



IN BRIEF

PORTFOLIO VALUE	USD 724.6m AED 2.7bn
NET ASSET VALUE	USD 276.9m AED 1.0bn
NAV* PER SHARE	USD 0.91
NET LEASABLE AREA	218,924 m ² 2.4m sq.ft.
OCCUPANCY	70%

* Net Asset Value

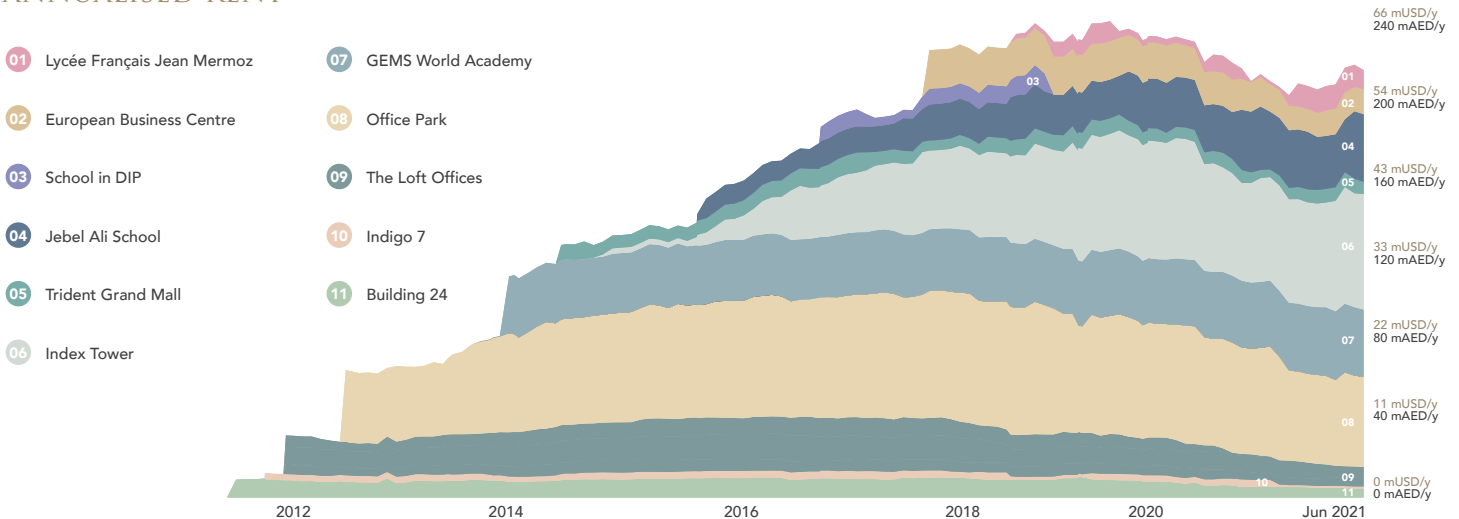
FINANCIAL HIGHLIGHTS

- **Total Property Income** increased by 8.1% YoY from USD 34.0m (AED 124.9m) to USD 36.8m (AED 135.2m) incl. gain on sale of investment property of USD 6.5m (AED 23.9m).
- **Total Property Expenses** declined by 2.7% YoY from USD 6.7m (AED 24.6m) to USD 6.5m (AED 23.9m)
- **Reversal on Expected Credit Loss** amounted to USD 7.0m (AED 25.7m) v/s a charge of USD 3.8m (AED 13.9m) booked in 1HY 2020
- **EBITDA** for 1HY 2021 posted a YoY increase of 93.2% to close at USD 29.7m (AED 109.1m) from USD 15.4m (AED 56.6m) as of 1HY 2020
- **Unrealized Gain on fair value of investment properties** for 1HY 2021 amounted to USD 35.2m (AED 129.3m).
- **Fair Value of Investment Property** appreciated by 5.0% from FY 2020 levels closing at USD 724.6m (AED 2,661.5m) compared to USD 690.3m (AED 2,535.5m) in FY 2020.
- **NAV per share** jumped by 23% over FY2020 levels - up from USD 0.74 to USD 0.91 per share in 1HY 2021.

OPERATIONAL HIGHLIGHTS

- Active asset management enabled the REIT to maintain its occupancy rates, increase rental rates and the WAULT for the portfolio, despite challenging market conditions
- Occupancy across the portfolio is stable at 70% (YoY -1.3% and YTD +1%) with an average passing rate increase of 5%
- The REIT's largest asset Index Tower experienced a strong occupancy increase of +9 % YoY
- The portfolio benefited from a WAULT increase of + 8.9% YoY from 8.3 years to 9 years

ANNUALISED RENT





INCOME AND EARNINGS

IN USD THOUSANDS	30 JUN 2021	30 JUN 2020	VARIANCE Y-O-Y
TOTAL PROPERTY INCOME ⁽¹⁾	36,764	34,003	+8.1%
PROPERTY OPERATING EXPENSES	(6,500)	(6,680)	(2.7%)
NET PROPERTY INCOME	30,264	27,323	+10.8%
FUND EXPENSES	(7,547)	(8,153)	(7.4%)
ALLOWANCE FOR EXPECTED CREDIT LOSS	7,005	(3,789)	+2.8x
OPERATING PROFIT / EBITDA	29,722	15,381	+93.2%
FINANCE COST	(12,712)	(13,121)	(3.1%)
FINANCE COST ON LEASE LIABILITY UNDER IFRS 16	(1,364)	(1,375)	(0.8%)
PROFIT BEFORE FAIR VALUATION / FUNDS FROM OPERATIONS (FFO)	15,646	885	+16.7x
NET UNREALIZED GAIN / (LOSS) ON REVALUATION ⁽²⁾	35,207	(70,930)	+1.5x
NET PROFIT / (LOSS) FOR THE PERIOD	50,853	(70,045)	+1.7x
FAIR VALUE ADJUSTMENT ON CASH FLOW HEDGES	620	(1,741)	+1.4x
TOTAL COMPREHENSIVE INCOME / (LOSS) FOR THE PERIOD	51,473	(71,786)	+1.7x
FFO PER SHARE (USD)	0.0514	0.003	+16.1x
EARNINGS PER SHARE (USD)	0.170	(0.240)	+1.7x

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

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

BALANCE SHEET

IN USD THOUSANDS	30 JUN 2021	30 JUN 2020	VARIANCE Y-O-Y
INVESTMENT PROPERTY	724,587	857,966	(15.5%)
TOTAL ASSETS	854,947	984,362	(13.1%)
ISLAMIC FINANCING	491,885	501,075	(1.8%)
TOTAL LIABILITIES	578,010	586,438	(1.4%)
EQUITY / NET ASSET VALUE (NAV)	276,937	397,924	(30.4%)
LTV	57.5%	50.9%	6.6%
NAV PER SHARE (USD)	0.91	1.31	(30.5%)

DISCLAIMER

Due to rounding, numbers presented throughout this section may not add up precisely to the totals provided and percentages may not precisely reflect the absolute figures. The summary financial information presented is extracted from the unaudited Financial Statements. This document is only for ease of use and for details please refer to the unaudited Financial Statements published on Emirates REIT website.