strategy

The REIT will continue to seek yield-accretive opportunities with the aim of improving income resilience and overall returns.

Since the incorporation of the REIT, Equitativa's team has evaluated over 1,900 investment opportunities, thereby ensuring their knowledge of the market is comprehensive and allows timely reactions to changes in market conditions.

Active Asset Management Strategy

The Portfolio of the REIT is actively managed, with the aim of maximising the net property income generated by the portfolio.

The REIT Manager is practising active management focused on enhancing rental revenues through both increased occupancy and improving rental rates, refining operational efficiencies and mitigating non-recoverable expenses, which in turn may contribute to enhanced market valuations.

Equitativa works closely with the property managers appointed with respect to each property to optimise the REIT's portfolio occupancy and rental rates.

Equitativa applies the following key operating and management principles:

- Continual monitoring of the performance of the portfolio;
- Optimising the net lettable area of the properties where possible;
- Establishing close relationships with the tenants so as to become a landlord of choice and increasing retention;
- Increasing the net rental income; and
- Enhancing the overall operating efficiency of the portfolio.

RISK PROFILE

The REIT's risk appetite is conservative and is not expected to increase as a result of any projected strategic changes in the foreseeable future.

The REIT seeks to adopt a prudent capital and financial management strategy. The REIT's continued performance is subject to, among other things, the conditions of the property market in the UAE, which can affect both the value and the rental income of the properties in the portfolio.

Any deterioration in the property market could result in a decline in rental incomes, occupancy, and property value. It may also weaken the REIT's ability to obtain financing for new investments. These factors may have a material adverse effect on the REIT's financial condition, business, prospects and results of operations.

The REIT will operate within the parameters defined by its Boards and as guided by the Shareholders while conforming at all times to the investment policy.

RISK MANAGEMENT STRATEGY

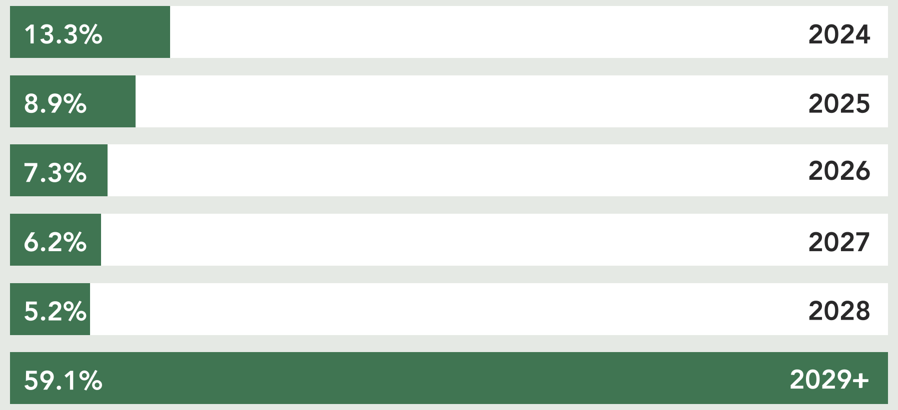
The REIT Manager has implemented a stable system of risk management and internal controls to safeguard all stakeholders' interests and the REIT's assets.

The key pillars for the capital and risk management strategy include:

- Managing the risks associated with the properties by balancing the portfolio and focusing on acquiring properties of best fit with attractive lease terms and strong covenants, and divesting of properties that have reached their optimum value or no longer meet the REIT's investment strategy;
- Using Shari'a compliant financing to provide additional investment capacity and enhance Shareholders' returns over the long term while maintaining strict compliance with regulatory gearing limitations; and
- Continually revisiting financing facilites and ensuring that the maturity profile, gearing levels and facility tenure are aligned with the REIT's long term strategy.

PORTFOLIO RISK

The Portfolio offers diversification across asset classes and long-term leases with a weighted average lease term of 6.3 years as at December 31, 2023. Notably, c. 30% of the leases are expiring in the next three years. On a like-for-like basis excluding schools, the weighted average lease term remains stable at 2 years (down from 2.1 years as at December 31, 2022).



FINANCING RISK

Sukuk certificates due December 2024

In November 2022, the REIT launched a consent solicitation process to refinance the USD 400 million sukuk issued in 2017, which was approved by the requisite majority of the existing certificate holders pursuant to which, on December 12, 2022 (the "Refinancing Date"), the maturing USD 400 million five year trust certificates (the "Initial Sukuk" issued on December 12, 2017) were refinanced through a cash payment of USD 20 million and the issuance of USD 380 million new secured certificates (the "Secured Sukuk") through Emirates REIT Sukuk II Limited (the "Trustee").

The Secured Sukuk has a maturity date of December 12, 2024 or, in the event that the extension option is exercised by Emirates REIT, December 12, 2025. To avail itself of the extension option, the Trustee is required to have a maximum outstanding face amount of secured certificates of USD 230 million by the second anniversary. The Secured Sukuk has an initial profit rate of 9.5% per annum payable semi-annually on June 12 and December 12 of each year, commencing on June 12, 2023 and a ratcheting-up profit rate structure for year 2 and year 3 depending on the amount outstanding. The Secured Sukuk has no pre-payment fees or conditionality attaching to any early repayment.

In March, 2023, Emirates REIT concluded the partial redemption of USD 56 million of the USD 380 million Secured Sukuk issued on December 12, 2022, together with accrued profit thereon. As a result the outstanding face amount on the Secured Sukuk has reduced to USD 324 million. The Secured Sukuk is fully secured by way of mortgages over certain freehold properties of the REIT, leasehold assignments of certain leasehold properties of the REIT and pledges over certain accounts. For more details please refer Note 9 to the audited financial statements.

The REIT Manager is working on a refinancing plan as per which multiple options are available to the REIT, including facility refinancing, asset divestment and possibility to exercise extension option subject to meeting certain conditions of the Secured Sukuk, prior to the scheduled maturity falling due in December, 2024. These options are presently under consideration and evaluation with various counter parties.

SHAREHOLDING

The maximum limit of 49% of non-GCC ownership is monitored by both Nasdaq Dubai and Equitativa. As at December 31, 2023, the non-GCC shareholding was at 25.21% and the following Shareholders held 5% or more of the REIT's issued share capital:

	ISSUED SHARE CAPITAL (%)
Dubai Islamic Bank PJSC	15.7%
Vintage Bullion	15.3%
DH 6 LLC	13.7%
Premier Point Trading LLC DMCC	5.0%

RELATED PARTIES TRANSACTIONS

It should be noted that the definition of "Related Parties" differs between the DFSA and IFRS. Please refer to our Financial Statements for details relating to the Related Parties Disclosures as defined under IFRS. Please refer to the Oversight Report for details relating to the Related Parties Disclosures as defined under the DFSA Rules

Audit

The REIT Manager is not aware of any relevant audit information of which the REIT's auditor is not aware and has taken all reasonable steps to become aware of such relevant audit information.

Valuations

Each property comprised in the REIT's portfolio was subject to four quarterly valuations in 2023. The REIT has approved the appointment of independent valuers Cushman & Wakefield International Limited and CBRE (DIFC) Limited (the "REIT Valuers") to conduct the 2023 valuations, depending on the property.

2023 EVENTS

Investments Portfolio

For details on our portfolio, please refer to the portfolio section.

Results and Dividends

The results for the FY 2023 are stated in the Consolidated Statement of Comprehensive Income.

In 2023, the Shareholders did not approve the declaration of the final dividend of USD 0.008 per ordinary share, an aggregate of USD 2,553,251, for the financial year ending December 31, 2022, and the distribution thereof by way of an allotment and distribution of newly issued ordinary shares ("Scrip Dividend").

The REIT Manager has agreed with the Regulator to propose the declaration of the final dividend for the financial year ending December 31, 2022, at the next Annual General Meeting of the REIT, together with any proposed final dividend relating to the FY 2023.

Auditors

The appointment of Deloitte & Touche (ME) as Auditors to the REIT was extended until the closing of the 2024 AGM.

New USD 50M (AED 184M) Islamic Financing Facility with Ajman Bank PJSC

In March 2023, Emirates REIT announced that it had agreed to a new USD 50 million Islamic financing facility with Ajman Bank PJSC. The facility's profit rate is set at 3-month EIBOR + 2.75% with a floor of 5%. The tenor of this facility is 10 years with a gradual step up amortization over the tenor of the facility. This facility was drawn down in March 2023 and the net proceeds were used to repay existing financial indebtedness.

Partial redemption of the USD 380m Secured Sukuk Certificates

In March 2023, Emirates REIT partially redeemed USD 56 million of the USD 380 million secured sukuk certificates issued on December 12, 2022 (the "Secured Sukuk"), together with accrued profit thereon. As a result, upon completion of this partial redemption, the outstanding principal amount on the Secured Sukuk has reduced to USD 324 million.

Appointment of new CEO

Effective July 3, 2023, Thierry Delvaux officially began his tenure as Senior Executive Officer of the REIT Manager, and became a Connected Person. Mr. Delvaux joins from JLL where he was most recently Chief Executive Officer, Middle East, Africa and Turkey. Prior to this, Mr. Delvaux held a number of global strategic and leadership positions at JLL during his more than 20-year tenure.

2024 Annual General Meeting

The 2024 AGM will be planned before the end of June 2024 and shall be called with not less than 21 days' notice. The resolutions proposed for approval will be set out in the Notice of Meeting, together with supporting documents and explanatory notes. Shareholders are encouraged to access the Emirates REIT corporate website at www.reit.ae for the latest updates.

Queries can be submitted via the investor relations email address, ir@equitativa.com.

CORPORATE GOVERNANCE

The REIT's and REIT Manager's corporate governance framework includes the following committees and boards:

MANAGEMENT BOARD

The Management Board of the REIT Manager is responsible for guiding the REIT in its day to day operations and expanding and optimizing the REIT's Portfolio.

It is comprised of Mr. Abdulla Al Hamli (Chairman), Mr. Sylvain Vieujot (Executive Deputy Chairman) and Ms. Magali Mouquet (Executive Director).

INVESTMENT BOARD

The Investment Board is responsible for overseeing the implementation of the REIT's investment strategy, ensuring its adequacy and appropriateness. Furthermore, the Investment Board reviews and consents to all acquisitions and disposals.

Effective from the conclusion of the 2023 AGM Mr. Abdulla Al Hashemi retired from the Investment Board after having served thereon for almost ten years. On December 31, 2023 the Investment Board comprised of Mr. Helal Tariq Lootah, Captain David Savy and Dr. Faisal Alayyan.

OVERSIGHT BOARD

The Oversight Board is responsible for reviewing and advising the Management Board on Equitativa's internal systems and controls, fund properties' safekeeping, risk management, valuation disclosure processes and compliance with the Laws, Rules and Constitution of the REIT. As at December, 31 2023, the Oversight Board was comprised of Mr. Suresh Kumar, Mr. Mustafa Al Hashimi, Mr. Abdulla Al Ashram and Mr Simon Townsend.

ADVISORY BOARD

The Advisory Board provides expert strategic advice and general views and assistance to the REIT on the current state of the real estate market, together with opinions on recent trends and developments.

The Advisory Board members can also provide specific ad-hoc advice in relation to various projects, as needed.

As at the date of this report, the REIT Manager is in the process of appointing the Advisory Board Members

SHARI'A BOARD

The Shari'a Supervisory Board ensures compliance by the REIT with Shari'a principles and, where possible, advises, guides and provides assistance in the development and structuring of Shari'a compliant transactions as well as developing the REIT's business in line with best Shari'a practices.

As at December 31, 2023, the Sharia Supervisory Board comprised of Dr. Mohamed Abdul Hakim Zoeir, Mr. Mian Muhammad Nazir and Mr. Fazal Rahim Abdul Rahim.

INVESTMENT BOARD REPORT

INVESTMENT BOARD

Dear Shareholders,

The Investment Board is responsible for the review of proposed investment opportunities presented by the REIT Manager, and reporting to the REIT Manager as to whether or not it objects to any proposed transaction. No investment shall be made by the REIT without the Investment Board confirming that it does not object.

The members of the Investment Board do not involve themselves in the day to day management of the REIT.

INVESTMENT BOARD APPOINTMENTS

In accordance with applicable DFSA regulations, the REIT Manager is required to call a meeting of the Shareholders of the REIT to vote on the election of at least three experts, proposed by the REIT Manager, who are independent of the REIT Manager, to sit on an Investment Board of the REIT.

The 2023 AGM was duly convened and held on 12 June, 2023 at 3:00pm (GST) during which the proposed Ordinary Resolutions to re-appoint Captain David Savy and Dr. Faisal Alayyan, and appoint Mr. Helal Lootah, to the Investment Board, until the conclusion of the next AGM, was passed.

Mr. Helal Lootah replaced Mr. Abdulla Al Hashemi who retired from the Investment Board effective from the conclusion of the 2023 AGM.

INVESTMENT ACTIVITIES

There were no investment opportunities which the Investment Board was required to consider during FY 2023.

MISCELLANEOUS

There were no material issues raised by the Investment Board during FY 2023.

OVERSIGHT BOARD REPORT

Dear Shareholders,
The Oversight Board is responsible for reviewing and advising the Management Board on the REIT Manager's internal systems and controls, valuation and disclosure processes, Fund Properties safe-keeping, risk management and compliance with applicable laws, regulations and constituent documents of the REIT.

FINANCIAL ACTIVITIES

The Oversight Board reviewed the key financial information published during FY 2023, including the half-year financial statements, the quarterly fact sheets and the FY 2023 Annual Financial Statements.

The Oversight Board considered that the FY 2023 Annual Financial Statements were fair, balanced and understandable and that they provided the necessary information for Shareholders to assess the REIT's performance, business model, and strategy.

The Oversight Board considered the appropriateness of the activities of the REIT. The significant areas considered are set out below:

Type of Investment

The REIT currently owns investments that are consistent with its constituent documents and license. The REIT stayed compliant with its maximum limit of 40% of cash, government or public securities throughout the year and, as at December 31, 2023, the REIT does not own any government or public securities.

Valuation of Investment Properties

Throughout 2023, the valuations of each investment property have been determined on a quarterly basis by the independent external valuers, CBRE or Cushman & Wakefield, depending on the investment property. Such valuations are one of the critical components of both the half-year financial statements and the FY 2023 Annual Financial Statements.

The Oversight Board has full access to the aforesaid valuations and has notably reviewed the December 31, 2023 valuations while assessing the financial statements The Oversight Board is satisfied that the valuations of the REIT's properties were conducted in accordance with applicable rules.Following a tender process, CBRE (DIFC) Limited ("CBRE") was reappointed to be one of the REIT valuers for a period of 5 years from 30 June 2023. The Oversight Board are satisfied that the reappointment of CBRE and the tender process was conducted in accordance with the DFSA Collective Investment Rules.

Borrowing

In accordance with DFSA Collective Investment Rule ("CIR") 13.4.5 the, REIT is required to limit its borrowings to a maximum of 65% of its total Gross Asset Value ("GAV").
As at December 31, 2023, the GAV of the REIT was c. USD 1,037.0 million (c. AED 3.8 billion). The Oversight Board noted that the REIT's total outstanding borrowings amounted to USD 441.1 million (AED 1.6 billion), The Financing to Assets Value ratio as at December 31, 2023 stands at 42.5% (2022: 49.8%), which is in compliance with the REIT borrowing limit of 65%.

Net Asset Value

The Net Asset Value ("NAV") is calculated by an independent external fund administrator and in 2023 was published quarterly through the REIT's regulatory announcement service. The Oversight Board considered and was satisfied with the process of calculation and publication of the NAV.

RISK REVIEW PROCESS

The Oversight Board regularly discussed and advised the REIT Manager on the principal risks for the REIT, and discussed the mitigation procedures when and where necessary.
The Oversight Board further reviewed the internal controls framework of the REIT Manager and was satisfied that it met the essential requirements and had adequate systems and controls in place.

DIVIDENDS

During FY 2023, the REIT proposed a final dividend payment relating to the FY 2022 of USD 0.008 per ordinary share, totalling an aggregate amount of USD 2,522,165, entirely satisfied by way of an allotment and distribution of newly issued ordinary shares of the REIT. The Oversight Board were satisfied that all the systems and controls regarding the proposal of the FY 2022 were adequately adhered to.

The FY 2022 final dividend was not approved by the shareholders, and following extended discussions with the DFSA, it was agreed to re-propose the final dividend payment relating to the FY 2022 at the next Annual General Meeting, together with any proposed final dividend relating to the FY 2023.

RELATED PARTY TRANSACTIONS

It should be noted that Related Parties are defined differently under DFSA rules and regulations and under IFRS.
To review the Related Parties Disclosure, as defined under IFRS, please refer to our FY 2023 Annual Financial Statements.
The Board monitored all Related Party Transactions as per DFSA CIR 8.3.2.
All Related Party Transactions were based on existing approved contracts/lease agreements.
The total value of all of the Related Party Transactions for FY 2023 was USD 15,015,250.
The nature and identity of Related Party Transactions based on existing approved contracts/lease agreements are shown below:

RELATED PARTY	TRANSACTION
REIT Manager	Management Fees
Dubai Islamic Bank	Existing Islamic Financing Repayment, Rent & Service Charges, Profit Income, Bank Charges, Swap Costs
Dar Al Shari'a Consultancy	Professional Fees
Oversight Board	Professional Fees
Tecom	Property Management Fees

MISCELLANEOUS

The Oversight Board welcomed Mr. Thierry Delvaux as Senior Executive Officer, and were satisfied that all disclosures relating to his appointment, including those of Connected Persons were made in accordance with the DFSA Markets Rules.

During FY 2023, there was no sale or cancellation of REIT shares and the REIT Manager did not initiate any share buy-back scheme.

The Oversight Board monitored the systems and controls surrounding the safe custody of the REIT's Real Property and was satisfied that they were in accordance with the DFSA requirements.

The Oversight Board was satisfied that the REIT Manager complies with the terms and conditions of the REIT's license and constituent documents.

SHARIA COMPLIANCE CERTIFICATE

Issued by the Sharia Supervisory Board of Emirates REIT (CEIC) PLC (The “REIT”).

SUBJECT OF THIS CERTIFICATE

This certificate is being issued by the Sharia Supervisory Board of the REIT with regard to the Sharia compliance of the REIT.

SHARIA SUMMARY OF THE REIT

The REIT is the first Shari’a compliant real estate investment trust incorporated within the Dubai International Financial Centre (DIFC) and regulated by the Dubai Financial Services Authority (DFSA) under the CIR Rules as a public Fund. The REIT’s property portfolio currently consists of ten properties, all of which are located in the Emirate of Dubai, consisting of a mixture of office, retail, educational and car parking properties.

The REIT has a Shari’a Supervisory Board, which advises the REIT pursuant to IFR Rule 6.2.1(2) and provides on-going and continuous supervision of and adjudication in all Shari’a matters for the REIT.

The Shari’a Supervisory Board has final authority with regard to the Shari’a compliance of all business and activities of the REIT and the audit of its investment records for Shari’a compliance.

The assessment of the Shari’a Supervisory Board with regard to Shari’a compliance of all business and investment activities of the REIT is binding on the REIT and the Shareholders in terms of Shari’a compliance.

Further to the clause above, the Sharia Supervisory Board also has oversight on the Sharia audit of the REIT, which is conducted semi-annually (the “**Sharia Audit**”). Pursuant to the Sharia Audit, the Sharia Supervisory Board confirms its findings and renders its opinion on the financials, activities and transactions performed by the REIT (including but not limited to (i) the properties acquired, leased and managed by the REIT; (ii) usage of the properties owned by the REIT (iii) financing facilities availed by the REIT (the “**Activities and Transactions**”) and financials during the year comply with principles of Sharia (as interpreted by the members of the Sharia Supervisory Board) and the Fatawa of the Sharia Supervisory Board.

REFERENCE FOR THIS CERTIFICATE

The Shari’a Supervisory Board of the REIT has examined the Half-Yearly Report of Shari’a Review conducted by Dar Al Shari’a Limited (the “**Dar Al Shari’a**”) on the REIT for the period commencing from July 1, 2023 and ending on December 31, 2023 prepared in accordance with the DFSA Islamic Finance Rules (IFR) 6.4.1. (1) and (2) (the “**Shari’a Review Report**”).

SHARIA REVIEW OF THE REIT BY THE SHARIA SUPERVISORY BOARD

We, the Sharia Supervisory Board of the REIT hereby provide as follows:

a) We have reviewed the Sharia Review Report submitted by Dar Al Sharia covering the various Activities and Transactions of the REIT and evaluated the observations therein for the purpose of this Certificate.

b) We have reviewed the principles followed and contracts related to Activities and Transactions undertaken by the REIT relying on the Sharia Review Report in order to express an opinion as to whether the REIT has undertaken its Activities and Transactions in accordance with Principles of Sharia and the specific Fatawas, resolutions and guidelines issued by us.

PRONOUNCEMENT BY SHARIA SUPERVISORY BOARD OF THE REIT

We, the Sharia Supervisory Board of the REIT hereby pronounce our opinion as follows:

a) The Activities and Transactions executed by the REIT during the period commencing from July 1, 2023 and ending on December 31, 2023 (as reviewed by Dar Al Sharia pursuant to the Sharia Review Report) were carried out in accordance with the rules and principles of Sharia.

b) The distribution of profits and losses complies with the basis approved by us in accordance with the principles of Sharia.

c) All income achieved from the Activities and Transactions were in line with principles of Sharia.

d) All of the tenants of the properties currently owned by the REIT are in line with the principles of Sharia.

e) All of the Company’s financing is in accordance with the principles of Sharia.

f) All contracts, including leases are in accordance with the principles of Sharia.

g) Since the management of the REIT is not authorized to pay Zakat directly, the responsibility of paying Zakat is that of the shareholders.

We ask Allah, the Most High, Most Capable to grant the REIT management the consistency on the track of welfare and integrity.

MARKET PRICE & DIVIDEND SUMMARY

MARKET PRICE PERFORMANCE

	HIGHEST	LOWEST	AS AT 31 DECEMBER
2023	USD 0.24	USD 0.19	USD 0.21
2022	USD 0.28	USD 0.22	USD 0.24
2021	USD 0.29	USD 0.13	USD 0.28
2020	USD 0.57	USD 0.11	USD 0.18
2019	USD 0.94	USD 0.56	USD 0.57

NET ASSET VALUE

	2023	2022	2021
Total NAV	USD 499.7m	USD 372.6m	USD 289.8m
NAV per share	USD 1.57	USD 1.17	USD 0.95

DIVIDEND DISTRIBUTION

2023	PER UNIT	DATE	PENDING APPROVAL
Final FYE 2022	USD 0. 008	Pending approval*	USD 2,553,251
TOTAL	**USD 0. 008**		**USD 2,553,251**

2022	PER UNIT	DATE	TOTAL DISTRIBUTED
Final FYE 2021	USD 0.0483	15.06.2022	USD 14,705,007
TOTAL	**USD 0.0483**		**USD 14,705,007**

2021	PER UNIT	DATE	TOTAL DISTRIBUTED
Final FYE 2020	USD 0. 0016	30.06.2021	USD 486,343
TOTAL	**USD 0.0016**		**USD 486,343**

2020	PER UNIT	DATE	TOTAL DISTRIBUTED
Final FYE 2019	USD 0.0145	29.06.2020	USD 4,344,509
TOTAL	**USD 0.0145**		**USD 4,344,509**

2019	PER UNIT	DATE	TOTAL DISTRIBUTED
Final FYE 2018	USD 0.04	30.06.2019	USD 11,984,821
Interim 2018	USD 0.04	31.01.2019	USD 11,984,821
TOTAL	**USD 0.08**		**USD 23,969,642**

2018	PER UNIT	DATE	TOTAL DISTRIBUTED
Final FYE 2017	USD 0.04	30.06.2018	USD 11,984,821
Interim 2017	USD 0.04	31.01.2018	USD 11,984,821
TOTAL	**USD 0.08**		**USD 23,969,642**

SHARE CAPITAL

	NUMBER OF ORDINARY SHARES IN ISSUE
At 31 December 2023	319,156,400
At 31 December 2022	319,156,400
At 31 December 2021	304,451,393

* The REIT Manager has agreed with the Regulator to propose the declaration of the final dividend FY 2022, at the next Annual General Meeting of the REIT, together with any proposed final dividend relating to the FY 2023, since the Shareholders did not approve the declaration of the final dividend FY 2022 at the 2023 AGM.

FINANCIAL STATEMENTS

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INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF EMIRATES REIT (CEIC) PLC DUBAI, UNITED ARAB EMIRATES

Report on the audit of the consolidated financial statements

OPINION

We have audited the consolidated financial statements of Emirates REIT (CEIC) PLC (the "REIT") and its subsidiary (together, the "Group") which comprise the consolidated statement of financial position as at December 31, 2023, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of material accounting policies information.

In our opinion, the accompanying consolidated financial statements give a true and fair view of the financial position of the Group as at December 31, 2023, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards ('IFRSs').

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESB)**, together with the Dubai Financial Services Authority ("DFSA") and** the other ethical requirements relevant to our audit of the Group's consolidated financial statements in the United Arab Emirates, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

MATERIAL UNCERTAINTY RELATED TO GOING CONCERN

We draw attention to note 2.1(d) in the consolidated financial statements, which indicates that the Group's current liabilities exceed its current assets by USD 331 million as at December 31, 2023. As stated in note 2.1(d), this condition, along with other matters as set forth in note 2.1(d), indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

VALUATION OF INVESTMENT PROPERTIES

The aggregated value of the Group's investment properties was USD 924 million as at December 31, 2023 (89.1% of total assets) and the unrealised fair value gain recorded in the consolidated statement of comprehensive income amounted to USD 133 million (2022: USD 79 million). The Group measures these properties at their fair value and their measurement is inherently subjective due to the individual nature and location of each property which considerably influences the expected rental income or sales price.

The determination of fair value of these properties is based on external valuations conducted by independent certified property valuers using relevant market information generated from transactions of comparable properties and discounted cash flows. A high degree of judgement may be required from these certified valuers when observable information is not available or when significant adjustments are made to the observable market information.

The valuation of those properties is considered as a key audit matter because of the complexities inherent in the determination of fair values, including the use of estimates and the significant impact any changes thereon or error in their computation could have on the Group's consolidated financial statements.

Refer to note 2 for significant accounting policies as well as note 5 investment properties in the consolidated financial statements.

The determined fair value of each investment property is most sensitive to its equivalent yield, estimated rental value and stabilised occupancy rates. The underlying assumptions used to determine the fair value of investment properties and sensitivity analysis are further explained in Note 4

HOW OUR AUDIT ADDRESSED THE KEY AUDIT MATTER

We performed the following procedures on the valuation of investment properties, which included, but was not limited to, the following:

- Evaluated the relevant controls over the measurement of those properties to determine if they were appropriately designed and implemented;
- Assessed the competence, capabilities and objectivity of the third-party valuers for the valuation of the properties engaged by the Group and evaluated their scope of work to determine if it was sufficient for audit purposes;
- Obtained and read the valuation reports covering every property;
- For a sample of properties, engaged our internal real estate valuation specialists in assessing key assumptions that are not readily comparable with published benchmarks and their relevance and reasonableness and confirmed that the valuation approach was in accordance with standards of the Royal Institute of Chartered Surveyors ("RICS");
- We held a meeting with the independent valuers to understand the valuation process adopted and to identify and challenge the critical judgment areas in the valuation model, including the changes made to the key assumptions
- When assumptions were outside an expected range or otherwise appeared unusual, we undertook further investigations and, when necessary, held further discussions with the valuers and obtained evidence to support explanations received;
- Tested the data underpinning the valuation and provided to the valuers by the Group on a sample basis;
- Agreed the total of the valuation in the valuers report to the amount presented in the consolidated financial statements;
- Verified the arithmetic accuracy of the determination of the net fair value gain; and
- Assessed the disclosures made in the consolidated financial statements against the requirements of IFRS.

OTHER INFORMATION

The REIT Manager is responsible for the other information. The other information comprises the REIT Manager's Report but does not include the consolidated financial statements and our auditor's report thereon. Our opinion on the consolidated financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF THE REIT MANAGER AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The REIT Manager is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRSs and their preparation in compliance with the applicable provisions of the DFSA, and for such internal control as REIT Manager determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the REIT Manager is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the REIT Manager.

- Conclude on the appropriateness of the REIT Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities of the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

As required by the applicable provisions of the DFSA Rulebook, we report that:

- the consolidated financial statements of the Group have been prepared and comply, in all material respects, with the applicable provisions of the DFSA and the Articles of Association of the REIT;

- the Group has maintained proper books of account and the consolidated financial statements are in agreement therewith;

- we have obtained all the information and explanations which we considered necessary for the purposes of our audit; and

- the financial information included in the report of the REIT Manager is consistent with the Group's books of account;

DELOITTE & TOUCHE (M.E.)
Dubai, United Arab Emirates

Yahia Shatila
April 16, 2024
Dubai
United Arab Emirates

EMIRATES REIT (CEIC) PLC CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

These consolidated financial statements were approved by the Board of Directors of Equitativa (Dubai) Limited as the sole director of the REIT on April 16, 2024 and signed on its behalf by:

Sylvain Vieujot
Executive Deputy Chairman

Sheikh Muhammed Moeen
Director Finance

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		NOTE	AS AT 31 DECEMBER 2023 USD'000	AS AT 31 DECEMBER 2022 USD'000
ASSETS	**NON CURRENT ASSETS**			
	Investment properties	5	923,717	784,932
	Right-of-use assets	5.6	46,415	48,126
	Rent and other receivables	6	29,851	26,958
			999,983	**860,016**
	CURRENT ASSETS			
	Rent and other receivables	6	13,856	22,580
	Cash and cash equivalents	7	23,189	46,986
			37,045	**69,566**
	TOTAL ASSETS		**1,037,028**	**929,582**
EQUITY	Share capital	8	319,157	319,157
	Share premium	8	59,393	59,393
	Retained earnings / (accumulated losses)		121,190	(5,960)
	TOTAL EQUITY		**499,740**	**372,590**
LIABILITIES	**NON-CURRENT LIABILITIES**			
	Sukuk financing instrument	9	-	371,485
	Islamic financing	10	118,223	83,756
	Lease liabilities	11	50,715	51,313
			168,938	**506,554**
	CURRENT LIABILITIES			
	Sukuk financing instrument	9	319,336	-
	Islamic financing	10	3,540	7,694
	Lease liabilities	11	3,566	3,488
	Other payables	12	41,908	39,256
			368,350	**50,438**
	TOTAL LIABILITIES		**537,288**	**556,992**
	TOTAL EQUITY AND LIABILITIES		**1,037,028**	**929,582**
	Net asset value (USD)		499,740,000	372,590,000
	Number of shares		319,156,400	319,156,400
	Net asset value USD per share		1.57	1.17

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	NOTE	FOR THE YEAR ENDED DECEMBER 31, 2023	FOR THE YEAR ENDED DECEMBER 31, 2022
		USD'000	USD'000
INCOME			
Rental income	5	63,792	60,177
Service fee income	5	9,767	8,233
Loss on disposal of investment property	5.3	-	(1,455)
Other property income		830	375
		74,389	**67,330**
Property operating expenses		(12,324)	(12,024)
NET PROPERTY INCOME		**62,065**	**55,306**
EXPENSES			
Management and performance fee	15	(14,672)	(13,649)
Board fees		(308)	(341)
Allowance for expected credit loss	6.1	(1,458)	(1,396)
Other expenses		(1,586)	(7,718)
OPERATING PROFIT		**44,041**	**32,202**
FINANCE COSTS			
Finance costs	16	(50,336)	(29,400)
Finance income	16	576	350
NET FINANCE COSTS		**(49,760)**	**(29,050)**
(Loss) / profit before fair valuation of investment properties		**(5,719)**	**3,152**
Net unrealised gain on revaluation of investment properties	5.2	132,869	78,838
PROFIT FOR THE YEAR		**127,150**	**81,990**
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		**127,150**	**81,990**
EARNINGS PER SHARE			
Basic and diluted gain per share (USD)	17	0.398	0.257

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	NOTE	SHARE CAPITAL	SHARE PREMIUM	CASH FLOW HEDGING RESERVE	(ACCUMULATED LOSS) / RETAINED EARNINGS	TOTAL
		USD'000	USD'000	USD'000	USD'000	USD'000
BALANCE AT JANUARY 1, 2022		304,452	59,393	(813)	(73,245)	**289,787**
COMPREHENSIVE						
Comprehensive profit for the year		-	-	-	81,990	**81,990**
Unrealised fair gain value on cash flow hedges		-	-	813	-	**813**
TRANSACTIONS WITH SHAREHOLDERS						
Stock dividends	14	14,705	-	-	(14,705)	-
BALANCE AT DECEMBER 31, 2022		**319,157**	**59,393**	**-**	**(5,960)**	**372,590**
BALANCE AT JANUARY 1, 2023						
COMPREHENSIVE		**319,157**	**59,393**	**-**	**(5,960)**	**372,590**
Comprehensive profit for the year		-	-	-	127,150	127,150
BALANCE AT DECEMBER 31, 2023		**319,157**	**59,393**	**-**	**121,190**	**499,740**

CONSOLIDATED STATEMENT OF CASH FLOWS

	NOTE	FOR THE YEAR ENDED DECEMBER 31, 2023 USD'000	FOR THE YEAR ENDED DECEMBER 31, 2022 USD'000
OPERATING ACTIVITIES			
Profit for the year		127,150	81,990
ADJUSTMENTS FOR:			
Net unrealised gain on revaluation of investment properties	5	(132,869)	(78,838)
Loss on disposal of investment property	5.3	-	1,455
Finance costs	16	50,336	29,400
Finance income	16	(576)	(350)
Allowance for expected credit loss	6.2	1,458	1,396
OPERATING CASH FLOWS BEFORE CHANGES IN WORKING CAPITAL		**45,499**	**35,053**
CHANGES IN WORKING CAPITAL			
Decrease / (increase) in rent and other receivables		4,369	(5,604)
Increase other payables		2,651	11,065
NET CASH GENERATED FROM OPERATING ACTIVITIES		**52,519**	**40,514**
INVESTING ACTIVITIES			
Sale proceeds of investment property - net	5	-	49,049
Additions to investment property	5	(4,205)	(7,208)
Finance income received		581	350
NET CASH (USED IN) / GENERATED INVESTING ACTIVITIES		**(3,624)**	**42,191**
FINANCING ACTIVITIES			
Proceeds from Islamic financing	10	50,095	75,000
Repayments of Islamic financing	10	(19,708)	(64,559)
Repayment of Sukuk	9	(56,000)	(20,000)
Payment of lease liabilities	11	(3,236)	(2,153)
Finance costs paid		(43,843)	(34,993)
NET CASH USED IN FINANCING ACTIVITIES		**(72,692)**	**(46,705)**
NET (DECREASE) / INCREASE IN CASH AND CASH EQUIVALENTS		(23,797)	36,000
Cash and cash equivalents at the beginning of the year		46,986	10,986
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	7	**23,189**	**46,986**

1 GENERAL INFORMATION

Emirates REIT (CEIC) PLC (the "REIT") is a closed ended domestic, public Islamic fund set up for the purpose of investing in Real Property in a Shari'a compliant manner under the provisions of its Articles of Association and the rules and regulations of the Dubai Financial Services Authority ("DFSA") and the Dubai International Financial Centre ("DIFC"), including the DIFC Law No. 2 of 2010 and the Collective Investment Rules contained within the DFSA Rulebooks and operates as an Islamic fund in accordance with such provisions, laws and rules.

The REIT was established on November 28, 2010 by Equitativa (Dubai) Limited (the "REIT Manager"), a company limited by shares, duly registered in the DIFC under commercial registration number CL0997, and having its registered office at Level 23, Index Tower, Dubai International Financial Centre, Dubai, UAE. The REIT Manager was appointed by the REIT to undertake the management of the REIT.

The REIT's activities include investment in properties and the generation of the income stream through rental income. The REIT receives rental revenues from the properties and distributes the income generated to shareholders through dividends.

The REIT's shares were admitted to the official list maintained by the DFSA and to trading on Nasdaq Dubai on April 8, 2014 following the REIT's Initial Public Offering ("IPO").

The REIT's business activities are subject to the supervision of a Shari'a Supervisory Board consisting of three independent members who review the REIT's compliance with general Shari'a principles, specific fatwas, rulings and guidelines issued. Their review includes examination of evidence relating to the documentation and procedures adopted by the REIT to ensure that its activities are conducted in accordance with Islamic Shari'a principles.

Emirates REIT Sukuk II Limited, a structured entity (the "SE"), is an exempted company with limited liability incorporated on May 18, 2021 under the laws of the Cayman Islands with registered number 375765 with its registered office at c/o Maples FS Limited, P.O. Box 1093, Queensgate House, Grand Cayman KY1- 1102, Cayman Islands.

Ownership of SE

The authorised share capital of the SE is USD 50,000 consisting of 50,000 ordinary shares of USD 1.00 each, of which 1 of the Trustee's shares have been fully paid and issued. The SE's entire share capital is held on trust for charitable purposes by Maples FS Limited as share trustee under the terms of a share declaration of trust dated November 04, 2022 (the Share Declaration of Trust).

The consolidated financial statements for the year ended December 31, 2023 comprise the REIT and its SE (together referred to as the "Group"). Considering the purpose and design of the SE, the financial statements of the REIT consolidate the SE in accordance with IFRS 10.

2 SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION

The material accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of preparation

(A) STATEMENT OF COMPLIANCE

The consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards ("IFRS Accounting Standards") and interpretations issued by IFRS Interpretations Committee (IFR IC), Islamic Shari'a rules and principles as determined by the Shari'a Supervisory Board and in accordance with the applicable regulatory requirements of the DFSA.

(B) CONSOLIDATED STATEMENT OF INCOME AND CONSOLIDATED CASH FLOW STATEMENT

The Group has elected to present a single consolidated statement of comprehensive income and presents its expenses by nature.

The Group reports cash flows from operating activities using the indirect method. Finance income received is presented within investing cash flows; finance expense paid is presented within financing cash flows. Finance cost on lease liability is presented as financing activities. The acquisition of investment property is disclosed as cash flows from investing activities because this most appropriately reflects the Group's business activities.

(C) PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements have been prepared on a going concern basis, applying a historical cost convention, except for the measurement of investment property at fair value.

The preparation of consolidated financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires the REIT Manager to exercise its judgement in the process of applying the Group's accounting policies. Changes in assumptions may have a significant impact on the consolidated financial statements in the period the assumptions change. The REIT Manager believes that the underlying assumptions are appropriate. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 4.

(D) GOING CONCERN

As at December 31, 2023, the Group has retained earnings of USD 121.2 million, compared to accumulated losses of USD 6.0 million as at December 31, 2022. In addition, the Group generated profit of USD 127.1 million (2022: USD 82.0 million) and cash flows from operating activities of USD 52.5 million (2022: USD 40.5 million) during 2023. However, due to scheduled maturity of the Secured Sukuk in December 12, 2024 amounting to USD 324 million, which carries an option of extending the maturity until December 12, 2025 subject to certain terms and conditions, the Secured Sukuk liability has been classified as current and consequently as at December 31, 2023, the current liabilities of the Group exceed the current assets by USD 331.3 million as compared to the previous year, where the current assets of the Group exceeded the current liabilities by USD 19.1 million.

The Group has the unilateral ability to extend the maturity of the Secured Sukuk subject to certain conditions being met, including exercising the extension option prior to the scheduled maturity of the Secured Sukuk. As at reporting date the Group has not exercised the extension option. The excess current liability position indicates that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern.

The REIT Manager is working on a refinancing plan, as per which multiple options are available to the REIT, including facility refinancing, asset divestment and the possibility to exercise the extension option subject to meeting certain conditions under the Secured Sukuk prior to the scheduled maturity falling due in December, 2024. These options are currently under consideration and evaluation with various counter parties. Given that the remaining duration of maturity of the Secured Sukuk, the stage of discussions with various counter parties and the overall positive improvement in the real estate business outlook in Dubai, the REIT Manager believes that the REIT has the ability to execute the best available refinancing plan which is in the best interest of REIT's stakeholders.

The Group has prepared a cash flow projection for the next 12 months from the reporting date which shows that the Group will be able to meet its liabilities as they fall due towards the end of the year 2024. The cash flow projections include significant assumptions that the Group will be successful in its refinancing plan mentioned above. The management believes that the amount of cash available would be sufficient to cover these liabilities as they fall due.

2.1.1 Changes in accounting policies and disclosures

(A) NEW STANDARDS, AMENDMENTS AND INTERPRETATIONS ADOPTED BY THE GROUP

The following new and revised IFRS, which became effective for annual periods beginning on or after January 1, 2023, have been adopted in these consolidated financial statements. The application of these revised IFRS has not had any material impact on the amounts reported for the current and prior years but the disclosures in these consolidated financial statements reflect the application of the amendments.

- IFRS 17 Insurance Contracts.
- Amendment to IAS 1 Presentation of Financial Statements relating to classification of Liabilities as Current or Non-Current.
- Amendments to IFRS 4 Insurance Contracts Extension of the Temporary Exemption from Applying IFRS 9.
- Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statements 2.
- Amendments to 12 Income Taxes relating to Deferred Tax related to Assets and Liabilities arising from a Single Transaction.
- Amendments to IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors.

(B) NEW AND AMENDED STANDARDS ISSUED BUT NOT EFFECTIVE FOR THE FINANCIAL YEAR BEGINNING JANUARY 1, 2023 AND NOT EARLY ADOPTED:

At the date of authorisation of these financial statements, the Company has not applied the following new and revised IFRS Standards that have been issued but are not yet effective:

NEW AND REVISED IFRSS	EFFECTIVE FOR ANNUAL PERIODS BEGINNING ON OR AFTER
Amendments to IFRS 16 Leases	1 January 2024
Amendments to IAS 1 Presentation of Financial Statements	1 January 2024
Amendments to IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures (2011) relating to the treatment of the sale or contribution of assets from an investor to its associate or joint venture	Effective date deferred indefinitely. Adoption is still permitted.

The Group anticipates that these new standards, interpretations and amendments will be adopted in the Group's financial statements as and when they are applicable and adoption of these new standards, interpretations and amendments may have no material impact on the financial statements of Group in the period of initial application.

2.2 Basis for consolidation

(A) SUBSIDIARIES

Subsidiaries are all entities (including a structured entity) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

The Group applies the acquisition method of accounting to account for business combinations.
The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred and the equity interests issued by the Group.

The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree either at fair value or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets.

When the Group ceases to consolidate or equity account for an investment because of a loss of control, joint control or significant influence, any retained interest in the entity is remeasured to its fair value with the change in carrying amount recognised in profit or loss. This fair value becomes the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

If the ownership interest in a joint venture or an associate is reduced but joint control or significant influence is retained, only a proportionate share of the amounts previously recognised in other comprehensive income are reclassified to profit or loss where appropriate.

(B) TRANSACTIONS ELIMINATED ON CONSOLIDATION

Inter-company transactions, balances and unrealised gains on transactions between Group companies are eliminated. Unrealised losses are also eliminated. When necessary amounts reported by subsidiaries have been adjusted to conform to the Group's accounting policies.

(C) CHANGES IN OWNERSHIP INTERESTS IN SUBSIDIARIES WITHOUT CHANGE OF CONTROL

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions – that is, as transactions with the owners in their capacity as owners. The difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

2.3 Segment reporting

For management reporting purposes, the Group is organised into one operating segment.

2.4 Foreign currency translation

(A) FUNCTIONAL AND PRESENTATION CURRENCY

The functional currency of the Group is UAE Dirhams ("AED"). The presentation currency of the consolidated financial statements of the Group is United States Dollars ("USD") translated at a rate of AED 3.673 to USD 1 (2022:3.673). The translation rate has remained constant throughout the current year.

(B) TRANSACTIONS AND BALANCES

Transactions in foreign currencies are initially recorded by the Group at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date. Differences arising on settlement or translation of monetary items are recognised within profit and loss in the consolidated statement of comprehensive income.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of gain or loss on change in fair value of the item.

2.5 Leases

The REIT's leasing activities as a lessee and how these are accounted for:

The REIT assesses whether contract is or contains a lease, at inception of the contract. The REIT recognises a right-of-use asset and a corresponding lease liability with respect to all lease arrangements in which it is the lessee, except for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low value assets. For these leases, the REIT recognises the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased assets are consumed.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the REIT uses its incremental Islamic financing rate.

Lease payments included in the measurement of the lease liability comprise:

- Fixed lease payments (including in-substance fixed payments), less any lease incentives receivable;
- Variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- The amount expected to be payable by the lessee under residual value guarantees;
- The exercise price of purchase options, if the lessee is reasonably certain to exercise the options; and
- Payments of charges for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease.

The lease liability is presented as a separate line in the consolidated statement of financial position. The lease liability is subsequently measured by increasing the carrying amount to reflect profit on the lease liability (using the effective profit method) and by reducing the carrying amount to reflect the lease payments made.

The REIT re-measure the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever:

- The lease term has changed or there is a significant event or change in circumstances resulting in a change in the assessment of exercise of a purchase option, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate;
- The lease payments change due to changes in an index or rate or a change in expected payment under a guaranteed residual value, in which cases the lease liability is remeasured by discounting the revised lease payments using an unchanged discount rate (unless the lease payments change is due to a change in a floating profit rate, in which case a revised discount rate is used);
- A lease contract is modified and the lease modification is not accounted for as a separate lease, in which case the lease liability is remeasured based on the lease term of the modified lease by discounting the revised lease payments using a revised discount rate at the effective date of the modification.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement day, less any lease incentives received and any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Whenever the REIT incurs an obligation for costs to dismantle and remove a leased asset, restore the site on which it is located or restore the underlying asset to the condition required by the terms and conditions of the lease, a provision is recognised and measured under IAS 37. To the extent that the costs relate to a right-of-use asset, the costs are included in the related right-of-use asset, unless those costs are incurred to produce inventories.

After initial recognition, the REIT applies fair value model to right-of-use assets that meet the definition of investment property. For assets that meet the definition of property, plant and equipment, right-of-use asset is carried at cost net of depreciation and impairment and is amortised over the term of the lease. Right of-use assets are depreciated over the shorter period of lease term and useful life of the underlying asset. If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the REIT expects to exercise a purchase option, the related right-of-use asset is depreciated over the useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

At the commencement date, the REIT recognises a right-of-use asset and a corresponding lease liability under the lease contract with respect to all leases arrangements in which it is the lessor, except for leases (defined as leased with a lease term of 12 months or less) and leases of low values. For these leases, the REIT recognise the lease payments as an operating expense on a straight line basis over the terms of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased assets are consumed.

The REIT's leasing activities as a lessor and how these are accounted for:

Leases for which the REIT is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfers substantially all the risks and rewards of ownership to the lessee, the contract is classified as finance lease. All other leases are classified as operating leases.

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

2.6 Investment Property

Property that is held for long-term rental yields or for capital appreciation, or both, and that is not occupied by the Group, is classified as investment property. Investment property also includes property that is being constructed or developed for future use as investment property.

Investment property is measured initially at cost, including transaction costs. Subsequent to initial recognition, investment property is stated at fair value, which reflects market conditions at the reporting date. Investment property under construction or re-development is measured at fair value if the fair value is considered to be reliably determinable. Investment property under construction or re-development for which the fair value cannot be determined reliably, but for which the REIT Manager expects that the fair value of the property will be reliably determinable when construction is completed, is measured at cost less impairment until the fair value becomes reliably determinable or construction is completed - whichever is earlier.

Fair value is based on active market prices, adjusted, if necessary, for differences in the nature, location or condition of the specific asset. If this information is not available, the Group uses alternative valuation methods, such as discounted cash flow projections. Valuations are performed by independent professional valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. These valuations form the basis for the carrying amounts in the consolidated financial statements.

Gains or losses arising from changes in the fair values of investment property are included in profit or loss from the consolidated statement of comprehensive income in the period in which they arise.

In order to evaluate whether the fair value of an investment property under construction or re-development can be determined reliably, the REIT Manager considers the following factors, among others:

- The provisions of the construction contract;
- The stage of completion;
- Whether the project/property is standard (typical for the market) or non-standard;
- The level of reliability of cash inflows after completion;
- The development risk specific to the property
- Past experience with similar constructions; and
- Status of construction permits.

The fair value of investment property reflects, among other things, income from similar assets at their current highest and best use and assumptions about income from future operations in the light of current market conditions.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is de-recognised.

Investment property is de-recognised either when it has been disposed of or when it is permanently withdrawn from use and no future economic benefit is expected from its disposal.

The difference between the net disposal proceeds and the carrying amount of the asset is recognised within profit and loss in the consolidated statement of comprehensive income in the period of de-recognition.

2.7 Financial assets

(i) CLASSIFICATION

The Group classifies its financial assets as at amortised cost. The classification depends on the Group's business model for managing the financial assets and the contractual terms of the cash flows except for financial assets which are considered as equity instrument.

Business model: The business model reflects how the Group manages the assets in order to generate cash flows. That is, whether the Group's objective is solely to collect the contractual cash flows from the assets or is to collect both the contractual cash flows and cash flows arising from the sale of assets. If neither of these is applicable (e.g. financial assets are held for trading purposes), then the financial assets are classified as part of 'other' business model and measured at Fair Value through Profit or Loss ("FVPL"). Factors considered by the Group in determining the business model for a group of assets include past experience on how the cash flows for these assets were collected, how the asset's performance is evaluated and reported to the REIT Manager, how risks are assessed and managed and how the REIT Manager is compensated.

Solely Payments of Principal and Profit ("SPPI"): Where the business model is to hold assets to collect contractual cash flows or to collect contractual cash flows and sell, the Group assesses whether financial instruments' cash flows represent SPPI.

In making this assessment, the Group considers whether contractual cash flows present a nature consistent with a basic lending arrangement, i.e., profit includes only consideration for the time value of money, credit risk, other basic lending risks and a profit margin that is consistent with basic lending arrangement.

The Group reclassifies debt investments when and only when its business model for managing those assets changes. The reclassification takes place from the start of the first reporting period following the change. Such changes are expected to be very infrequent and none occurred during the year.

(ii) INITIAL RECOGNITION AND MEASUREMENT

Financial assets and financial liabilities are recognised when the Group becomes a party to the contractual provisions of the instrument. Regular way purchases and sales of financial assets are recognised on trade - date, the date on which the Group commits to purchase or sell the asset.

At initial recognition, the Group measures financial assets, including trade receivables, at its fair value plus, in the case of a financial asset not at Fair Value through Profit or Loss (FVPL), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss. Immediately after initial recognition, an Expected Credit Loss (ECL) allowance is recognised for financial assets measured at amortised cost and at Fair Value through Other Comprehensive Income ("FVOCI"), which results in accounting loss being recognised in profit or loss when an asset is newly originated.

When the fair value of financial assets and liabilities differs from the transaction price on initial recognition, the Group recognises the difference as follows:

a) When the fair value is evidenced by a quoted price in an active market for an identical asset or liability (i.e., a level 1 input) or based on a valuation technique that uses only data from observable markets, the difference is recognised as a gain or loss.

b) In all other cases, the difference is deferred and the time of recognition of deferred day one profit or loss is determined individually. It is either amortised over life of the instrument, deferred until the instrument's fair value can be determined using market observable inputs, or realised through settlement.

(iii) SUBSEQUENT MEASUREMENT

Debt Instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and cash flow characteristics of the asset. There are three measurement categories into which the Group classifies its debt instruments.

Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and profit are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Profit income from these financial assets, if any, is included in finance income using the effective profit rate method.

Fair value through other comprehensive income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and profit, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, profit income, if any and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains / (losses). Profit income, if any, from these financial assets is included in finance income using the effective profit rate method.

Fair value through profit or loss: Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss and presented net in the profit or loss statement within other gains / (losses) in the year in which it arises. Profit income, if any, from these financial assets is included in the finance income.

(iv) IMPAIRMENT

The Group assesses on a forward looking basis the expected credit losses associated with its financial assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk and is computed based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

As rent and service income receivables held by the Group have short credit period, i.e., tenor less than or equal to 12 months and does not comprise significant financing component, the Group applies simplified approach permitted by IFRS 9, which requires expected lifetime losses to be recognised for receivables.

We understand that accrued income pertains to lease incentive assets and is therefore not subject to IFRS 9 for impairment.

For all other receivables, at the end of each year the Group applies a three stage impairment approach to measure the expected credit losses ("ECL") on all debt instruments carried at amortised cost.

The ECL three stage impairment is based on the change in the credit quality of financial assets since initial recognition. If, at the reporting date, the credit risk of non-impaired financial instruments has not increased significantly since initial recognition, these financial instruments are classified in Stage 1, and an allowance for credit losses that is measured, at each reporting date, at an amount equal to 12-month expected credit losses is recorded. When there is a significant increase in credit risk since initial recognition, these non-impaired financial instruments are migrated to Stage 2, and an allowance for credit losses that is measured, at each reporting date, at an amount equal to lifetime expected credit losses is recorded. In subsequent reporting periods, if the credit risk of the financial instrument improves such that there is no longer a significant increase in credit risk since initial recognition, the ECL model requires reverting to Stage 1, i.e., recognition of 12-month expected credit losses. When one or more events that have a detrimental impact on the estimated future cash flows of a financial asset have occurred, the financial asset is considered credit- impaired and is migrated to Stage 3, and an allowance for credit losses equal to lifetime expected losses continues to be recorded or the financial asset is written off. The profit income, if any, is calculated on the gross carrying amount for financial assets in Stages 1 and 2 and on the net carrying amount for financial assets in Stage 3.

Significant increase in credit risk

In assessing whether the credit risk on its financial instrument has increased significantly since initial recognition, the Group compares the probability of a default occurring on the financial instrument as at the reporting date with the probability of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort. Forward-looking information considered includes the future prospects of the industries in which the Group's debtors operate.

Definition of Default

The definition of default used by the Group to measure ECLs and transfer financial instruments between stages is consistent with the definition of default used for internal credit risk management purposes. The Group considers a financial asset to be credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred or when contractual payments are 180 days past due.

Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, and all the efforts for collection of the receivables are exhausted. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. Any recoveries made are recognised in the consolidated statement of comprehensive income.

Measurement and recognition of expected credit losses

The measurement of expected credit losses is a function of the probability of default, loss given default (i.e., the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward-looking information as described above. As for the exposure at default, for financial assets, this is represented by the assets' gross carrying amount at the reporting date.

ECLs for all financial instruments are recognised in expenses in the consolidated statement of comprehensive income. In the case of islamic instruments measured at amortised cost, they are presented net of the related allowance for expected credit loss on the statement of financial position.

(v) DERECOGNITION

Financial assets (or, where applicable a part of a financial asset) are derecognised when:

- The rights to receive cash flows from the asset have expired;
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass–through' arrangement, and either:
- The Group has transferred substantially all the risks and rewards of the asset; or
- The Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass–through arrangement, and has neither transferred nor retained substantially all of the risks and rewards of the asset nor transferred control of the asset, the asset is recognised to the extent of the Group's continuing involvement in the asset. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

2.8 Financial Liabilities

Financial liabilities are recognised when the Group becomes a party to the contractual provisions of the instrument.

At initial recognition, the Group measures a financial liability not classified as fair value through profit or loss, at its fair value minus transactions costs that are incremental and directly attributable to the acquisition or issue of the financial liability. Transactions costs of financial liabilities carried at fair value through profit or loss are expensed in profit or loss.

The Group classifies all financial liabilities as subsequently measured at amortised cost, using effective profit rate method, except for those instruments which are carried at fair value through profit or loss.

The Group derecognises financial liabilities when the obligation is discharged, cancelled or expires. Any difference between carrying value of financial liability extinguished and the consideration paid is recognised in statement of profit or loss.

Offsetting Financial Instruments

Financial assets and liabilities were offset and the net amount reported in the consolidated statement of financial position when there was a legally enforceable right to offset the recognised amounts and there was an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

Financial Assets Measured at Fair Value

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI).

2.9 Cash and cash equivalents

Cash and cash equivalents includes deposits held at call with banks and islamic deposits (highly liquid investments with original maturities of three months or less).

For the purpose of the consolidate statement of cash flows, cash and cash equivalents comprise bank balances and Islamic deposits with an original maturity of three months or less, net of outstanding bank overdrafts, if any.

2.10 Rental and service income receivables

Rental and service income receivables are amounts due from customers arising from leases on investment property in the ordinary course of business. If collection is expected in one year or less, they are classified as current assets. If not, they are presented as non-current assets.

Rental and service income receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective profit rate method, less provision for impairment.

The Group applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all rental and service income receivables. To measure the expected credit losses, rental and service income receivables have been grouped based on shared credit risk characteristics and the days past due. The Group has established a provision matrix that is based on the Group's historical credit loss experience, which is adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables.

Rental and service income receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the Group.

2.11 Share capital

Shares are classified as equity when there is no obligation to transfer cash or other assets. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction from the proceeds.

2.12 Islamic financing

Islamic financing (corporate Ijarah) is a lease agreement whereby one party (as lessor) leases an asset to the other party (as lessee), after purchasing/acquiring the specified asset according to the other party's request and promise to lease against certain rental payments for specified lease term/periods. The duration of the lease, as well as the basis for rental payments, are set and agreed in advance.

After initial recognition, profit bearing Ijarah is subsequently measured at amortised cost using the effective profit rate method. Gains and losses are recognised in the consolidated statement of comprehensive income when the liabilities are derecognised as well as through the effective profit rate amortisation process. Ijarah rent expense is recognised on a time-proportion basis over the Ijarah term.

2.13 Sukuk financial instruments

Sukuk financial instruments comprise Shari'a compliant financial instruments representing debt under a hybrid Murabaha and Wakala structure which are initially measured at fair value net of transaction costs incurred. After initial recognition, Sukuk financial instruments are subsequently measured at cost.

Transaction costs include fees paid to agents, advisers, brokers and levies by regulatory agencies and securities exchanges that are directly attributable to the issue of the Sukuk.

2.14 Other payables

Other payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities. Accounts payables are recognised initially at fair value and subsequently measured at amortised cost using the effective profit rate method.

2.15 Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) arising from a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of obligation.

2.16 Revenue recognition

RENTAL INCOME

Rental income arising from operating leases on investment property is accounted for on a straight-line basis over the lease term after the spreading of tenant incentives and fixed rental increases on such lease terms and is included in rental income in the consolidated statement of comprehensive income due to its operating nature.

The Group's main source of revenue is rental income earned from its investment properties, which is excluded from the scope of IFRS 15.

SERVICE FEE AND OTHER INCOME

The Group recognises revenue from contracts with customers based on a five-step model as set out in IFRS 15.

Step 1 - Identify the contract(s) with a customer

A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for each of those rights and obligations.

Step 2 – Identify the performance obligations in the contract

A performance obligation in a contract is a promise to transfer a good or service to the customer.

Step 3 – Determine the transaction price

Transaction price is the amount of consideration to which the Group expects to be entitled in exchange for transferring the promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Step 4 – Allocate the transaction price to the performance obligations in the contract

For a contract that has more than one performance obligation, the Group will allocate the transaction price to each performance obligation in an amount that depicts the consideration to which the Group expects to be entitled in exchange for satisfying each performance obligation.

Step 5 – Recognise revenue when (or as) the entity satisfies a performance obligation

The Group satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

- The customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs; or
- The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- The Group's performance does not create an asset with an alternate use to the Group and the Group has an enforceable right to payment for performance obligations completed to date.

For performance obligations where none of the above conditions are met, revenue is recognised at the point in time at which the performance obligation is satisfied.

When the Group satisfies a performance obligation by delivering the promised goods or services it creates a contract-based asset on the amount of consideration earned by the performance – unbilled receivables. Where the amount of consideration received from a customer exceeds the amount of revenue recognised this gives right to a contract liability – advances from customers.

Revenue is measured at the fair value of the consideration received or receivable, taking into account the contractually agreed terms of payment excluding taxes and duties.

Revenue is recognised in the consolidated statement of comprehensive income to the extent that it is probable that the economic benefits will flow to the Group and the revenue and costs, if and when applicable, can be measured reliably.

Service fee income represents amounts receivable for property service charges that are payable by tenants to contribute towards the operation and maintenance expenses of the relevant property. Service fees are recognised over time upon satisfaction of the performance obligation.

2.17 Property expenses

Property expenses comprise all property related expenses which include third party property and facility management fees and utility expenses. Property expenses are recognised in profit and loss in the period in which they are incurred (on an accruals basis).

2.18 Management fee

Management fee represents the fee payable to the REIT Manager in relation to its management of the REIT. The management fee expense is recorded when it is due.

2.19 Performance fee

The REIT accrues for the amount of performance fee at the statement of financial position date calculated in accordance with the REIT Management Agreement.

2.20 Finance income and costs

Finance income comprises profit income on short term investments and other Islamic bank deposits. Profit income is recognised as it accrues in the consolidated statement of comprehensive income, using the effective profit rate method.

Finance costs are mainly profits payable on sukuk financing instruments issued and Islamic financing obtained from financial institutions at normal commercial rates and recognised as it accrues in the consolidated statement of comprehensive income in the period in which it is incurred.

General and specific Islamic financing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Profit income earned on the temporary investment of specific Islamic financing pending their expenditure on qualifying assets is deducted from the Islamic financing costs eligible for capitalisation. All other Islamic financing costs are recognised in profit or loss in the period in which they are incurred.

2.21 Earnings per share

The Group presents basic Earnings Per Share ("EPS") data for its ordinary shares. Basic EPS is calculated by dividing the profit attributable to the ordinary shareholders of the REIT by the weighted average numbers of ordinary shares outstanding during the period. In accordance with the requirements of IAS 33, in case of increase in the number of ordinary shares due to issuance of bonus, shares the basic EPS for current and corresponding reporting period is calculated based on the number of ordinary shares outstanding at the reporting date. Diluted EPS is calculated by adjusting the weighted average number of equity shares outstanding to assume conversion of all dilutive potential ordinary shares. The REIT does not have any dilutive potential ordinary shares.

2.22 Dividend distribution

Dividend distribution to the REIT's shareholders is recognised as a liability in the Group's consolidated financial statements in the period in which the dividends are approved by the shareholders.

2.23 Earnings prohibited by Shari'a

The Group is committed to avoiding recognising any income generated from non-Islamic sources. Accordingly, any non-Islamic income will be credited to a charity fund where the Group uses these funds for social welfare activities. To date, no non-Islamic income has been generated.

3 FINANCIAL RISK MANAGEMENT

3.1 Financial risk factors

The Group's principal financial liabilities comprise of sukuk financing instruments, Islamic financing facilities and other payables. The main purpose of these financial instruments is to fund the purchase of investment property and to finance the Group's operations. The Group has various financial assets such as rent and other receivables and bank balances and cash, which arise directly from its operations.

The main risks arising from the Group's financial instruments are profit rate risk, foreign currency risk, credit risk, and liquidity risk. The REIT Manager reviews and agrees policies for managing each of these risks which are summarised below:

(A) PROFIT RATE RISK

The Group's exposure to the risk of changes in market profit rates relates primarily to the REIT's Islamic financing facilities with floating rates.

As at December 31, 2023, if the profit rate on Ijarah facilities had been 1% higher/lower, with all other variables held constant, profit for the year would have been USD 476 thousand (2022: USD 267 thousand) lower/higher, mainly as a result of higher/lower finance expense.

As at December 31, 2023, the Group had sukuk financing instruments (Note 9). The fair value of the sukuk financial instrument is not materially different to their carrying amount since the profit payable on the sukuk financing instrument is close to current market rates.

(B) FOREIGN CURRENCY RISK

Foreign currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. As the Group's exposure to foreign currency risk is primarily limited to the United States Dollar and the UAE Dirham, which is pegged to the USD, the Group is not considered to be exposed to any significant currency risk.

(C) CREDIT RISK

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss.

Credit risk arises from bank balances and trade and other receivables.

The credit risk faced by the Group is the risk of a financial loss if (i) tenants fail to make rental payments or meet other obligations under their leases or (ii) a counter party to a financial instrument or other financial arrangement fails to meet its obligations under that instrument or arrangement.

Following financial assets of the Group are subject to expected credit loss model as they are classified as amortised cost:

- Cash and cash equivalents
- Rent and other receivables

Cash and cash equivalents are current and saving account balances which are receivable on demand and the REIT Manager is able to withdraw the deposit as and when required. Based on the ECL assessment, the amount after assessment is approximately equal to the carrying value.

Rent and other receivables

The Group applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all rent and other receivables.

To measure the expected credit losses, rent and other receivables have been grouped based on shared credit risk characteristics and the days past due.

The expected loss rates are based on the payment profiles of revenue over historical period and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Group has identified the most relevant factors, and accordingly adjusts the historical loss rates based on expected changes in these factors.

On that basis, the loss allowance as at December 31, 2023, and 2022 was determined as follows for rent and other receivables:

	2023		2022	
	GROSS	IMPAIRMENT (ECL)	GROSS	IMPAIRMENT (ECL)
	USD'000	USD'000	USD'000	USD'000
Less than 6 months	1,710	(1)	2,631	(4)
Between 6 months to 1 year	1,330	(62)	466	(22)
Between 1 to 2 years	716	(179)	551	(134)
Between 2 to 3 years	48	(24)	104	(52)
More than 3 years	728	(728)	22	(22)
ECL general provision	**4,532**	**(994)**	**3,774**	**(234)**
Add: Specific Provision	6,318	(6,210)	6,077	(5,512)
TOTAL	**10,850**	**(7,204)**	**9,851**	**(5,746)**

The closing loss allowances for rent and other receivables and other assets as at December 31, 2023, reconcile to the opening loss allowances refer Note 6.

Rent and other receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the Group.

Impairment losses (or reversal) on rent and other receivables are presented as net impairment losses on rent and other receivables within expenses. Subsequent recoveries of amounts previously written off are credited against the same line item or recorded in other income.

Receivables for which an impairment provision was recognised were written off against the provision when there was no expectation of recovering additional cash.

Since simplified model has been used for rent and other receivables therefore, these are classified as Stage 2 under the provisions of IFRS 9 and lifetime ECL is determined.

(D) FINANCIAL COUNTER-PARTIES

The Group only maintains Islamic deposits with banks in the UAE that are regulated by the UAE Central Bank and which are Shari'a compliant. As a result, the credit risk in respect of those entities is minimised. These are assessed by the REIT Manager to be at a relatively low risk of default.

RATING	CREDIT RATING AGENCY	2023	2022
		USD'000	USD'000
A+	Fitch	1,036	874
A	Fitch	2,489	16,338
A-	Fitch	15,711	29,752
B+	Fitch	-	9
BBB+	Fitch	3,953	13
TOTAL		23,189	46,986

(E) TENANTS

The REIT Manager maintains the property portfolio under continual review to minimise tenant credit risk. Tenants occupying under existing leases at the time of the acquisition of an interest in a property are actively monitored for timely payment of rent and other obligations following the acquisition. New tenants that commence occupation subsequent to the acquisition of an interest in a property are assessed at the time of entering a lease. Amounts receivable from a single tenant at December 31, 2023, represented 19.10% (2022: 21.03%) of the total rental and service fee income receivable.

The REIT Manager engages external property management agents to manage the payment of rents by tenants. The REIT Manager remains actively involved and undertakes regular consideration of tenant profiles, existing and anticipated voids, overdue rents and outstanding rent reviews. Rent deposits are held in respect of all new leases and may be withheld by the Group in part or in whole if receivables due from the tenant are not settled or in case of other breaches of contract.

(F) LIQUIDITY RISK

The liquidity risk faced by the Group is that it may have insufficient cash or cash equivalent resources to meet its financial obligations as they fall due. The Group actively manages liquidity risk by monitoring actual and forecast cash flows and by maintaining adequate cash reserves.

AT 31 DECEMBER 2023	LESS THAN 3 MONTHS	3 TO 12 MONTHS	1 TO 5 YEARS	OVER 5 YEARS	TOTAL
	USD'000	USD'000	USD'000	USD'000	USD'000
Sukuk financing instruments	-	324,000	-	-	324,000
Sukuk profit expense	-	35,640	-	-	35,640
Ijarah Islamic finance	1,282	2,439	37,744	81,500	122,965
Ijarah Islamic financing profit expense	4,503	8,106	38,210	9,120	59,939
Other payables (excluding advances received)	9,298	148	-	-	9,446
TOTAL UNDISCOUNTED FINANCIAL LIABILITIES	**15,083**	**370,333**	**75,954**	**90,620**	**551,990**
Capital Commitment (Note 19a)	616	-	-	-	616

AT 31 DECEMBER 2022	LESS THAN 3 MONTHS	3 TO 12 MONTHS	1 TO 5 YEARS	OVER 5 YEARS	TOTAL
	USD'000	USD'000	USD'000	USD'000	USD'000
Sukuk financing instruments	-	-	380,000	-	380,000
Sukuk profit expense	-	36,892	42,497	-	79,389
Ijarah Islamic finance	4,017	3,882	26,179	58,500	92,578
Ijarah Islamic financing profit expense	1,913	5,432	24,366	7,189	38,900
Other payables (excluding advances received)	13,248	148	-	-	13,396
TOTAL UNDISCOUNTED FINANCIAL LIABILITIES	**19,178**	**46,354**	**473,042**	**65,689**	**604,263**
Capital Commitment (Note 19a)	3,779	-	-	-	3,779

(G) CAPITAL MANAGEMENT

The primary objective of the Group when managing capital is to ensure that it maintains a healthy capital ratio in order to support its business and maximise shareholders' value.

The Group's strategy for its capital management is to maintain a prudent balance of equity and Islamic financing appropriate to the profile of the Group's asset portfolio taking into account regulatory restrictions on gearing.

Capital comprises of share capital, share premium, retained earnings and other reserves and amounts to USD 499,740 thousand as at December 31, 2023 (2022: USD 372,590 thousand).

The REIT is required by DFSA to limit Islamic financing to a maximum of 65% of gross asset value. As of December 31, 2023, the Islamic financing as a percentage of gross asset value were 42.5% (2022: 49.8%).

3. 2 Fair value measurement

Fair value of financial instruments

Financial instruments comprise of financial assets and financial liabilities. Financial assets of the Group include bank balances and cash, receivables and certain other assets. Financial liabilities of the Group include sukuk financing instruments, Islamic financing facilities and accounts payable and certain other liabilities. The fair values of the financial assets and financial liabilities approximate their carrying values.

Assets measured at fair value

The following table provides the fair value measurement hierarchy of the Group's investment properties:

	DATE OF VALUATION	QUOTED PRICES IN ACTIVE MARKETS	SIGNIFICANT OBSERVABLE INPUTS	SIGNIFICANT UNOBSERVABLE INPUTS	TOTAL
		(LEVEL 1) USD'000	(LEVEL 2) USD'000	(LEVEL 3) USD'000	(LEVEL 4) USD'000
Investment properties	31-Dec-23	-	-	945,848	945,848
Investment properties	31-Dec-22	-	-	803,407	803,407

Level 1 - Quoted market price in an active market for an identical asset or liability.

Level 2 - Valuation techniques based on observable inputs. This category includes an asset or liability valued using: quoted market prices in active markets for similar assets or liabilities; quoted prices for similar assets or liabilities in markets that are considered less than active; or other valuation techniques where all significant inputs are directly or indirectly observable from market data.

Level 3 - Valuation techniques using significant unobservable inputs. This category includes all assets or liabilities where the valuation technique includes inputs not based on observable data and the unobservable inputs could have a significant impact on the asset or liabilities' valuation. This category includes assets or liabilities that are valued based on quoted prices for similar assets or liabilities where significant unobservable adjustments or assumptions are required to reflect differences between the assets or liabilities.

The REIT manager appoint independent external valuers to be responsible for the external valuations of the Group's properties. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained.

There were no transfers between, into or out of Level 1, Level 2 or Level 3 during the year ended December 31, 2023 (December 31, 2022: Nil).

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements are continually evaluated and are based on historical experience as adjusted for current market conditions and other factors.

The preparation of the Group's consolidated financial statements requires the REIT Manager to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods. In the process of applying the Group's accounting policies, the REIT Manager has made the following judgements, apart from those involving estimations, which have the most significant impact on the amounts recognised in the consolidated financial statements.

(A) FAIR VALUATION OF INVESTMENT PROPERTIES

The Group carries its investment properties at fair value, with changes in fair value being recognised in the consolidated statement of comprehensive income. The Group engaged independent valuation specialists who hold recognised and relevant professional qualifications and have relevant experience in the location and type of investment properties held, to determine the fair values of investment properties as at December 31, 2023. The valuation methodology is based on the income approach method, as it represents a method of determining the value of the investment properties by calculating the net present value of expected future earnings.

The valuation method adopted for these properties is based on inputs that are not based on observable market data (that is, unobservable inputs - Level 3).

The determined fair value of the investment properties is most sensitive to the stabilized yield and estimated rental value. On the next page is a sensitivity analysis in isolation of the key assumptions used to determine the fair value of the investment property:

STABILISED YIELD		STABILISED OCCUPANCY RATE		ESTIMATED RENTAL VALUE	
USD'000	USD'000	USD'000	USD'000	USD'000	USD'000
+0.5%	-0.5%	+5.0%	-5.0%	+5.0%	-5.0%
(33,245)	63,014	19,880	(19,918)	36,379	(36,365)

Significant increases/(decreases) in the Estimated Rental Value (ERV) (per sqm p.a.) in isolation would result in a significantly higher/(lower) fair value measurement. Significant increases/(decreases) in the long-term occupancy rate and equivalent yield in isolation would result in a significantly lower/(higher) fair value measurement.

(B) DISCOUNTING OF LEASE PAYMENTS – IFRS 16

The lease payments are discounted using the REIT's incremental Islamic financing rate ("IBR"). Management has applied judgements and estimates to determine the IBR at the commencement of lease by using the applicable profit rates paid by REIT to its financiers of Islamic financing facilities.

(C) DETERMINING THE LEASE TERM – IFRS 16

In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated).

The assessment is reviewed if a significant event or a significant change in circumstances occurs which affects this assessment and that is within the control of the REIT.

(D) ALLOWANCE FOR EXPECTED CREDIT LOSS

The loss allowances for financial assets are based on assumptions about risk of default and expected loss rates. The Group uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the Group's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

The following information is taken into account when assessing whether credit risk has increased significantly since initial recognition:

- An actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- Existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- An actual or expected significant deterioration in the operating results of the debtor;
- Significant increases in credit risk on other financial instruments of the same debtor;

An actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations. Irrespective of the outcome of the above assessment, the Group presumes that the credit risk on a financial asset has increased significantly since initial recognition when contractual payments are more than 180 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

5 INVESTMENT PROPERTIES

	TOTAL
	USD'000
AT JANUARY 1, 2022	737,132
Additional re-development and fitout projects on completed properties (spent during the year)	7,208
Investment property disposed during the year	(50,504)
Net gain from fair value adjustments on investment properties	91,096
AT DECEMBER 31, 2022	**784,932**
Additional re-development and fitout projects on completed properties (spent during the year)	4,205
Net gain from fair value adjustments on investment property	134,580
AT DECEMBER 31, 2023	**923,717**

5.1 Fair value reconciliation

	2023	2022
	USD'000	USD'000
Market value per external valuation report as at December 31,	**945,848**	**803,407**
Additional re-development and fit-out projects under progress on completed properties	449	2,690
Lease incentive asset (Note 6)	(33,173)	(30,255)
Deferred income (Note 12)	10,593	9,090
FAIR VALUE AS AT DECEMBER 31,	**923,717**	**784,932**

5.2 Net unrealised gain on revaluation

	2023	2022
	USD'000	USD'000
Net profit from fair value adjustments on investment properties	134,580	91,096
Reversal of unrealised fair value gain on disposal of investment property	-	(10,547)
Change in fair value of right-of-use asset (Note 5.6)	(1,711)	(1,711)
	132,869	**78,838**

As at the reporting date, the Group held total investment properties amounting to USD 923,717 thousand (2022: USD 784,932 thousand) in a real estate portfolio of 10 properties (2022: 10 properties) located in Dubai, UAE.

Total rental and service fee income for the year ended December 31, 2023 is USD 73,559 thousand (2022: USD 68,410 thousand).

Investment properties with a market value of USD 945,848 thousand (2022: USD 803,407 thousand) are secured against Sukuk and Islamic financing facilities.

The fair value of the Group's investment properties at December 31, 2023 has been arrived at on the basis of a valuation carried out as at that date by CBRE (DIFC) Limited and Cushman & Wakefield, International Limited, independent valuation specialists not connected with the Group. The valuation conforms to the RICS Valuations – Global Standards and International Valuation Standards. The fair value was determined based on the income approach method.

5.3 Divestment of investment property

Emirates REIT announced on May 27, 2022 the sale of Jebel Ali School ("School") to Taaleem Holdings PJSC ("Taaleem"). On the date of sale, the book value of the property was USD 50,504 thousand. The aggregate consideration of the transaction equals to USD 63,572 thousand, which comprises both the property sale price of USD 50,504 thousand and the settlement of USD 13,068 thousand towards the School's outstanding liabilities to the REIT. Total expenses incurred in connection with this sale amounted to USD 1,455 thousand.

5.4 Properties under land lease agreements

Five of the REIT's properties are constructed on plots in Dubai which are under land lease agreements as follows:

- Remaining lease term of 15.7 years with a property fair value of USD 5,690 thousand;
- Remaining lease term of 33.0 years with a property fair value of USD 96,079 thousand;
- Remaining lease term of 20.1 years renewable for another term of 30 years with a property fair value of USD 27,318 thousand;
- Remaining lease term of 41.5 years with a property fair value of USD 41,212 thousand; and
- Remaining lease term of 21.3 years renewable for another term of 30 years with a property fair value of USD 49,047 thousand.

5.5 Fair valuation

The fair valuations of investment property were based on an individual assessment, for each property type, of both the future earnings and the required yield. In assessing the future earnings of the properties, the REIT Manager took into account potential changes in rental levels from each contract's rent and expiry date compared with the estimated current market rent, as well as changes in occupancy rates and property costs. Fair value hierarchy disclosures for investment property has been provided in Note 3.2.

As at December 31, 2023, the fair value of the investment properties was adjusted for the lease incentive asset (Note 6) and deferred income (Note 12) in accordance with IAS 40. The amount of adjustment is USD 33,173 thousand and USD 10,593 thousand respectively (2022: USD 30,255 thousand and USD 9,090 thousand respectively).

The following table shows a reconciliation of the opening balances to the closing balances for Level 3 fair values:

	2023	2022
	USD'000	USD'000
Balance at the beginning of the year	803,407	762,134
Disposal of an investment property during the year	-	(50,504)
Net unrealised gain on revaluation of investments properties	142,441	91,777
BALANCE AT THE END OF THE YEAR	**945,848**	**803,407**

For investment property categorised under Level 3 fair value hierarchy, a valuation methodology based on the 'income approach method' was used, as it represents a method of determining the value of the investment property by calculating the net present value of expected future earnings.

The significant unobservable inputs used in arriving at fair values of investment property are the stabilised occupancy rate, the stabilised yield and estimated rental value. The assumptions are applied on a property by property basis and vary depending on the specific characteristics of the property being valued. The range in those assumptions used in arriving at the fair value of investment property are as follows:

	2023	2022
Stabilised occupancy rate (%)	70 - 100	78 - 100
Stabilised yield (%)	7.00 - 9.50	7.50 - 9.50
Estimated rental value (USD/sqm per annum)	59 - 2,051	100 - 1,612

5.6 Right of use assets

The following table shows the movement of the right-of-use asset recognised by the REIT along with the related change in the fair value during the:

	2023	2022
	USD'000	USD'000
ASSETS:		
Right-of-use Asset as on January 1,	48,126	49,837
Less: Change in fair value during the year (Note 5.2)	(1,711)	(1,711)
RIGHT-OF-USE ASSET AS ON DECEMBER 31,	**46,415**	**48,126**

6 RENT AND OTHER RECEIVABLES

	2023	2022
	USD'000	USD'000
RENTAL AND SERVICE INCOME RECEIVABLE	10,850	9,851
Less: allowance for expected credit losses (Note 6.1)	(7,204)	(5,746)
	3,646	**4,105**
OTHER FINANCIAL ASSETS AT AMORTISED COST		
Other receivables (Note 6.2)	6,461	14,901
OTHER ASSETS		
Lease incentive asset (Note 5.1)	33,173	30,255
Prepayments	427	277
	43,707	**49,538**
Less:non-current portion – Lease incentive asset	(29,851)	(26,958)
CURRENT PORTION	**13,856**	**22,580**

6.1 – As at December 31, 2023 and 2022, the movement in the allowance for impairment of receivables is as follows:

	2023	2022
	USD'000	USD'000
Opening expected credit loss as at January 1 - calculated under IFRS 9	5,746	9,487
Allowance for expected credit loss recognised in consolidated statement of comprehensive income during the year	1,458	1,396
Reversal of allowance for expected credit loss on disposal of an investment property and other write-offs	-	(5,137)
BALANCE AT THE END OF THE YEAR	**7,204**	**5,746**

Lease incentive asset relates to rents recognised in advance as a result of spreading the effect of rent free and reduced rent periods and rent uplifts, over the expected terms of their respective leases in accordance with IFRS 16.

Included within the USD 7,204 thousand (2022: USD 5,746 thousand) provision for expected credit losses is an amount of USD 6,210 thousand (2022: USD 5,512 thousand), which represents specific provisions made for amounts due from certain tenants as per the tenancy contracts.

6.2 – Other receivables as at December 31, 2022 include an amount of USD 9,121 thousand receivable from Taaleem. Consequent to the sale of the School, the receivables from the School stands settled. The aggregate consideration of the transaction paid by Taaleem to the REIT was inclusive of an amount of USD 13,068 thousand ("Settlement Amount") towards settlement of the outstanding liabilities of the School (Note 5.3). During the year, the REIT received the balance amount of USD 9,121 thousand of the Settlement Amount from Taaleem

Further, other receivables include an amount that is due from Liquidity Provider (LP) USD 1,138 thousand (2022: 814 thousand) being the balance of pre-funding sums provided for liquidity provisioning services that were engaged with LP since 2019.

7 CASH AND CASH EQUIVALENTS

	2023	2022
	USD'000	USD'000
Current and savings accounts	23,189	25,205
Islamic Deposits	-	21,781
	23,189	**46,986**

Islamic deposits as of December 31, 2022 represents Wakala investments carrying a profit rate of 4.4% per annum. Balances are with Shari'a compliant accounts of local banks that are regulated by the UAE Central Bank. As a result, the credit risk in respect of those entities is minimised. They are assessed by the REIT Manager to be at a relatively low risk of default (Note 3.1 d).

8 SHARE CAPITAL

	NUMBER OF ORDINARY SHARES	TOTAL PAR VALUE ORDINARY SHARES	TOTAL SHARE PREMIUM	TOTAL
		USD'000	USD'000	USD'000
At 31 December 2023	319,156,400	319,157	59,393	378,550
At 31 December 2022	319,156,400	319,157	59,393	378,550

The authorised share capital of the REIT is USD 10,000,000,100 and is divided into one Manager Share with a par value of USD 100; and 10,000,000,000 ordinary shares with a nominal par value of USD 1 per share. All shares were issued and allotted on or before December 31, 2023.

9 SUKUK FINANCING INSTRUMENT

In November 2022, the REIT launched a consent solicitation process, which was approved by the requisite majority of the existing certificate holders pursuant to which, on December 12, 2022 (the "Refinancing Date"), the maturing USD 400 million five year trust certificates (the "Initial Sukuk" issued on December 12, 2017) were refinanced through a cash payment of USD 20 million and the issuance of USD 380 million new secured certificates (the "Secured Sukuk") through Emirates REIT Sukuk II Limited (the "Trustee"). The terms of the new Secured Sukuk are materially different from the Initial Sukuk and were listed on the Main Securities Market (MSM) of Euronext Dublin.

The Secured Sukuk have a maturity date of December 12, 2024 (or, in the event that the extension option is exercised by Emirates REIT, December 12, 2025) with an initial profit rate of 9.5% per annum payable semi-annually on June 12 and December 12 of each year, commencing on June 12, 2023 with a ratcheting up profit rate structure for year 2 and year 3 depending on the amount outstanding.

The below table sets forth the applicable profit rates for each year of outstanding Secured Sukuk, depending on the quantum outstanding:

FACE AMOUNT OF THE NEW SECURED CERTIFICATES OUTSTANDING	YEAR 1	YEAR 2	YEAR 3 (OPTIONAL)
	PROFIT RATE (PERCENT. PER ANNUM)		
Greater than USD 300 million	9.50	11.00	n/a
Greater than USD 200 million but no more than USD 300 up to year 2 and greater than USD 200 million but no more than USD 230 in year 3	9.00	10.25	12.25
USD 200 million or less	9.00	9.25	11.25

To avail itself of the extension option, the Trustee is required to have a maximum outstanding face amount of secured certificates of USD 230 million by the second anniversary. The Secured Sukuk has a ratcheting up profit rate structure, thus providing incentives to the Trustee to prepay the secured certificates as swiftly as possible. The Secured Sukuk has no pre-payment fees or conditionality attaching to any early repayment.

On March 22, 2023, Emirates REIT concluded the partial redemption of USD 56 million of the USD 380 million Secured Sukuk issued on December 12, 2022, together with accrued profit thereon. As a result, upon completion of this partial redemption, the outstanding face amount on the Secured Sukuk has reduced to USD 324 million. The Secured Sukuk is fully secured by way of mortgages over certain freehold properties of the REIT, leasehold assignments of certain leasehold properties of the REIT, and pledges over certain accounts.

As per the terms of Secured Sukuk, the REIT is required to ensure that the fair market value of the secured properties remains at all times at least 150% of the face value of the outstanding Secured Certificates, out of which the fair market value of the mortgaged Index Tower and Index Mall properties shall at all times represent at least 86% of the outstanding Secured Certificates.

The terms of the Secured Certificates issuance include the transfer of certain identified investment properties (the "Wakala Properties") to the Trustee in order to comply with the principles of Shari'a. Notwithstanding their transfer to the Trustee, the Wakala Properties will continue to remain under the control of the REIT and to be serviced by the REIT.

	2023	2022
	USD'000	USD'000
At January 1,	371,485	399,451
Amortisation of transaction costs - Sukuk I	-	549
Liability paid / extinguished	(56,000)	(20,000)
Additional transaction costs paid during the year	(1,085)	
SUKUK LIABILITY AT YEAR END / BEFORE REFINANCING	**314,400**	**380,000**
Secured sukuk liability recognised (net of transaction cost)	314,400	371,246
Amortisation of transaction costs - Sukuk II	4,936	239
At December 31,	**319,336**	**371,485**

Other key covenants of the Secured Certificates include (i) a requirement of mandatory aggregate redemption of the Secured Certificates by USD 150 million from the initial Secured Sukuk issue amount of USD 380 million before December 12, 2024 in the event the Extension Option is exercised before June 12, 2024, (ii) limitations on further indebtedness, (iii) application of all disposal proceeds of the collateralised properties to redeem the Secured Certificates, (iv) a cash sweep tested on a semi-annual basis, (v) a limitation on capital expenditure (vi) delivery of certain financial and other information (vii) prohibition of cash dividends and (viii) retaining a part of the management fee in a pledge account if effectively received over (a) 1.2 per cent.(in years one and two) and (b) 1.125 per cent. of Emirates REIT's gross asset value (in year three if the Extension Option is exercised).

10 ISLAMIC FINANCING

Ijarah facilities	WITHIN 1 YEAR	BETWEEN 1 AND 5 YEARS	MORE THAN 5 YEARS	TOTAL
	USD'000	USD'000	USD'000	USD'000
At 31 December, 2023	3,540	40,108	78,115	121,763
At 31 December, 2022	7,694	25,524	58,232	91,450

In March 2023, the Emirates REIT entered into a new Islamic financing facility with Ajman Bank PJSC (the "Lender") for an amount of USD 50,095 thousand with an annual profit rate of 3-month EIBOR + 2.75% payable quarterly. The facility has a maturity period of 10 years from the first draw down.

As at December 31, 2023, the outstanding balance of Islamic financing amounted to USD 121,763 thousand (2022: USD 91,450 thousand) net of unamortised transaction costs of USD 1,202 thousand (2022: USD 1,128 thousand).

At December 31, 2023, the weighted average cost of finance taking into account the profit rate attributable to each facility and the amortisation of financing transaction costs was 3-month EIBOR +3.26% (2022: 3-month EIBOR +4.06%).

The facilities have certain covenants on the REIT. These covenants state that the REIT will ensure that the following financial ratios are met:

a) Finance to value ratio of the underlying asset should not exceed 52%-53%.

b) Financing service coverage ratio to be maintained in the range of 1.25x – 1.30x.

Also as per DFSA Rules, the total Islamic finance should not exceed 65% of the Gross Asset Value of the REIT.

The REIT has complied with the financial covenants of its Islamic financing during the year ended December 31, 2023.

The financing facilities are secured by the following:

a) First rank legal mortgages, lease assignments over financed properties and cash collaterals in favour of the banks.

b) Assignment of comprehensive takaful over financed properties in favour of the banks.

c) Assignment of rental income from financed properties in favour of the banks.

Movement for the year ended December 31 is as follows:

	2023	2022
	USD'000	USD'000
Balance at the beginning of the year	91,450	81,368
Add: Islamic financing received during the year	50,095	75,000
Less: Transaction costs on financing	(425)	(938)
Less: Repayment during the year	(19,708)	(64,559)
Add: Amortisation of transaction cost	351	579
BALANCE AT THE END OF THE YEAR	**121,763**	**91,450**

11 LEASE LIABILITY

The following table shows the movement of lease liability recognised by the REIT:

	2023	2022
	USD'000	USD'000
LIABILITIES:		
Lease liability recorded on January 1,	54,801	54,224
Add: Finance cost for the year (Note 16)	2,716	2,730
Less: Payments made during the year	(3,236)	(2,153)
Lease liability as on December 31,	**54,281**	**54,801**
Current liabilities	3,566	3,488
Non-current liabilities	50,715	51,313

12 OTHER PAYABLES

	2023 USD'000	2022 USD'000
Tenant deposits payable	12,668	11,791
Deferred income (Note 5.1)	10,593	9,090
Accrued expenses	5,242	12,733
Service fee received in advance	5,356	3,051
Accrued profit expense	3,845	2,211
Management fee payable	4,056	232
Payable against investment property under construction or re-development	148	148
BALANCE AT THE END OF THE YEAR	**41,908**	**39,526**

13 ZAKAT

Zakat is payable by the shareholders based on their share of the net assets of the REIT at the end of every reporting period. The Group is not liable to pay Zakat.

14 DIVIDENDS

During the period, at the Annual General Meeting held on June 12, 2023, the Shareholders did not approve the proposed resolution to approve the final dividend of USD 0.008 per share, aggregating to USD 2,553,251, for the year ended December 31, 2022 by way of an allotment and distribution of newly issued ordinary shares ("Scrip Dividend"). The REIT Manager has agreed with the Regulator to propose the declaration of the final dividend for the financial year ending December 31, 2022, at the next Annual General Meeting of the REIT, together with any proposed final dividend relating to the FY 2023.

15 RELATED PARTY TRANSACTIONS AND BALANCES

Related parties represent the REIT Manager, associated companies, shareholders, directors and key management personnel of the REIT Manager, and entities controlled, jointly controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the REIT Manager.

Equitativa (Dubai) Limited, a company limited by shares, is the REIT Manager of the REIT.

(A) TRANSACTIONS EXECUTED DURING THE YEAR

Transactions executed with various related parties during the year amounted to:

	2023 USD'000	2022 USD'000
REIT Manager	11,564	14,490
Board members	172	120
Financial institutions	3,067	65,135
Others	212	185
TOTAL	**15,015**	**79,930**

(B) MANAGEMENT AND PERFORMANCE FEE

Management fee is payable to the REIT Manager quarterly in advance and is calculated quarterly based on the aggregated gross value of the assets of the REIT at a rate of 1.5% per annum.

The performance fee is payable to the REIT Manager annually in arrears, at a rate of 3% of the increase in net asset value per share by reference to the highest net asset value per share previously used in calculating the fee. During the year there was no accrual or payment made on account of performance fee.

Management and performance fee charged by the REIT Manager during the year amounted to:

	2023 USD'000	2022 USD'000
REIT MANAGER		
Management fee and Performance fee	(14,672)	(13,649)
TOTAL	**(14,672)**	**(13,649)**

(C) DUE TO RELATED PARTIES COMPRISES

	2023 USD'000	2022 USD'000
REIT Manager	4,056	232
Board members	60	113
Financial institutions	27	2,723
Others	43	47
TOTAL	**4,186**	**3,115**

(D) DUE FROM RELATED PARTIES COMPRISES

	2023	2022
	USD'000	USD'000
Financial institutions	50	3
TOTAL	**50**	**3**

All transactions with related parties are conducted in accordance with the applicable regulations. There have been no guarantees provided or received for any related party receivables or payables.

Transactions with key management personnel

During the years ended December 31, 2023 and 2022, the role of the key management personnel in accordance with IAS 24 was performed by the REIT Manager, for which the REIT Manager receives remuneration in the form of a management fee and performance fee

16 FINANCE COSTS

	2023	2022
	USD'000	USD'000
Ijarah Islamic financing profit expense	(10,231)	(3,823)
Ijarah fee amortisation	(351)	(579)
Finance cost on lease liability	(2,716)	(2,730)
Sukuk profit expense	(32,102)	(21,480)
Sukuk issuance cost amortisation	(4,936)	(788)
FINANCE COSTS	**(50,336)**	**(29,400)**
Profit income on Wakala	576	261
Profit income on PRS maturity	-	89
FINANCE INCOME	**576**	**350**
FINANCE COSTS - NET	**(49,760)**	**(29,050)**

17 EARNINGS PER SHARE

Basic and diluted earnings per share ("EPS") is calculated by dividing the net profit for the period attributable to ordinary equity holders of the REIT by the weighted average number of ordinary shares outstanding during the year.

	2023	2022
Profit attributable to ordinary shareholders (USD'000)	127,150	81,990
Number of ordinary shares for basic EPS	319,156,400	319,156,400
Basic and diluted loss per share (USD)	0.398	0.257

In accordance with the requirements of IAS 33, in case of increase in the number of ordinary shares due to issuance of bonus, shares the basic EPS for current and corresponding reporting period is calculated based on the number of ordinary shares outstanding at the reporting date. The Group has no share options outstanding at the period end and therefore the basic and diluted EPS are the same.

Reconciliation of number of ordinary shares:

	2023	2022
As at January 1,	319,156,400	304,451,393
Impact of shares dividend	-	14,705,007
Weighted average number of ordinary shares	319,156,400	319,156,400

18 EXPENSE RATIO

The total expense ratio for the year ended December 31, 2023 was 7.6% of the Gross Asset Value (December 31, 2022: 6.8%).

19 COMMITMENTS AND CONTINGENCIES

(A) CAPITAL COMMITMENTS

At December 31, 2023, the REIT had contractual capital commitments of USD 437 thousand (2022: USD 2,581 thousand), which pertains to the school upgrade and USD 179 thousand (2022: USD 1,198 thousand) in relation to fit out and re-development work in certain completed properties.

(B) CONTINGENCIES

One of the REIT's tenants (the "REIT tenant") filed claims against the REIT in the DIFC-LCIA in 2018. The REIT Manager filed counter-claims on behalf of the REIT. On January 24, 2022, following the confidential proceedings, the DIFC-LCIA awarded the REIT the unpaid rent. The REIT Manager has maintained the 100% allowance for the related rental and service income receivable due from the REIT tenant as of December 31, 2023 and the DIFC-LCIA award of unpaid rent is in excess of the provision.

The REIT continued to hold adequate provision for the related sums due from the REIT tenant taking into account the expected time in recovery and other factors surrounding the matter whilst continuing to seek recovery in other jurisdictions where the REIT believes that the REIT Tenant possesses assets.

(C) OPERATING LEASE COMMITMENTS — GROUP AS LESSEE

The Group has entered into commercial property leases on certain properties. Future minimum rentals payable under operating leases are as follows:

	2023	2022
	USD'000	USD'000
Within one year	3,094	3,016
After one year but not more than five years	12,679	12,539
More than five years	95,657	98,891
	111,430	**114,446**

(D) Operating lease commitments — Group as lessor

The Group has entered into commercial property leases on properties. Future minimum rentals receivables under operating leases as at December 31, 2023 and December 31, 2022 are as follows:

	2023	2022
	USD'000	USD'000
Within one year	63,392	58,399
After one year but not more than five years	138,211	135,224
More than five years*	305,200	320,533
	506,803	**514,156**

* Included in these leases are the long term lease contracts entered into by the REIT with school operators. The REIT Manager is in the process of perfecting the documentation in relation to these contracts.

20 FINANCIAL INSTRUMENTS BY CATEGORY

The accounting policies for financial instruments have been applied to the line items below:

	2023	2022
	USD'000	USD'000
Assets as per the consolidated statement of financial position		
AMORTISED COST		
Rent and other receivables, excluding lease incentive asset and prepayments	10,107	19,006
Cash and cash equivalents	23,189	46,986
	33,296	**65,992**
Liabilities as per the consolidated statement of financial position		
OTHER FINANCIAL LIABILITIES AT AMORTISED COST		
Other payables excluding deferred income, service fee received in advance, accrued expense and management fee	16,661	14,150
Sukuk financing instrument	319,336	371,485
Islamic financing	121,763	91,450
	457,760	**477,085**

21 NET ISLAMIC FINANCING RECONCILIATION

	2023	2022
	USD'000	USD'000
Cash and cash equivalents	23,189	46,986
Islamic and sukuk financing – repayable within one year	(322,876)	(7,694)
Islamic and sukuk financing – repayable after one year	(118,223)	(455,241)
NET ISLAMIC FINANCING	**(417,910)**	**(415,949)**

	2023	2022
	USD'000	USD'000
Cash and cash equivalents	23,189	46,986
Gross Islamic financing - fixed profit rates	(319,336)	(371,485)
Gross Islamic financing – variable profit rates	(121,763)	(91,450)
NET ISLAMIC FINANCING	**(417,910)**	**(415,949)**

Liabilities from financing activites

	Other Assets and Cash	Sukuk financing instruments and Islamic financing due within 1 year	Sukuk financing instruments and Islamic financing due after 1 year	Total
	USD'000	USD'000	USD'000	USD'000
Net islamic financing as at January 1, 2023	46,986	(7,694)	(455,241)	(415,949)
Net movement during the year	(23,797)	(315,182)	337,018	(1,961)
NET ISLAMIC FINANCING AS AT DECEMBER 31, 2023	**23,189**	**(322,876)**	**(118,223)**	**(417,910)**
Net islamic financing as at January 1, 2022	10,986	(417,541)	(63,278)	(469,833)
Net movement during the year	36,000	409,847	(391,963)	53,884
NET ISLAMIC FINANCING AS AT DECEMBER 31, 2022	**46,986**	**(7,694)**	**(455,241)**	**(415,949)**

22 CORPORATE INCOME TAX

On 3 October 2022, the United Arab Emirates (UAE) Ministry of Finance ("MoF") issued Federal Decree-Law No 47 of 2022 on the Taxation of Corporations and Businesses, Corporate Tax Law ("CT Law") to implement a new CT regime in the UAE. The new CT regime is applicable for accounting periods beginning on or after 1 June 2023.

Generally, UAE businesses will be subject to a 9% CT rate, however a rate of 0% could be applied to taxable income not exceeding a particular threshold or to certain types of entities, to be prescribed by way of a Cabinet Decision.

The Group is currently assessing the impact of these laws and regulations and will apply the requirements as further guidance is provided by the relevant tax authorities.

23 SIGNIFICANT EVENTS

New Islamic financing facility with Ajman Bank

In March 2023, Emirates REIT announced that it had agreed to a new USD 50 million (AED 184 million) Islamic financing facility with Ajman Bank PJSC. The facility's profit rate is set at 3-month EIBOR + 2.75% with a floor of 5%. The tenor of this facility is 10 years with a gradual step up amortization over the tenor of the facility. This facility was drawn down in March 2023 and the net proceeds were used to repay existing financial indebtedness.

Partial Redemption of Secured Sukuk

In March 2023, Emirates REIT concluded the partial redemption of USD 56 million of the USD 380 million Secured Sukuk issued on December 12, 2022, together with accrued profit thereon. As a result, upon completion of this partial redemption, the outstanding principal amount on the Secured Sukuk has reduced to USD 324 million.

24 SUBSEQUENT EVENTS

There are no significant events subsequent to the reporting date, which requires adjustments and/or disclosures in the consolidated financial statements.

NON-EXHAUSTIVE GLOSSARY OF TERMS AND FIRST MENTIONS

H1 2023	January 1 to June 30, 2023
H2 2023	July 1 to December 31, 2023
Q1 2023	January 1 to March 31, 2023
Q2 2023	April 1 to June 30, 2023
Q3 2023	July 1 to September 30, 2023
Q4 2023	October 1 to December 31, 2023
AED	United Arab Emirates Dirhams - legal currency of the United Arab Emirates
AEI(s)	Asset Enhancement Initiative(s)
Advisory Board	Advisory Board of the REIT
Aggregate Leverage	The ratio of a REIT's debt to its total assets, also known as "gearing"
Annual Report	Emirates REIT's annual report for financial year ended December 31, 2023
Auditor	Deloitte & Touche (M.E.)
AUM	Assets Under Management
Board	Board of Directors
CAGR	Compound Annual Growth Rate
Capex	Capital Expenditure
CBD	Central Business District
CBRE	CBRE (DIFC) Limited
CIR	Collective Investment Rules of the DFSA
CEO	Chief Executive Officer of Equitativa (Dubai) Limited
Constituent Documents	Articles of Association of the REIT
Cushman & Wakefield or C&W	Cushman & Wakefield International Limited
Company Secretary	The REIT Manager
Deloitte & Touche	Deloitte & Touche (M.E.)
DFSA	Dubai Financial Services Authority
DFSA Rulebook	DFSA administered rule book
DIC	Dubai Internet City
DIFC	Dubai International Financial Centre
DIFC-LCIA	DIFC-LCIA Arbitration Centre
DIP	Dubai Investments Park
Director(s)	Member of the Board
DMC	Dubai Media City
DPS	Dividend per Share
EBC	European Business Centre
EBITDA	Earnings Before Interest, Taxes, Depreciation, and Amortization
ECL	Expected Credit Loss pursuant to IFRS 9
Equitativa	Equitativa (Dubai) Limited; the REIT Manager
Equitativa Group	Group of companies specialising in creating and managing innovative financial products in emerging markets, notably Real Estate Investment Trusts
Emirates REIT	Emirates REIT (CEIC) PLC
Emirates REIT's Annual Report	Emirates REIT's annual report for financial year ended December 31, 2023
EPS	Earnings Per Share
ERV	Estimated Rental Value
ESG	Environmental Social and Governance
EU	Enforceable Undertaking
F&B	Food and Beverage
Fitch Ratings	Credit rating agency – Fitch Rating Inc.
FTV	Facility to Assets Value
Fund Property	Assets of Emirates REIT
FY 2020	January 1, 2020 to December 31, 2020
FY 2021	January 1, 2021 to December 31, 2021
FY 2022	January 1, 2022 to December 31, 2022
FY 2023	January 1, 2023 to December 31, 2023
FY2023 Annual Financial Statements	Emirates REIT consolidated financial statements which comprise the consolidated statement of financial position as at 31 December 23 and the consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended
FY 2023 Annual Report	Emirates REIT's annual report for financial year ended 31 December 2023
GAV	Gross Asset Value
GCC	Gulf Co-operation Council
GDP	Gross Domestic Product
GLA	Gross Lettable Area
Group	Emirates REIT and its subsidiaries
IB	International Baccalaureate
IESBA Code	the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants
IFR	Islamic Finance Rules rulebook module of the DFSA Rulebook
IFRS	International Financial Reporting Standards the accounting standards issued by the International Accounting Standard Board
IPO	Initial Public Offering
Investment Board	The Investment Committee of the REIT pursuant to the DFSA CIR Rules
ISA	International Standards on Auditing
JBR	Jumeirah Beach Residence
KHDA	Knowledge and Human Development Authority
LFJM	Lycée français Jean Mermoz
Listing Date	Listing Date
Listing Rules	Listing rules of the Nasdaq Dubai and DFSA

NON-EXHAUSTIVE GLOSSARY OF TERMS AND FIRST MENTIONS

Management or the management team	The management team of the REIT Manager
NAV	Net Asset Value
NAV per share	Net Asset Value of the REIT divided by the number of ordinary shares in issue on that date.
NLA	Net Lettable Area
NPI	Net Property Income
NPI Margin	(1 - Property Operating Expenses – Service Fee Income)/ (Rental Income + Other Property Income)
Ordinary Shares	Ordinary shares issued by the REIT
Oversight Board	Oversight Committee of the REIT pursuant to the DFSA CIR Rulebook
PMLA	Property Management and Leasing Agreement
p.p	Percentage Points
Regulatory Borrowing Limit	65% of GAV as specified in DFSA CIR Rulebook
REIT	Real estate investment trust; Emirates REIT (CEIC) PLC
Related Party (Parties)	As defined by the DFSA Glossary Rulebook and CIR or as defined under IFRS as applicable.
Related Party Transaction(s)	As defined by the DFSA Glossary Rulebook and CIR or as defined under IFRS as applicable.
REIT Manager	Equitativa (Dubai) Limited
RICS	Royal Institution of Chartered Surveyors
ROI	Return on Investment
$ or USD	United States Dollars – legal currency of the United States
sqm	Square metres
Sq ft.	Square feet
Shares	Shares / Units of Emirates REIT
Shareholders	Shareholders / Unitholders of Emirates REIT
Shari'a	Means Islamic Sharia laws and principles
Shari'a Supervisory Board	Sharia Board of Sharia scholars pursuant to the DFSA CIR and IFR Rulebooks
SME(S)	Small and Medium Sized Enterprises
UAE	United Arab Emirates
Valuer	Independent valuer appointed to conduct valuations on the fund real estate assets
WALE	Weighted average lease term in years, based on the final termination date of the agreement (assuming the tenants does not terminate the lease on any of the permissible break date(s), if applicable)
y-o-y	Year-On-Year