23
24
25

Emirates REIT

ANNUAL REPORT

EMIRATES REIT
FACT SHEET FY 2024

Emirates REIT (CEIC) PLC

Reuters REIT.DI Bloomberg REIT.DU

FY 2024

All information as at 31 December 2024 unless otherwise stated.

IN BRIEF

		VARIANCE Y-O-Y
Investment Properties	USD 932m AED 3.4bn	0.9%
Net Asset Value	USD 708m AED 2.6bn	42%
NAV* per Share	USD 2.22	42%
Net Lettable Area	168,222 sqm 1.8m sq.ft.	-19%
Occupancy	94%	8.0 p.p.

* Net Asset Value

FINANCIAL HIGHLIGHTS

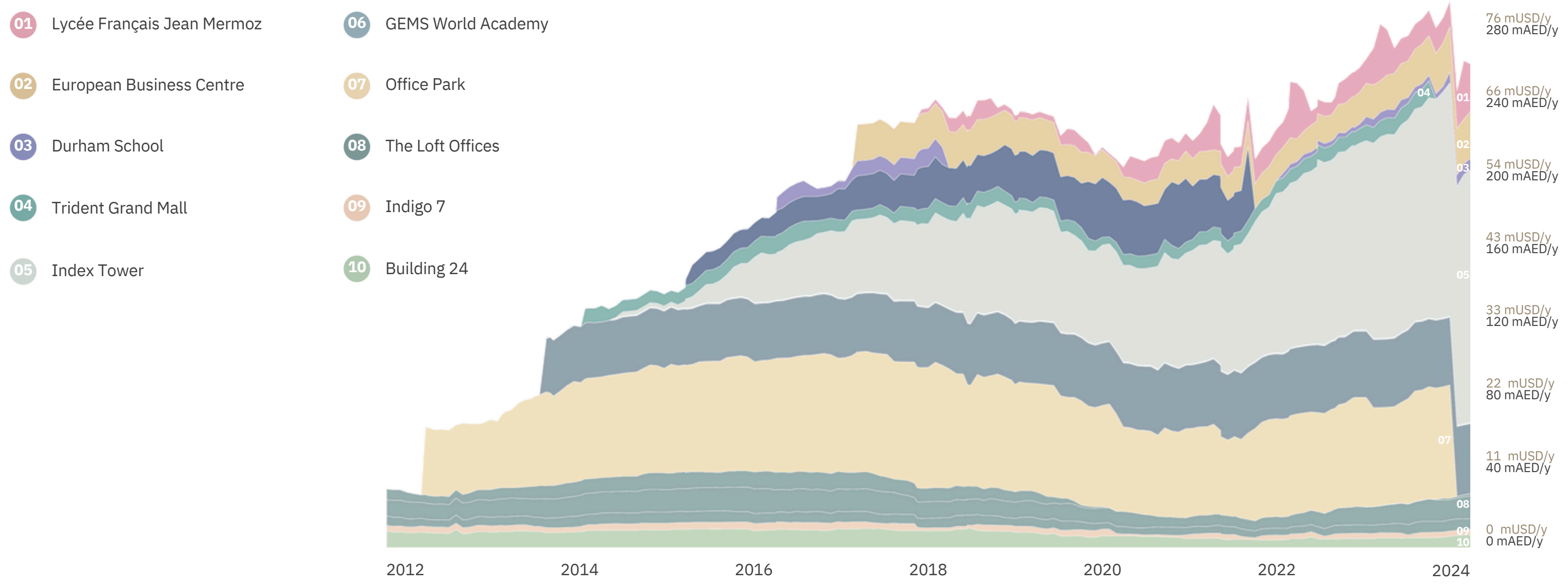
- Increased occupancy levels and improved rental rates, combined with gains from divestments, drove total property income to USD 133m for FY 2024, reflecting a 79% y-o-y growth (FY 2023: USD 74m).
- On a like-for-like basis, excluding the impact of divestments of the two properties, total property income reflects a y-o-y growth of 19%, underscoring strong underlying portfolio performance.
- Continued cost optimization initiatives and asset divestments resulted in reduction of property operating expenses by 6.3% y-o-y, which amounted to USD 11.5m for FY 2024 (FY 2023: USD 12.3m), consequently the Net Property Income amounted to USD 122m (FY 2023: USD 62m) recording a y-o-y growth of over 96%.
- Net finance costs remained range-bound at USD 49.5m for FY 2024 (FY 2023 : USD 49.8m), primarily due to refinancing of high-cost Sukuk and prepayment of bank financing towards the end of FY 2024.
- Reflective of the strong portfolio performance & supported by the positive real estate market, the investment portfolio saw a significant growth which resulted in unrealized gains on revaluation to grow by 20% y-o-y to USD 159m (FY 2023: USD 133m). Resultantly the profit grew by 64% in FY 2024 to close at USD 209m (FY 2023: USD 127m).
- Fair value of investment properties closed at USD 932m as of 31 December 2024 (FY 2023: USD 924m), highlighting REIT's portfolio resilience and sustained underlying strength.
- Incorporating the effects of improved valuations, successful refinancing of high-cost Sukuk & reduction in financing facilities, FTV declined to 24% for FY 2024 (FY 2023: 43%), reflecting a leaner financial structure.
- Net Asset Value (NAV) also recorded a strong 42% y-o-y growth, reaching at the all time record high of USD 708m, translating in a NAV per share of USD 2.22 (FY 2023: USD 1.57 per share).

OPERATIONAL HIGHLIGHTS

- Occupancy across the portfolio increased y-o-y by 6.3 p.p. to 94% .
- Rates across the commercial and retail portfolio increased by 14% y-o-y.
- Occupancy at Building 24 increased significantly by 25 p.p. y-o-y.
- Occupancy at Loft Offices increased notably by 13 p.p. y-o-y with a significant increase of 15 p.p. and 13 p.p. at Lofts 3 and Lofts 1 respectively.
- Occupancy at European Business Centre increased by 13 p.p. y-o-y.
- European Business Centre has a healthy 16% increase in rates y-o-y.
- Index Tower experienced a 16% increase in rates y-o-y.
- Rates at Building 24 increased by 10% y-o-y.
- WALE is 6.5 years as at 31 December 2024.
- Leasing activity during 2024:
  - 200 Renewals (36,531 sq.m.)
  - 140 New leases (32,466 sq.m.)
  - 125 Exits (28,346 sq.m.)

*WALE - Weighted Average Lease Expiry
**Reported rates are IFRS comprising base rent and service charge
***Reported rates and occupancy are like-for-like with Trident Grand Mall and Office Park excluded

ANNUALISED RENT



Emirates REIT (CEIC) PLC | ir@reit.ae | +971 4 405 7348

MANAGED BY EQUITATIVA

Emirates REIT (CEIC) PLC

Reuters REIT.DI Bloomberg REIT.DU

FY 2024

All information as at 31 December 2024 unless otherwise stated.

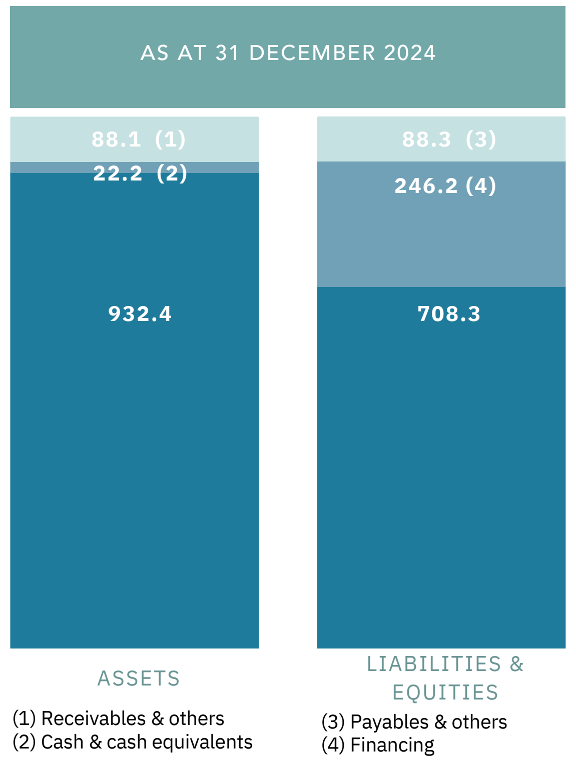
INCOME AND EARNINGS

IN USD M, FOR THE YEAR ENDED	31 DEC, 2024	31 DEC,2023	VARIANCE - Y-O-Y
RENTAL, FEE & OTHER INCOME	79.2	74.4	+6.5%
GAIN ON DISPOSAL OF INVESTMENT PROPERTIES	54.0	0.0	+100%
TOTAL PROPERTY INCOME	**133.2**	**74.4**	**+79%**
PROPERTY OPERATING EXPENSES	(11.5)	(12.3)	-6.3%
NET PROPERTY INCOME	**121.7**	**62.1**	**+96%**
FUND EXPENSES	(23.2)	(16.6)	+40%
REVERSAL/(ALLOWANCE) FOR EXPECTED CREDIT LOSS	0.3	(1.5)	0.2x
OPERATING PROFIT / EBITDA	**98.8**	**44.0**	**2.2x**
NET FINANCE COST	(49.5)	(49.8)	-0.5%
(LOSS) / PROFIT BEFORE FAIR VALUATION / FUNDS FROM OPERATIONS (FFO)	**49.3**	**(5.7)**	**+8.6x**
NET UNREALIZED GAIN ON REVALUATION	159.2	132.9	+20%
PROFIT FOR THE YEAR	**208.5**	**127.2**	+64%
FFO PER SHARE (USD)	0.154	(0.018)	+8.6x
EARNINGS PER SHARE (USD)	0.653	0.398	+64%

BALANCE SHEET

IN USD M, AS AT	31 DEC, 2024	31 DEC,2023	VARIANCE - Y-O-Y
INVESTMENT PROPERTIES – FAIR VALUE	932.4	923.7	+0.9%
CASH AND CASH EQUIVALENTS	22.2	23.2	-4.4%
TOTAL ASSETS	1,042.7	1,037.0	+0.6%
ISLAMIC FINANCING	246.2	441.1	-44%
TOTAL LIABILITIES	334.5	537.3	-38%
NET ASSET VALUE	708.3	499.7	+42%
NAV PER SHARE (USD)	2.22	1.57	+42%
FTV (%)*	23.6%	42.5%	+19%

* Financing to Assets Value



DISCLAIMER

Due to rounding, numbers presented throughout this factsheet 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.

Emirates REIT (CEIC) PLC | ir@reit.ae | +971 4 405 7348

MANAGED BY EQUITATIVA

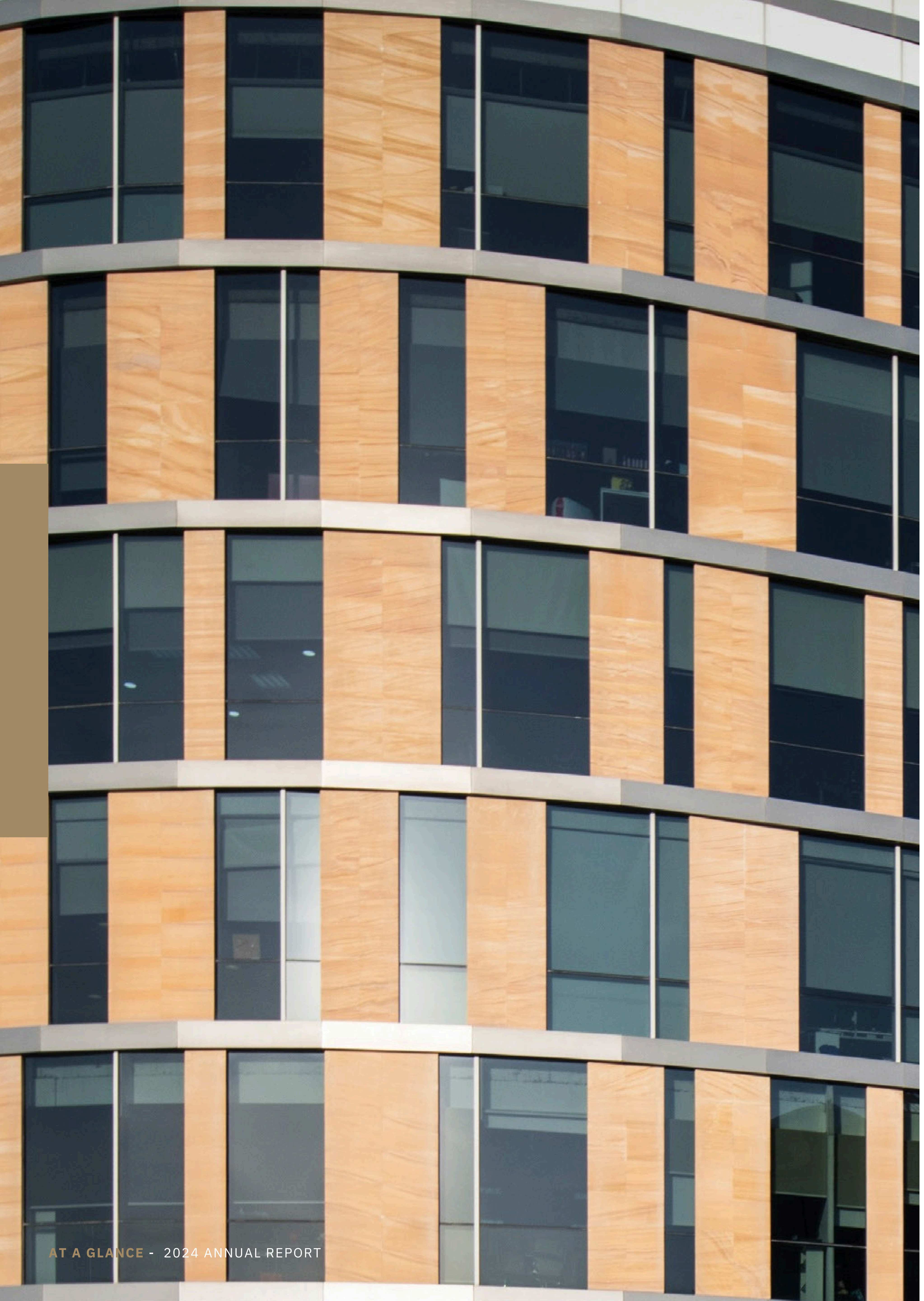
TABLE OF CONTENTS

1 AT A GLANCE

2 PORTFOLIO

3 GOVERNANCE

4 CONSOLIDATED FINANCIAL STATEMENTS



AT A GLANCE

1

CHAIRMAN'S MESSAGE

Dear Shareholders,

It is my pleasure to present Emirates REIT's 2024 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 31 December 2024.

2024 was a watershed year for Emirates REIT. I am pleased to report that, through focused portfolio management, clear-sighted financial control and strong valuation gains, we have achieved some of the best results in our history, while navigating a dynamic market landscape.

Our strategy focused upon asset performance optimization, ensuring that we delivered the best possible returns through higher occupancy, enhanced tenant retention, improved rental income and cost optimization. Our efforts here were supported by the strong fundamentals underpinning the UAE's real estate market and particularly the limited supply of high-quality commercial space in premium areas in Dubai.

As of 31 December 2024, our portfolio's occupancy rate stood at 94%, marking a significant increase of 8.0 p.p. compared to the previous year. Driven by higher occupancy rates and improved rental rates, the rental, fee and other income increased by 6.5% y-o-y to USD 79m (FY2023: USD 74m).

During the year REIT divested from two of its commercial properties, realising a substantial net gain amounting to USD 54m. Proceeds of these sales were used to primarily reduce the overall financing level of the REIT aiming to optimise the finance cost structure. Thanks to a broad range of cost-saving initiatives and asset disposals, operating expenses declined by 6.3% to USD 11.5m (FY2023: USD 12.3m).Net property income excluding the effect of one-off divestment gains amounted to USD 68m (FY 2023: USD 62m) recording a y-o-y increase of 9.0% , reflecting strong portfolio performance.

Supported by the substantial gain realized on asset divestments the operating profit for FY 2024 amounted to a record high of USD 99m (FY 2023: 44m). Net finance costs for FY 2024 remained range-bound and totaled USD 49.5m (FY2023: USD 49.8m), which was primarily due to refinancing of the high cost Sukuk concluding towards the end of the year. Going forward, the REIT is expected to benefit fully from the low cost financing and optimum leverage levels achieved by refinancing its Sukuk at a competitive coupon rate of 7.5% with an extended maturity until 2028.

Reflecting the strong portfolio performance, unrealized gains on revaluation of investment properties for FY 2024 amounted to USD 159m, up 20% from USD 133m in FY 2023. Profit for the year increased by 64% y-o-y, reaching USD 209m (FY 2023: USD 127m).

In parallel with our focus on operational performance, we worked to divest certain assets in line with the REIT's strategy to achieve optimal financing structure and capital deployment. In line with this strategy, in July 2024, Trident Grand Mall was sold for USD20m, and this was followed by the sale of Office Park in October 2024 for USD 196m. Proceeds from these divestments were utilized to fully repay a bilateral bank facility and partially settle the Sukuk obligations and reinforce our disciplined capital management approach.

Despite these divestments, the portfolio's Investment Property fair Value enjoyed a marginal increase of ~1% y-o-y to USD 932m (FY 2023: USD 924m).

CHAIRMAN'S MESSAGE

In December, Emirates REIT issued new Sukuk certificates for USD 205 million. The proceeds from the new Sukuk were utilized to fully settle the existing high-cost Sukuk. The innovative structure of the transaction, which was arranged through a leading international bank, contributed to its success.

The significant gains delivered by these transactions enabled us to reduce outstanding financing and bring down our Financing-to-value (FTV) to 24% for the full year – a key metric for REITs. Net Asset Value (NAV) for FY 2024 reached an all-time high, increasing 42% y-o-y to USD 708m, with NAV per share rising to USD 2.22 (FY 2023: USD 1.57).

Overall, the significant achievements of 2024 demonstrate that we are delivering on our promise to you, our shareholders, that we will provide sustainable income and growth in total returns over the long term.

The Board and I are excited about the coming period and our prospects for the future. The UAE's strong economic fundamentals, including its role as a global business hub, present vital opportunities for growth. Our balanced portfolio strategy, which aims to maximize returns from investments in commercial, educational and retail real estate, positions us to capitalize on the current favorable market conditions.

In the commercial space, demand looks set to continue to exceed supply, with shortages in Grade A commercial space in particular. We are likely to continue to see strong demand for our properties in DIFC, such as Index Tower, driven by the ongoing influx of new financial services companies and leading corporates seeking premium workspaces. Office rental rates continued to rise in the final quarter of 2024, with average leasing costs increasing approximately 20% year-on-year.

Equally, the UAE's prime retail market remains constrained, with a limited supply of top retail spaces and a restricted pipeline of new retail space in the near term. These factors are likely to keep demand high, driving rent increases and market growth.

Education is also a high-growth sector, powered by a rising population and increased demand for private education. In the 2024-25 academic year, student enrollment increased by 6%, with 21,869 new students arriving, and this trend is likely to persist.

Therefore, we will ensure that Emirates REIT is positioned to benefit from these positive trends. We will continue to focus and refine our asset management strategy, looking to generate long-term value for our stakeholders while maintaining strong governance. We will also continue to invest in sustainability and energy efficiency, recognizing the key role of such investment in reducing operational costs, enhancing the appeal of premium properties, and reducing our properties' environmental footprint.

On behalf of the Board, I would like to express our thanks to our shareholders, tenants, and partners for their engagement and support over the past year, which has enabled us to deliver these record-setting results. I would also like to thank the team members at Equitativa (Dubai) Limited, the REIT Manager, for their hard work and focus through 2024.

Finally, I would like to pay tribute to the wider leadership of Dubai and the United Arab Emirates. The success of Emirates REIT is made possible by the continued support and forward-thinking policies of the government, which have created an environment of optimism and innovation where businesses like ours can thrive.

Together, we look forward to another year of growth, achievement and success.

EMIRATES REIT OVERVIEW

as at 31 December 2024

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.

As at 31 December 2024, Emirates REIT's portfolio comprises 8 predominantly freehold properties in Dubai with a market value of approximately USD 961 million, with an aggregate lettable area of approximately 168,222 sqm and 378 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

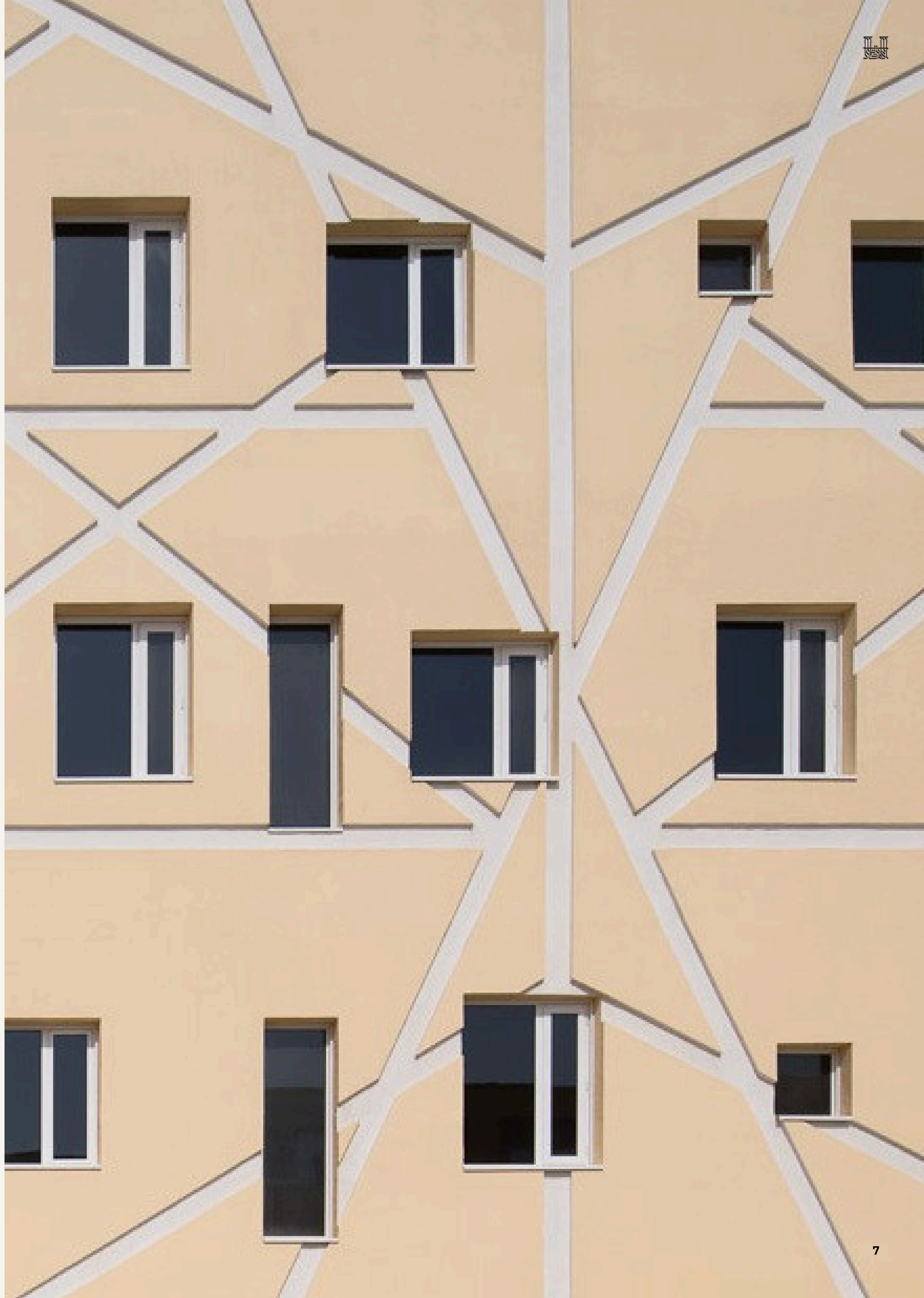
- GEMS World Academy (Al Barsha South)
- Lycee Francais Jean Mermoz (Al Quoz)
- Durham School Dubai (Dubai Investments Park)

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.

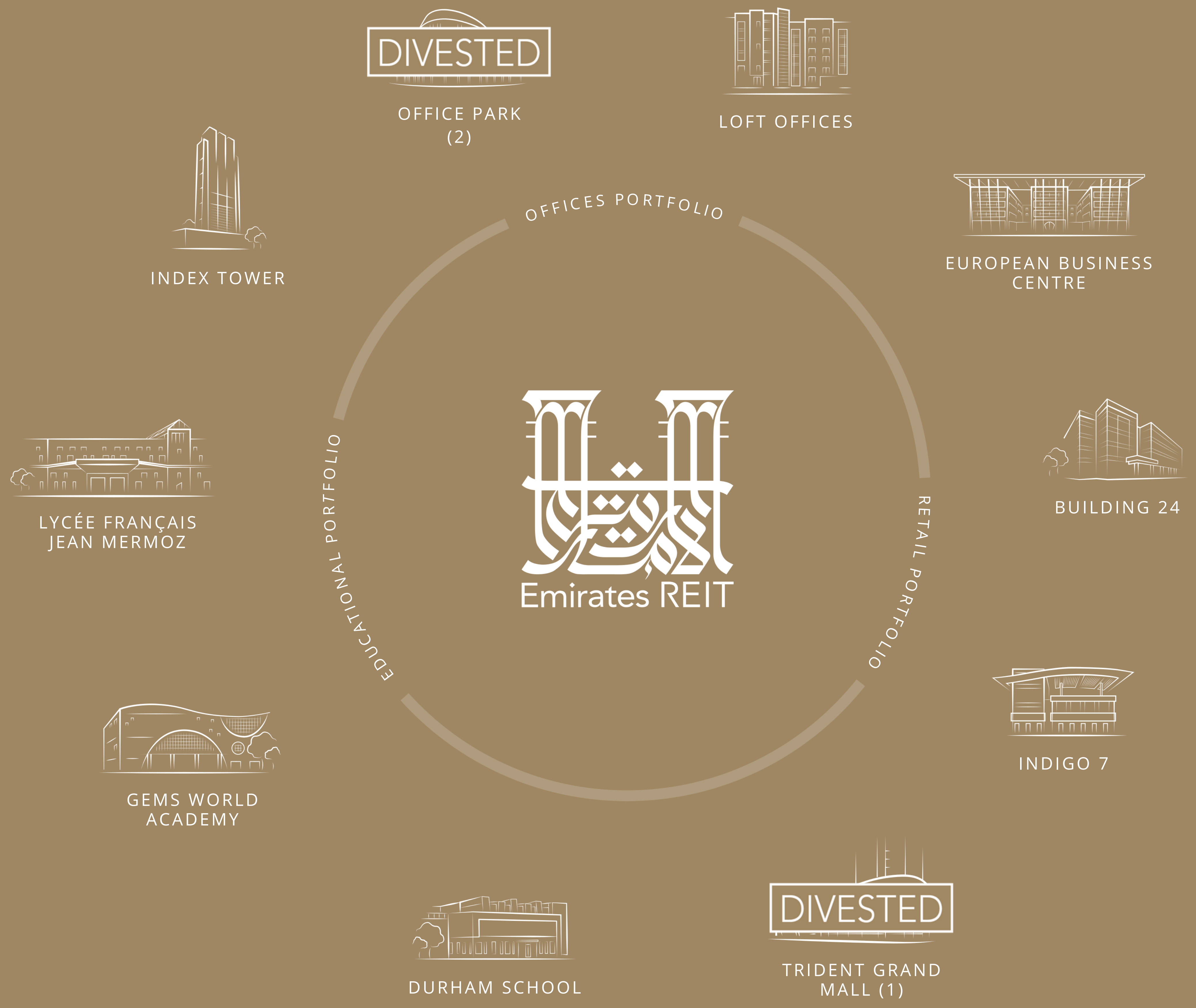
[1] Index Mall and Index Tower are considered as a single asset within Emirates REIT's portfolio.
*Assets divested during the year



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



(1) In July 2024, Emirates REIT divested Trident Grand Mall for a total of USD 20 million.

(2) In October 2024, Emirates REIT divested Office Park for a total of USD 196 million.

FY 2024 IN BRIEF

2024

MARCH
Emirates REIT exercised the extension option to extend the Secured Sukuk maturity to 12 December 2025, subject to meeting certain terms and conditions.

JULY
Trident Grand Mall was sold for USD 20m. The net proceeds of USD 19m were partially applied towards the settlement of the Sukuk, reducing the outstanding certificate value to USD 305m.

OCTOBER
Office Park was sold for USD 196m, with the net proceeds used to fully settle the CBD facility. Additionally, USD 105m was allocated to reduce the Sukuk, bringing the outstanding Sukuk balance to less than USD 200m.

DECEMBER
Emirates REIT issued new Sukuk certificates valued at USD 205m. The proceeds from the new Sukuk were utilized to fully settle the existing Sukuk, which had an outstanding balance of less than USD 200m.

2025

INVESTMENT PROPERTIES

USD **932M**

AED 3.4bn

NET ASSET VALUE

USD **708M**

AED 2.6bn

NET LETTABLE AREA

168,222 SQM

WEIGHTED AVERAGE LEASE EXPIRY

6.5 YEARS

NET PROPERTY INCOME*

+96%

2024 USD 121.7m

2023 USD 62.1m

PROFIT FOR THE YEAR

+64%

2024 USD 208.5m

2023 USD 127.2m

INVESTMENT PROPERTIES

+0.9%

2024 USD 932.4m

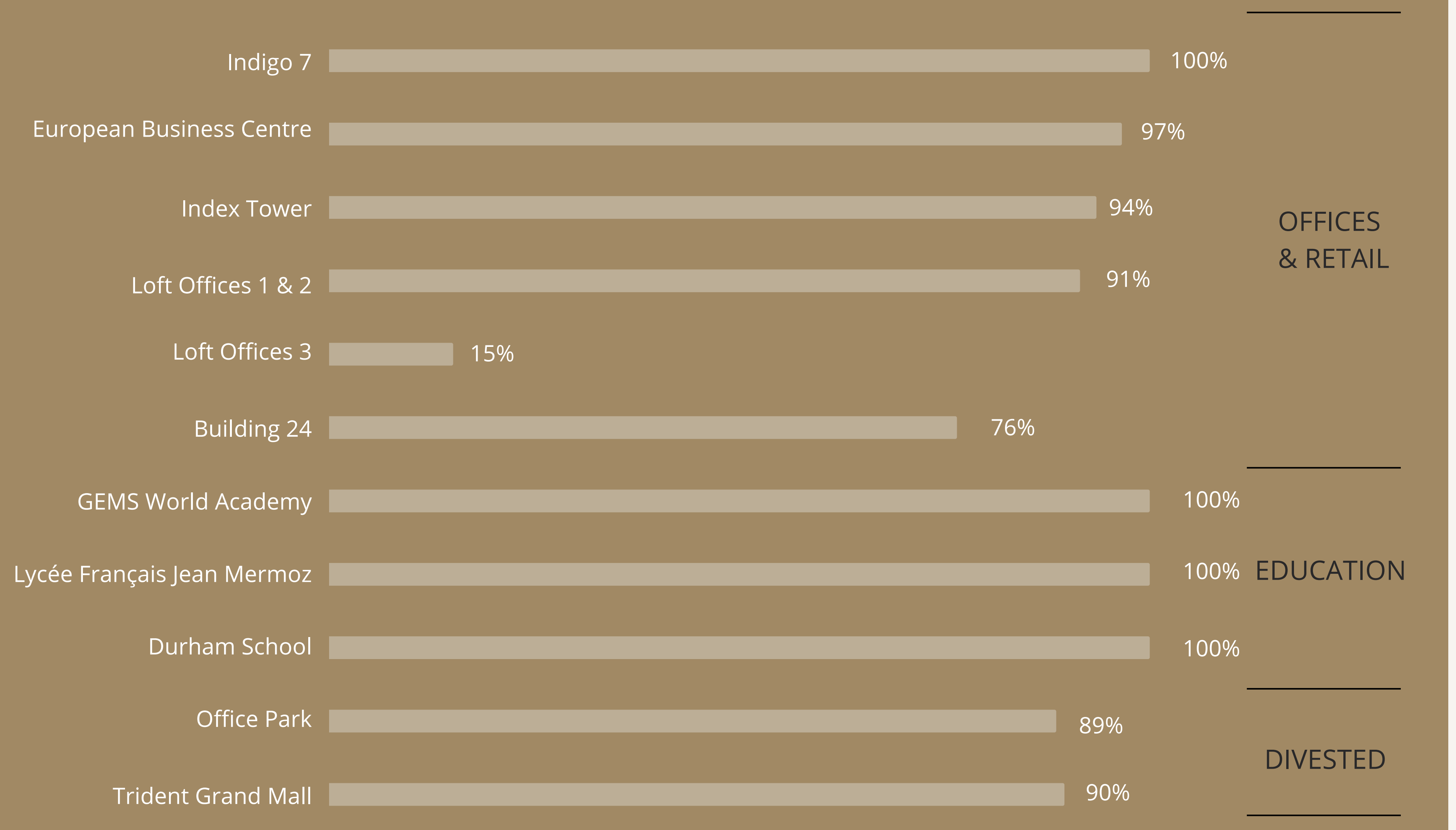
2023 USD 923.7m

* Disregarding the net effect of asset disposal in 2024, net property income reflects y-o-y growth of 9.0%

FY 2024 PORTFOLIO OCCUPANCY

TOTAL OCCUPANCY

94%



*Occupancy as at 31 December 2024
**Occupancy for the divested assets as at date of divestment

INCOME AND EARNINGS

USD '000	FY 2024	FY 2023	VARIANCE	% VARIANCE [2]
Rental, fee & other income	79,198	74,389	4,809	6.5%
Gain on disposal of investment property	54,044	-	54,044	100%
Total Property Income	133,242	74,389	58,853	79%
Net Property Income	121,699	62,065	59,634	96%
Operating Profit	98,789	44,041	54,748	2.2x
Net Finance cost [1]	(49,516)	(49,760)	244	0.5%
Profit/(loss) before fair valuation of investment properties	49,273	(5,719)	54,992	8.6x
Net unrealised gain on revaluation	159,249	132,869	26,380	20%
Profit for the year	208,522	127,150	81,372	64%
EPS (USD)	0.653	0.398	0.255	64%

STATEMENT OF FINANCIAL POSITION

USD '000	FY 2024	FY 2023	VARIANCE	% VARIANCE
Investment Properties	932,422	923,717	8,705	0.9%
Cash and cash equivalents	22,157	23,189	(1,032)	(4.5%)
Total Assets	1,042,737	1,037,028	5,709	0.6%
Islamic Financing	246,153	441,099	(194,946)	(44%)
Total Liabilities	334,475	537,288	(202,813)	(38%)
Equity / Net Asset Value (NAV)	708,262	499,740	208,522	42%
NAV per share (USD)	2.22	1.57	0.65	42%
FTV*	23.6%	42.5%	(19 p.p.)	(19 p.p.)

*Financing to Assets Value

(1) Including impact of IFRS 16
(2) % Variance computed based on financial impact

FY 2024 FINANCIAL HIGHLIGHTS

as at 31 December 2024

FY 2024 was a landmark year for the REIT, underpinned by strategic divestments of select properties, the refinancing of its high-cost Sukuk coupled with reduction in the overall financing and a booming UAE real estate market. The divestments included sale of Trident Grand Mall in July 2024 for USD 20m, and Office Park in October 2024 for USD 196m. Proceeds from these divestments were utilized to fully repay a bilateral bank facility and partially settle Sukuk obligations, before eventually refinancing it with a long term Sukuk carrying a profit rate of 7.5%.

Total property income for FY 2024 increased by 79% y-o-y to USD 133m (FY2023: USD 74m), driven by higher occupancy rates and improved rental rates. Disregarding the effects of divestments and on a like-for-like basis, total property income reflects a y-o-y growth of 19%, underscoring strong underlying portfolio performance.

Operating expenses declined by 6.3% to USD 11.5m (FY2023: USD 12.3m), driven by strategic cost-saving initiatives and asset disposals, whereas fund expenses recorded an increase of USD 6.7m, primarily due to the accrual of performance fee, which was a result of NAV reaching an all-time high.

Operating profit for FY 2024 recorded USD 99m, driven by strong portfolio performance, effective cost management and strategic asset optimization.

Net finance costs remained range-bound at USD 49.5m for FY 2024 (FY 2023 : USD 49.8m), primarily due to the refinancing of high-cost Sukuk and the prepayment of bank financing towards the end of FY 2024. The full effect of this will be reflected in 2025.

Aligned with strong portfolio performance, unrealized gains for FY 2024 surged to USD 159m, up from USD 133m in FY 2023. Consequently, profit for the year increased by 64% y-o-y, reaching USD 209m (FY 2023: USD 127m).

Despite the divestment of two properties during the year, the fair value of the REIT's investment property portfolio remained steady, registering a y-o-y increase of ~1% to close at USD 932m (FY 2023: USD 924m), reflecting sustained valuation resilience.

Islamic financing as of 31 December 2024 amounted to USD 246m (FY 2023: USD 441m) which was a direct result of overall reduction in financing by way of utilisation of divestment proceeds of the investment properties. During the year the REIT fully repaid one of its bilateral Islamic financing facility and refinanced the high-cost USD 380m Sukuk by a new long-term lower coupon USD 205m Secured Sukuk. Driven by this reduction and supported by a stable asset base, the FTV improved to 24% (FY 2023: 43%).

Consequently, NAV for FY 2024 reached an all-time high, increasing by 42% y-o-y to USD 708m, with NAV per share rising to USD 2.22 (FY 2023: USD 1.57). This milestone reflects exceptional portfolio performance, driven by strong valuation gains and a reinforced capital structure.

FY 2024 OPERATIONAL HIGHLIGHTS

as at 31 December 2024

2024 marked another year of strong operational improvement for Emirates REIT, benefiting from the UAE and Dubai's exceptional economic performance, which outpaced global trends. The REIT's achievements in asset management were also significant, particularly in terms of increasing occupancy and optimizing cost recovery. These factors combined to drive a positive overall performance throughout the year.

As of 31 December 2024, the portfolio's occupancy rate stood at 94%, marking a significant increase of 8.0 p.p. compared to 31 December 2023. Excluding the educational assets, which are single-let with long-term leases, the occupancy rate improved by an impressive 11 p.p. over the same period.

Notable increases in occupancy were recorded at European Business Centre (+13 p.p. to 97%), Loft Offices (+13 p.p. to 67%, with Lofts 1 and 2 reaching 91% occupancy), Building 24 (+25 p.p. to 76%) and Index Tower (+10 p.p. to 94%).

Disregarding the effects of divestments and on a like-for-like basis, total property income reflects a y-o-y growth of 19% as a result of the increased occupancy and rental rates (FY 2023: USD 74m).

Property operating expenses decreased significantly by 6.3% y-o-y. Consequently, net property income grew by 96% and amounted to USD 122m for FY 2024 (FY 2023: USD 62m).

As of 31 December 2024, the portfolio’s tenant base decreased from 402 to 378 due to the divestment of Office Park and Trident Grand Mall. On a like-for-like basis, excluding the impact of asset divestments, the tenant base grew by 10%. Meanwhile, the Weighted Average Lease Expiry has strengthened to 6.5 years as of the same date.

The portfolio valuation was positively influenced by the upward trend in Dubai’s commercial real estate market, driven by strengthening economic conditions. Additionally, the successful execution of asset management initiatives has strategically positioned the assets to capitalize on these favourable market condition.

Emirates REIT's independent valuers, CBRE and Cushman & Wakefield, revised their valuations upwards to USD 961 million as of 31 December 2024, reflecting a 21% increase compared to USD 791 million as of 31 December 2023. This increase is on a like-for-like basis, excluding divestments during the year.

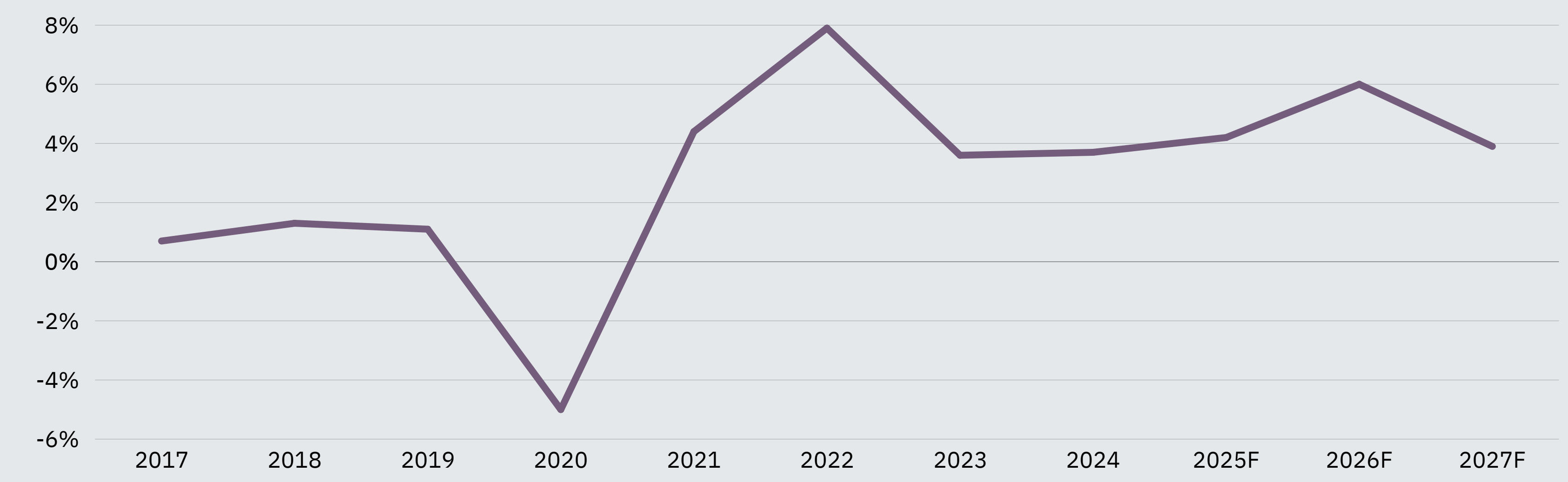
PORTFOLIO

MARKET
OVERVIEW

MACROECONOMIC OVERVIEW

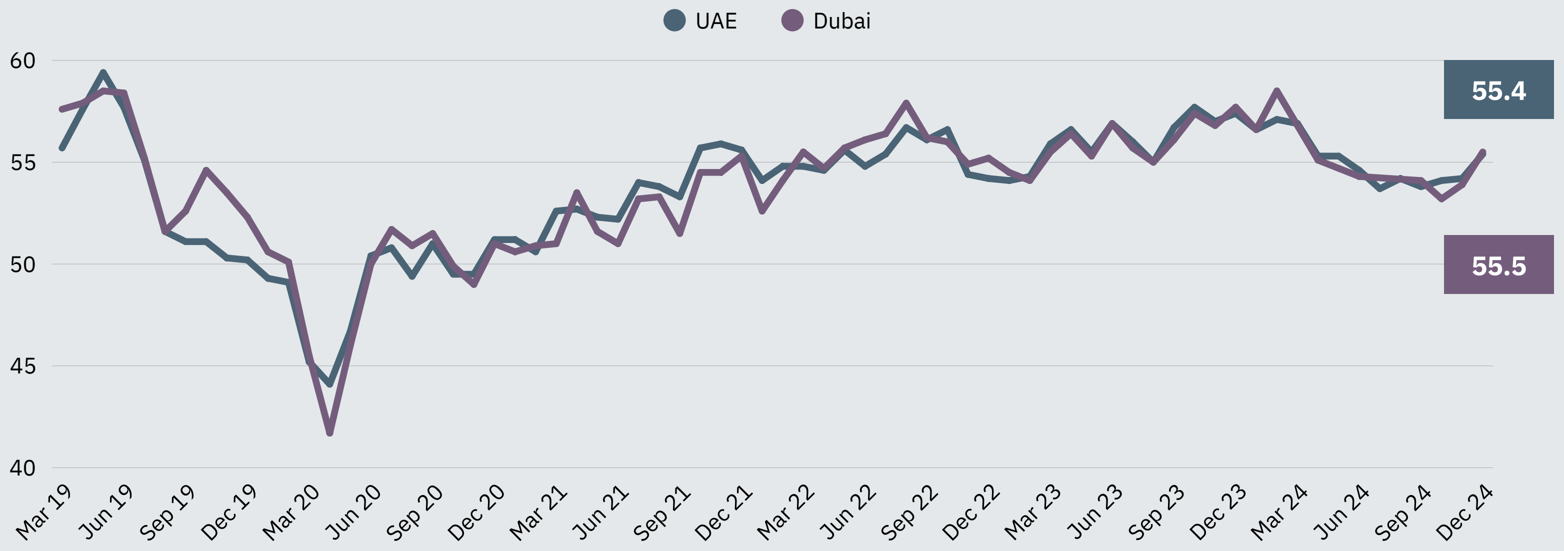
- UAE GDP is forecasted to grow by 3.7% in 2024, with a revised 4.2% growth in 2025 and 6.0% in 2026, reflecting changes in oil production expectations.
- Hydrocarbon growth is expected to be just over 1% in 2024 due to production restrictions and lower oil prices in H2, with Brent crude finishing Q4 around $75 per barrel after dropping below $70 in September.
- The non-oil private sectors will remain the main driver of economic expansion and will be a key influence on market sentiment. In December, the UAE's PMI rose to 55.4, the highest since March 2024, reflecting positive growth. Dubai's PMI also surged, reaching 55.5, the highest since Q1 2024.
- In the first half of 2024, the UAE economy grew by 4.4%, fueled by strong performances in tourism, transportation, financial services, construction, and real estate. The Transport and Storage sector led growth at 8.4%, followed by Finance and Insurance at 7.6% and Construction and Real Estate at 7.3%. The UAE's Real GDP totaled nearly AED 880 billion, with non-oil sectors contributing over AED 660 billion, or more than 75% of the total output.
- Headline inflation is projected to remain low at around 2.1% through 2024.
- Fiscal and external surpluses are expected to stay strong due to elevated oil prices. Tax reforms will bolster the medium-term fiscal surplus, while the current account surplus is likely to moderate as reform-driven imports rise and oil prices stabilize.
- The UAE has experienced robust capital inflows, fueled by commodity revenue, safe haven flows, and pro-business reforms. This has strengthened central bank reserves, enhanced domestic liquidity, and driven substantial growth in real estate prices, particularly in Dubai's high-end segments, with broader growth across other areas.
- The Dubai Department of Economy and Tourism reported 18.7 M international tourists from January to December, a 9% increase from 2023. This growth solidifies Dubai's global tourism leadership, driving revenue and benefiting hospitality, retail, and transportation, while supporting non-oil GDP growth.
- Government capital expenditure saw a significant increase of 51.7% year-on-year, reaching AED 11 billion in the first half of 2024. This rise highlights the UAE government's ongoing dedication to driving major infrastructure initiatives and enhancing the nation's economic and investment environment.

UAE REAL GDP GROWTH (Y-O-Y)



Source: International Monetary Fund; CBRE, "UAE Real Estate Market Review Q4 2024".

UAE PURCHASING MANAGERS INDICES



Source: Trading Economics, S&P Global UAE PMI

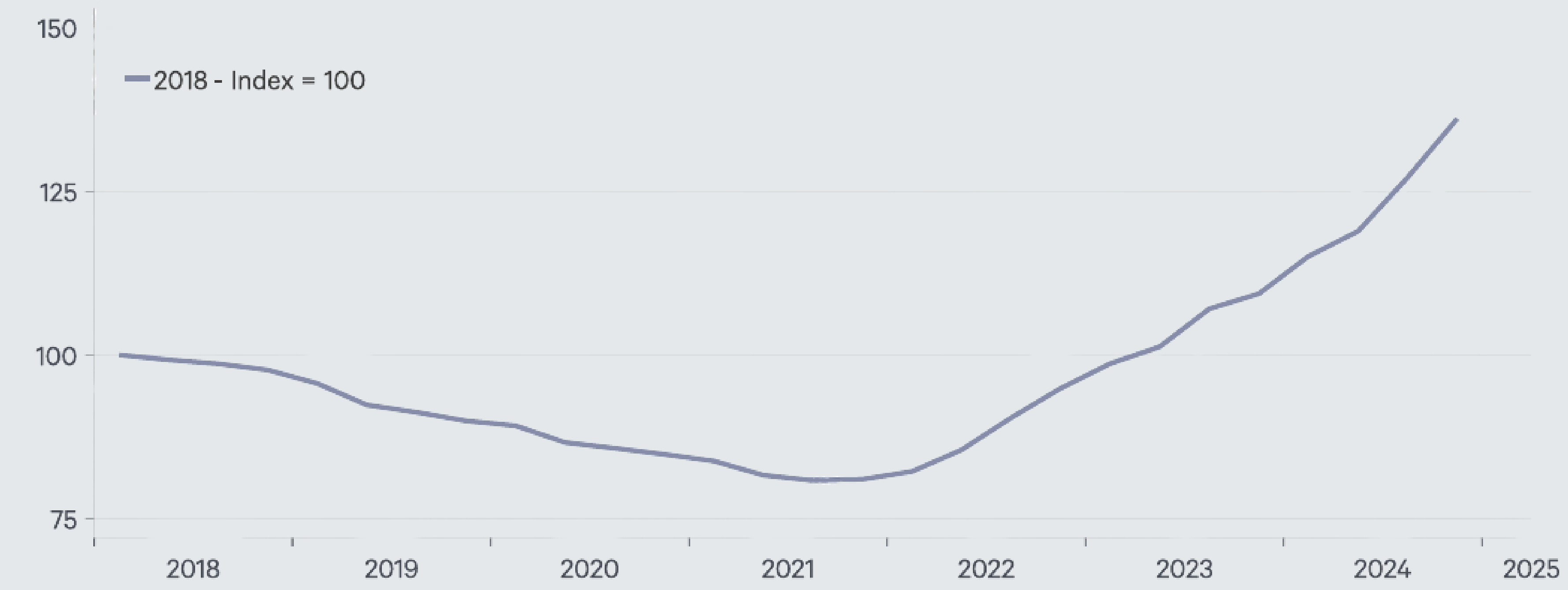
Source: CBRE, "UAE Real Estate Market Review Q4 2024"; IMF, "IMF Executive Board Concludes 2024 Article IV Consultation with the United Arab Emirates"; Emirates News Agency, "CBUAE maintains GDP growth projections for 2024 at 4%", Government of Dubai Media Office

MARKET OVERVIEW

DUBAI OFFICE MARKET UPDATE

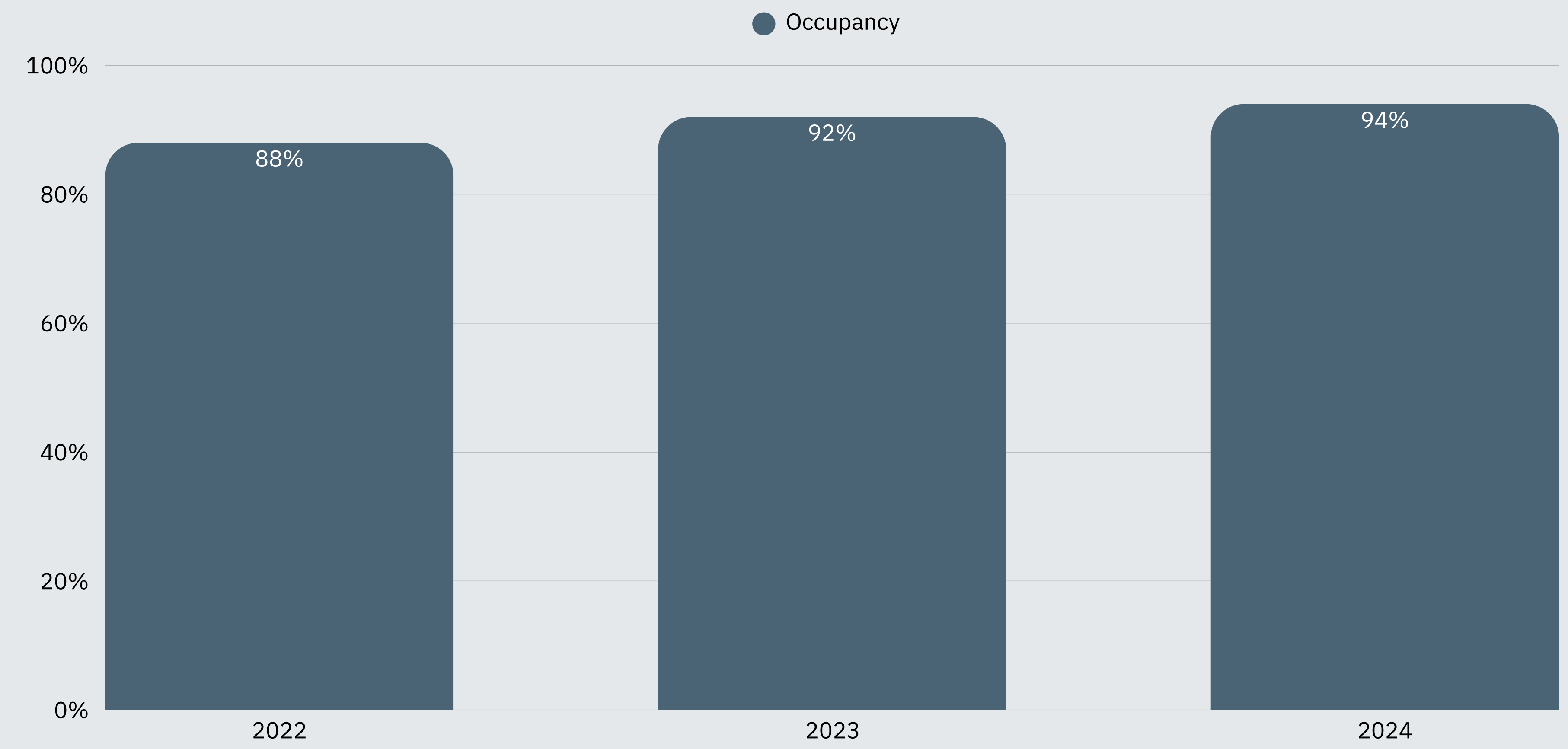
- In 2024, Dubai saw a supply crunch in the office market with 650,000 sq. ft. of office space delivered, most of it pre-leased.
- In 2025, while 1.66 million sq. ft. of commercial office space is expected to be delivered in Dubai,demand is still expected to exceed supply. This ongoing imbalance will result in increased competition for available properties and keep rental rates high as businesses vie for limited space.
- A continued shortage of Grade A space is anticipated, with key developments planned for 2026–2028 in DIFC and Sheikh Zayed Road.
- Transactional activity in Dubai's commercial office market surged, fueled by high demand for investment deals. This rise was mainly driven by local and regional investors such as Aldar Properties (UAE) and Olayan Group (Saudi Arabia) showing a strong appetite for real estate assets in the city. Some of the notable sales during this period included high-profile properties like Emaar Business Park 3 and Brookfield Place, reflecting continued investor interest and confidence in the market.
- Office expansions in 2024 were driven by relocation and business growth, especially in the financial and business services sector (29% of inquiries).
- Office rental rates continued to rise in the final quarter of 2024, with average leasing rates increasing by about 20% year-on-year.This upward trend can be attributed to the persistent undersupply of office space, which has led to increased competition among businesses. As a result, landlords have been able to raise rents, further tightening the availability of affordable office spaces for occupiers.
- Occupancy rates averaged 94%, with Grade A offices leading at 95%. This strong demand is expected to persist through 2025.

DUBAI, OFFICES, AVERAGE RENTAL INDEX



Source: CBRE Research

DUBAI, OFFICES, AVERAGE OCCUPANCY RATE, %



Source: CBRE Research

Source: Cushman& Wakefield, “Marketbeat Dubai, UAE - Office Q4 2024”; CBRE, ”UAE Real Estate Market Review Q4 2024".

MARKET
OVERVIEW

DUBAI RETAIL MARKET UPDATE

- The UAE's prime retail market remains highly constrained, with limited supply of top-tier retail spaces in key locations like Dubai Mall, Hills Mall, and Mall of the Emirates. This supply shortage is underscored by Dubai Mall's record-breaking footfall of over 111 million visitors in 2024, surpassing previous years.
- In addition, Dubai International Airport (DXB) retained its position as the world’s busiest international airport, further driving demand for retail space within the airport due to increased passenger traffic.
- The UAE's retail market continues to thrive, bolstered by a strong non-oil economy, record tourism, and a growing population.
- Occupancy rates in Dubai's retail market stayed high throughout 2024, reflecting strong demand.
- Retail rents rose by nearly 4%, building on the significant growth seen in previous years, driven by limited supply and ongoing demand for prime retail spaces.
- The near-term retail pipeline in Dubai is limited, with around 80,000 sqm expected to be delivered in 2025, mostly across smaller neighbourhood and community centres. This aligns closely with 2024 completions, the most significant of which was the delivery of Dubai Expo Mall earlier in the year.
- This limited supply is expected to keep demand high, further driving rent increases and market growth.

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

Source: CBRE, ”UAE Real Estate Market Review Q4 2024. CRC, “The Pulse of Dubai’s Commercial Real Estate: Market Report FY 2024”

MARKET OVERVIEW

DUBAI SCHOOL MARKET UPDATE

- Dubai's private school sector is experiencing strong growth, with 227 schools serving students from over 185 nationalities and offering 17 different curricula, reflecting the growing demand for private education in the city, according to KHDA estimates.
- In the 2024-25 academic year, student enrollment increased by 6%, reaching 387,441 students.
- As part of the Education Strategy (E33), Dubai is adding 10 new private schools in 2024-25, with a goal of establishing 100 new schools by 2033 to further strengthen its education system.
- This growth is driven by a population increase of 180,000, bringing Dubai's total population to 3.83 million in 2024.
- The Dubai 2040 Urban Master Plan projects the population to grow to 5.8 million by 2040, further boosting the demand for schools in the coming years.

DUBAI SCHOOL MARKET

227

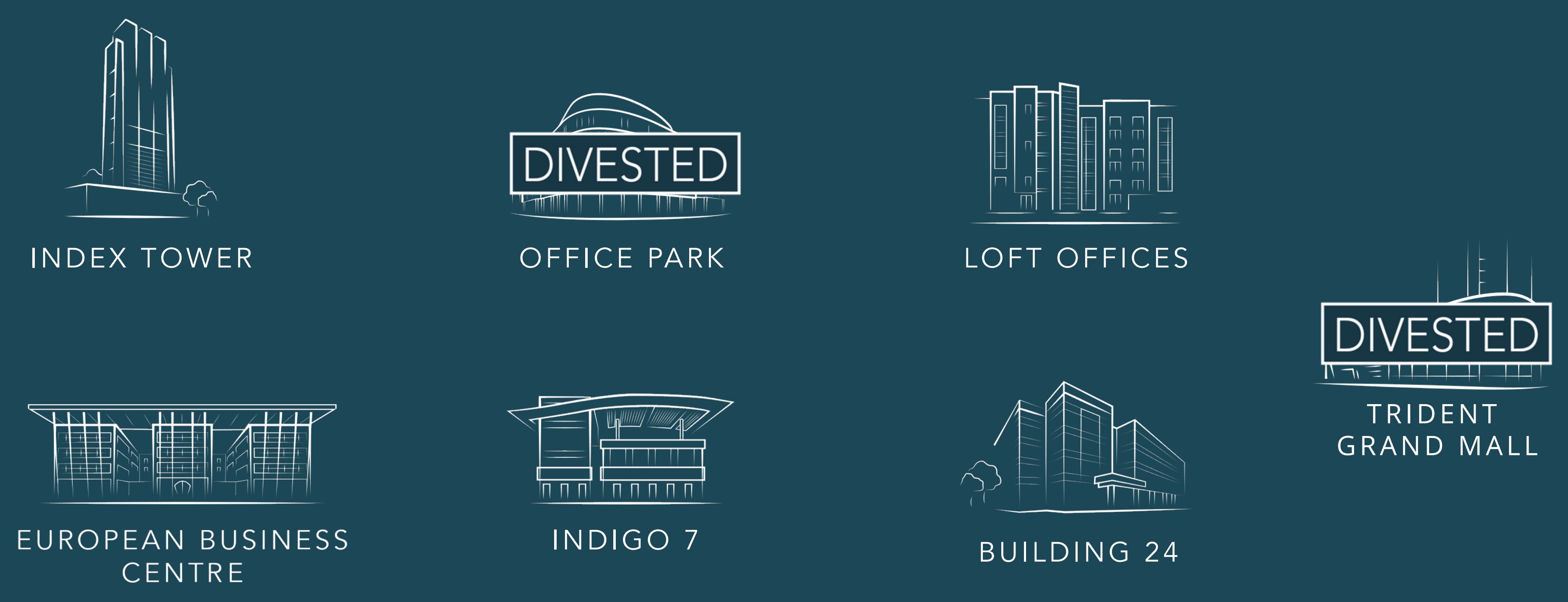
40	90	34	63
American Curriculum Schools	British Curriculum Schools	Indian Curriculum Schools	Other Curriculum Schools

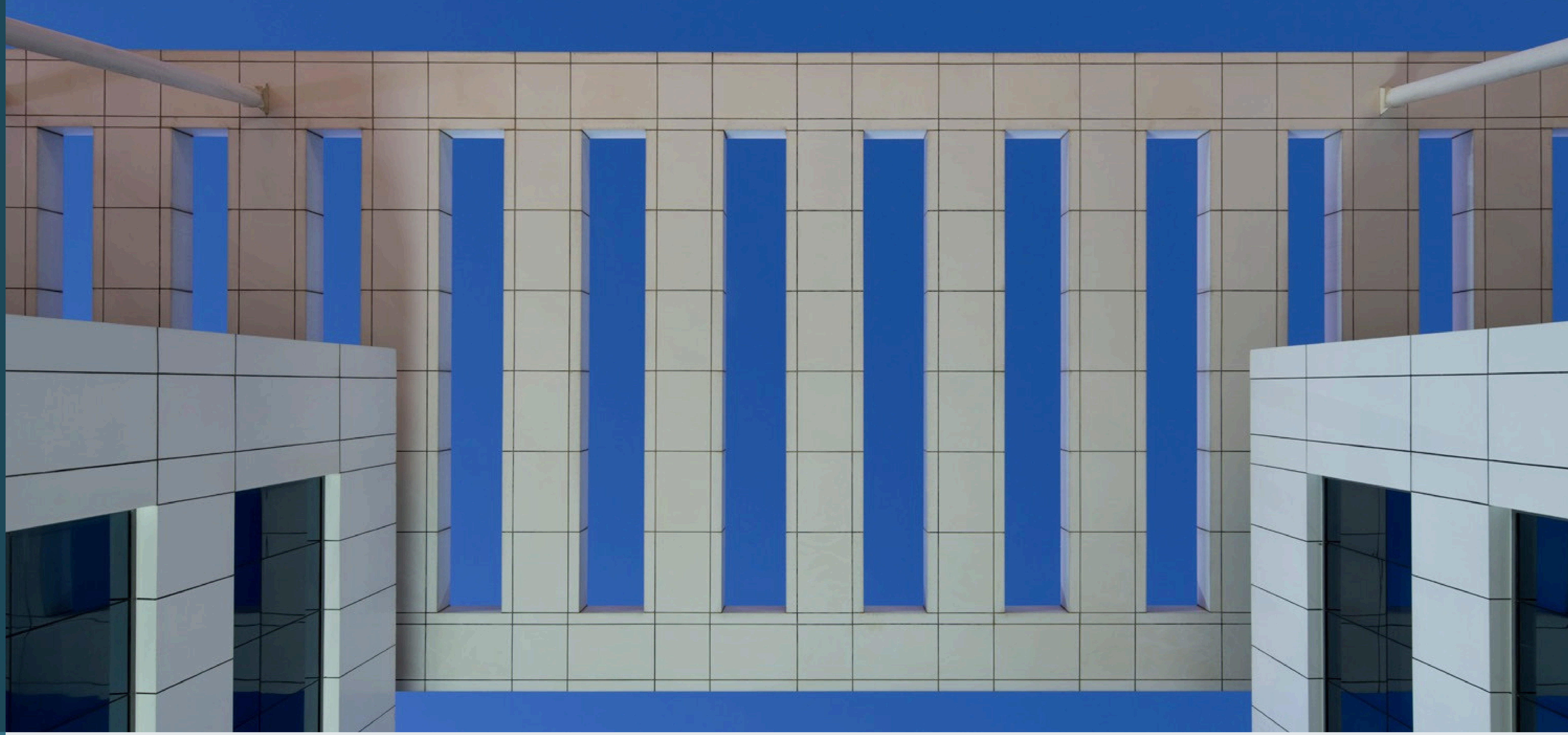
As of Academic Year 2024 - 2025
Dubai Schools

21,869	387,441
New Students in 2024	Total Students in Dubai

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

OFFICES & RETAIL





VALUATION	NLA	INCOME
81 %	52 %	75 %
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 2024 on an IFRS basis
* Valuation and NLA as at 31 December 2024 excludes assets divested during the year. Income as at 31 December 2024 includes revenue earned from the divested assets till the date of sale.

During FY2024, Emirates REIT's office and retail portfolio included seven strategically located properties across Dubai, such as Index Tower, Office Park, Loft Offices, European Business Center, Building 24, Indigo 7, and Trident Mall.

As at 31 December 2024, the market value of the portfolio totaled USD 961 million.

Dubai’s office market experienced a landmark year in 2024, as rising demand led to higher rents and improved occupancy rates. Although new projects were announced and supply is projected to double by 2025, the market is expected to remain under-supplied for the next two years.

Dubai's commercial real estate market is thriving, driven by a 3% increase in new company registrations in 2024, with over 70,000 businesses joining the Dubai Chamber of Commerce. This growth, fueled by business-friendly policies and the Dubai Economic Agenda (D33), has spiked demand for office and retail spaces.

The DIFC has strengthened its global position by attracting major Chinese financial firms, with 30% being Fortune 500 companies, underscoring its appeal to top-tier organisations. The market is facing a shortage of Grade A office spaces, leading to fierce competition. Medium-sized offices are in high demand, with many businesses renewing leases at higher rates instead of relocating.

The REIT’s strategic presence in key freezones and proactive leasing strategy have driven strong performance, with capital investments boosting IFRS rent per sqm. Notable rental income growth includes EBC (+16%), Loft Offices (+10%), Index Tower (+16%), and Building 24 (+10%).

Growth in occupancy was largely driven by a strong increase at key properties: Building 24 (+25 p.p. y-o-y), Loft Offices (+13 p.p. y-o-y), European Business Centre (+13 p.p. y-o-y), and Index Tower (+10 p.p. y-o-y). This performance underscores the effectiveness of the REIT’s strong leasing strategies and its ability to attract tenants in competitive market conditions.

Dubai’s commercial real estate demand is driven by business expansion, particularly in financial services, reinforcing the city’s global appeal.

The retail market saw strong growth, driven by tourism and a growing population. Super regional mall rents rose 14.9% annually, while regional mall rents remained stable. Landlords focused on attracting international brands, boosting occupancy at Index Mall to 74%, with 29 of 32 shops leased.

Throughout the year, the REIT Manager's focus on strengthening tenant relationships contributed significantly to the portfolio's strong performance. This approach led to the addition of high-quality tenants, extended lease terms, and notable rental growth upon renewals. Additionally, efforts in leasing and operational excellence achieved a 56% tenant retention rate, reinforcing the stability of the asset base.

Source: CBRE UAE Real Estate Market Q4 2024, Cushman & Wakefield Dubai Annual Market Update, Government of Dubai Media Office

INDEX TOWER

DUBAI INTERNATIONAL FINANCIAL CENTRE

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	OCCUPANCY VARIANCE	RATES Y-O-Y*	WALE
2013-2018	38,790 sqm	94%	+10 p.p.	+16%	2.7 years

Index Tower is a landmark 80-story building located in DIFC, designed by the award-winning architects Foster & Partners. It has earned several prestigious accolades, including being named the "Best Tall Building in the Middle East & Africa" by the Council on Tall Buildings and Urban Habitat in 2011. Completed in 2010, the tower is a premium, mixed-use property that combines residential, office, and retail spaces.

The REIT's ownership in Index Tower was acquired in stages in 2013, 2014, and 2018, totaling 38,622 sqm of office and retail space (including storage). Index Mall features 32 exclusive retail outlets spread across two levels. The ground floor offers a variety of community services in a refined environment, while the podium level is directly connected to the DIFC mosque, DIFC Gate Avenue, and overlooks Index Park making it an attractive location.

Demand in DIFC remained strong throughout FY 2024, driven by an influx of new financial services firms and top corporates seeking premium workspaces. Occupancy in Index Tower rose to 94% (+10 p.p. y-o-y), with continued high demand, leaving only one shell & core space vacant. Leasing activity has focused on renewals, leading to a healthy rental growth of +16% y-o-y. The occupancy of Index Mall's retail area increased to 74%, with 29 units now leased out of 32 shops.

POSITIONING

- Index Tower is a landmark Grade A building in a prime Central Business District.
- Offering a clear and differentiated range of office spaces across four types, allowing clients flexibility to expand or reduce their space as needed.
- Index Tower provides a full community experience with access to Index Mall and Index Park, enhancing the workplace environment.
- Its direct connectivity to DIFC Gate Avenue ensures seamless integration into the broader community.

2024 OPERATIONAL HIGHLIGHT

- Occupancy increased to 94% (+10 p.p. y-o-y), underscoring the strong demand and prime positioning of Index Tower in the DIFC.
- A strong focus on lease renewal strategies led to an impressive 16% increase in rental rates.
- In response to the growing demand for tenant expansion and to accommodate new enquiries, the 7th floor was subdivided into five offices, with one small unit remaining, achieving 83% occupancy on the floor.
- An expansion by an existing Tenant resulted in successfully leasing the final full floor of Shell & Core space within Index Tower at exceptional rental rates.
- Automation of visitor parking at Index Mall is underway. This initiative will reduce operating costs and boost revenue.
- Index Mall, with its unique interior and strategic location, enjoyed high foot traffic throughout the year, resulting in strong demand and the execution of 7 new leases in 2024.
- 45 new leases were signed, and 62 tenants successfully renewed their lease agreements, showcasing strong leasing activity.
- The ongoing Quality Assurance Programs oversee and maintain exceptional high standards, ensuring continued tenant satisfaction.

CHALLENGES

- 100% occupancy of fully fitted Micro and Premium offices has hindered the execution of ongoing demand from new tenants.
- Level 29 Retail poses a challenge to lease due to the intense competition and its location within the Tower.

ACTIONS ENVISIONED

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

- Investing in energy efficiency upgrades to further reduce operational costs while enhancing the appeal of Index Tower as a prime mixed-use retail and commercial building in DIFC.
- Focus on exploring sustainable certifications like LEED to attract environmentally conscious businesses and strengthen the building's positioning.
- Focus on the continuation of converting enquirers to Leases in the retail sector of Index Mall.

* Based on the IFRS rent rates as at 31 December 2024 compared to a year earlier

LOFT OFFICES

DUBAI MEDIA CITY

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	OCCUPANCY VARIANCE	RATES Y-O-Y*	WALE
2011	15,242 sqm	67%	+13 p.p.	+10%	1.0 years

The Loft Offices consists of three low-rise buildings in Dubai Media City (DMC), a hub established in January 2001 to position Dubai as the leading media center in the region. Over the past 20 years, DMC has become a cornerstone for both global and local media brands, solidifying its status as the region's top media community. It’s a vibrant space where freelancers, start-ups, SMEs, and large corporations coexist, contributing to Dubai’s recognition as the "Capital of Arab Media 2020."
The property features distinctive duplex office spaces and an upgraded central courtyard in 2023 with retail offerings, fostering an environment that attracts creative companies and innovative start-ups.

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

Loft Offices is home to creative and media companies, as well as SMEs, making it a unique and attractive offering in the free zone, particularly appealing to creative companies. Strong demand and enquiries led to the successful execution of 33 new leases during FY 2024.
Occupancy at Loft Offices has risen to 67% (+13 p.p. y-o-y), with leasing activity concentrated in Loft Offices 1 and 2, which are now 91% occupied (+12 p.p. y-o-y). Leasing at Loft Office 3 has begun following the completion of 5 office renovations. As of 31 December 2024, Loft Office 3 has an occupancy rate of 15%.

POSITIONING

- Located in the heart of DMC, offers an urban landscape with a fresh look and feel, featuring a re-branding with a thematic twist using fonts such as Helvetica, Garamond, and Rockwell.
- This design approach is specifically targeted towards SMEs, creative and communication companies, and start-ups.
- The well-established surroundings create a strong sense of community, enhancing the appeal of the space.

2024 OPERATIONAL HIGHLIGHT

- Rental rates increased by 10% y-o-y.
- Renovation of individual offices are ongoing to meet the growing demand for modern office spaces and maintain the asset's competitiveness in the market.
- 44 renewals, totaling 6,283 sqm, confirm the REIT's strong focus on leasing and revenue growth.
- 33 new tenants were onboarded, including high-profile commercial and retail brands.
- Upgrade of the CCTV security system has commenced to enhance tenant safety and ensure compliance with the latest regulations.
- With a focus on sustainability, the installation of LED lights in common areas is designed to enhance energy efficiency and lower utility costs.

CHALLENGES

- Direct competition from free zones such as D3, Innovation Hub, and Science Park.
- A notable portion of the tenant base consists of start-ups, which leads to shorter lease terms and a continuous need for marketing efforts to sustain occupancy levels.

ACTIONS ENVISIONED

- Strong focus on Leasing & Tenant Retention Strategies to ensure high occupancy and driving the revenue growth further.
- Expand marketing and brokerage partnerships to enhance outreach and attract new tenants.
- Refurbishment of the common areas in Loft Office 3, along with the continued modernisation of individual offices across all three buildings, in line with the REIT’s management strategy to keep the assets well-positioned and attractive in the market.

* Based on the IFRS rent as at 31 December 2024 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	97%	+13 p.p.	+16%	1.5 years

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

Operated by Dubai Investments Park Development Company LLC, DIP spans 2,300 hectares and offers world-class infrastructure, along with exceptional facilities and services. It is a well-established industrial park that hosts numerous multinational companies.

The European Business Center benefits from a strategically prime location, situated next to the metro station that opened in June 2021, and is just one stop away from Expo City.

European Business Center offers an ideal location for companies looking to establish operations within this prominent business community. The property is a modern mixed-use office and retail development spread across three floors, featuring office and retail space. It accommodates turnkey offices in flexible sizes, in-house retail facilities, serviced offices with meeting and conference rooms, logistical facilities, and basement parking.

Occupancy at European Business Centre rose to 97% (+13 p.p. y-o-y). Demand increased significantly, resulting in 33 new executed lease contracts totaling to 6,300 sqm.
Retail occupancy grew to 90%, and the REIT Manager optimised the retail tenant mix to enhance amenities for office tenants and increase the property’s value.

POSITIONING

- Premium building in DIP with high visibility.
- Limited competing office buildings in the area 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 floor plates suitable for large corporate or SMEs.

2024 OPERATIONAL HIGHLIGHT

- Rental rates increased by 16% y-o-y.
- Enhancements and upgrades to communal bathrooms have been completed to improve tenant experience and satisfaction.
- Successful lease renewals were completed for 65 tenants, and 33 new leases were executed, confirming the REIT's strategic focus on leasing and rental growth.
- Achieved a significant 32 p.p. y-o-y increase in occupancy for the retail space, with the successful` addition of a gym.
- Increased investment in maintenance and HVAC asset lifecycle replacement strategies to enhance building equipment efficiency and reduce utility costs.

2024 OPERATIONAL HIGHLIGHT

- The aging condition of the property requires a soft refurbishment of common corridors and an enhancement of building signage standards.
- A single meter for the chiller limits flexibility in consumption efficiency and hinders further opportunities for cost reduction.
- Leasing the remaining retail shops has become challenging due to the existing mixed concepts and intense competition within the property's location.

ACTIONS ENVISIONED

- Implementation of an energy-saving strategy through the retrofit of the current Building Management System.
- Refurbishing the common corridors and building lobby to keep the property’s market position and drive rental rates through improved leasing appeal.
- Upgrade of building signage and tenant directories aimed at improving the property’s visual appeal and enhancing navigation for tenants and visitors.

* Based on the IFRS rent as at 31 December 2024 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	76%	+25 p.p.	+10%	1.6 years

Building 24 is a low-rise property located in the prime area of Dubai Internet City (DIC). Established in 2000 to promote innovation within Dubai's economy, DIC is now home to over 24,000 professionals and 1,600 businesses.

Part of DIC's Phase 1, Building 24 was constructed in 2005 and acquired by Emirates REIT in 2011. The building offers 5,369 sqm of lettable area spread across three floors, featuring turn-key office spaces in flexible sizes as well as retail facilities.

The low-rise property is ideally located in the heart of DIC, and its flexible office spaces make it an attractive option for small to medium-sized companies.

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

The refurbishment of the building's common areas was completed in 2024, resulting in a significant positive impact on rental rates and a notable increase in occupancy.

POSITIONING

- Excellent location, situated in Phase 1 of DIC.
- A highly visible building in the heart of the community, offering flexible floor plates.
- Completed renovation of the building, along with the upgrade of its outdoor features, ensures the asset remains among the top buildings in DIC in terms of quality and demand.

2024 OPERATIONAL HIGHLIGHT

- Rental rates increased by 10% y-o-y.
- Occupancy of Building 24 increased significantly to 76%, representing a 25 p. p. y-o-y increase.
- Upgrade of the building's common areas has been successfully completed, greatly enhancing the overall look and feel of the property.
- Retrofit of the building's external water feature into an outdoor seating area has positively impacted the building's appeal and created an opportunity for additional revenue.
- An excellent tenant relationship has positively impacted existing tenants' expansion within the building.
- Renovation of individual offices are ongoing to meet the growing demand for modern office space and maintaining the asset's competitiveness in the market.

CHALLENGES

- Building 24 is restricted by the licensing authority, as tenants can only operate under a single Freezone license.

ACTIONS ENVISIONED

- Upgrade of Parking Management System to enhance operational efficiency and streamline parking processes.
- Sustainability solutions for Building 24 focus on exploring the possibility of obtaining the WELL Certification, enhancing the building's commitment to occupant health and environmental performance.
- Maintaining the building to the highest standards to preserve its appeal and ensure tenant satisfaction.

* Based on the IFRS rent as at 31 December 2024 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%	--	+2.2%	4.1 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.

This low-rise building, constructed in 2009, was acquired by Emirates REIT in September 2011. The property offers excellent visibility and comprises 1,902 sqm of prime retail and office space. Its strategic location near the Al Manara residential district makes it a sought-after destination for retail, commercial, and food and beverage businesses alike.

Indigo 7's operational performance remains strong, making it a mature asset within the portfolio with an impressive 100% occupancy rate.

POSITIONING

- Highly visible and easily accessible from Sheikh Zayed Road.
- Indigo 7 is a well-established property in high demand for its retail and commercial space.

2024 OPERATIONAL HIGHLIGHT

- Completed upgrade to the building's fire fighting system.
- Enhancement to the basement to ensure the building meets the highest standards.
- The ongoing Quality Assurance Programs oversee and maintain exceptional high standards, ensuring continued tenant satisfaction.

CHALLENGES

- 100% occupancy of the building has hindered the execution of ongoing demand from new tenants.

ACTIONS ENVISIONED

- Leasing strategy for upcoming renewals focuses on executing longer-term leases, extending beyond one year, to provide stability and reduce turnover.
- Upgrade the building signage and tenant directories aimed at improving the property's visual appeal and enhancing navigation for tenants and visitors.

* Based on the IFRS rent as at 31 December 2024 compared to a year earlier

OFFICE PARK
DUBAI KNOWLEDGE VILLAGE

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	OCCUPANCY VARIANCE	RATES YTD*
2012	34,520 sqm	89%	+11 p.p.	+1.5%

*Occupancy, Rates and Net Lettable Area as at the date of divestment

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

Situated in the renowned Knowledge Village, the world's only talent development free zone, the building is home to businesses in human resource management, recruitment, consultancy, executive search, vocational training, and professional development.

The community accommodates over 500 companies and institutions, providing a comprehensive range of corporate facilities.

The property features five interconnected blocks in an L-shape, with four levels of parking, and units varying from around 60 sqm to 6,000 sqm to meet diverse space requirements.

The REIT's strategy focused on offering flexible leasing options by subdividing larger office spaces to cater to market demand while maintaining competitive rental rates.

Occupancy increased to 89% (+11 p.p. y-o-y) at the time of sale. In 2024, the REIT Manager successfully executed 19 new leases, totaling 8,045 sqm of leased space, and renewed 21 lease contracts, amounting to 7,309 sqm of net leasable area. Enquirers and viewing levels remained strong throughout the year.

Office Park remains well-positioned to compete with both existing and new supply, with ongoing asset improvements being made to enhance its competitiveness.

POSITIONING

- A premium low-rise building offering high visibility and easy access from Sheikh Zayed Road and Internet City.
- Appealing to multinational companies for regional headquarters, due to its spacious, 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.

2024 OPERATIONAL HIGHLIGHTS

- Rental rates grew by 1.5% y-o-y.
- Occupancy increased to 89% (+11 p.p. y-o-y), highlighting the strong leasing focus of the REIT.
- Continuation of Quality Assurance Programs to sustain high service levels and tenant satisfaction.
- Installation of LED lights with motion sensors, aligning with a strong focus on sustainability and utility cost conservation.
- 21 renewals, totaling 7,309 sqm, and 19 new leases, amounting to 8,045 sqm, were executed until the divestment of the asset.
- A new parking management system was installed to enhance the experience for tenants and visitors, as part of a strategy to generate new revenue streams.

ASSET DIVESTMENT

In October 2024, the REIT successfully completed the sale of Office Park for a total of USD 196 m.

* Based on the IFRS rent rate as at the date of sale, compared to 31st December 2023

TRIDENT GRAND MALL

DUBAI MARINA

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	OCCUPANCY VARIANCE	RATES YTD*
2014	5,472 sqm	90%	+6.5 p.p.	-3.5%

*Occupancy, Rates and Net Lettable Area as at the date of divestment

Trident Grand Mall is a two-floor retail component of Trident Grand Residence, located in the popular Dubai Marina's Jumeirah Beach Residences (JBR).

JBR is a renowned destination, featuring a 1.7-kilometer-long waterfront, world-class hotels, residences, and commercial developments. The asset was acquired in May 2014 with a freehold ownership title. The community mall offers prime retail and terrace space, with 22 retail units across two floors and 164 basement parking spaces.

Occupancy at Trident Grand Mall increased to 90%, reflecting a 6.5 p.p. y-o-y increase at the time of sale. The property's retail tenants are strong and stable, contributing to its success.

The retail units were 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.

2024 OPERATIONAL HIGHLIGHT

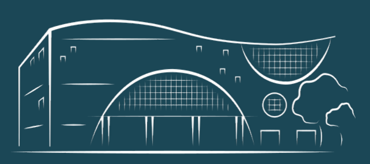
- Strong occupancy levels and continued demand have led the REIT to achieve 100% occupancy across all retail units in Trident Grand Mall.

ASSET DIVESTMENT

In July 2024, the REIT successfully completed the sale of Trident Grand Mall for a total of USD 20m.

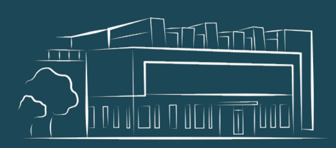
* Based on the IFRS rent rate as at the date of sale, compared to 31st December 2023

EDUCATION



GEMS WORLD ACADEMY

LYCÉE FRANÇAIS JEAN MERMOZ



DURHAM SCHOOL

VALUATION	NLA	INCOME
19%	**48%**	**25%**
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 December 2024 on an IFRS basis

The education landscape in the United Arab Emirates (UAE) is undergoing unprecedented growth and diversification, providing numerous opportunities for schools to thrive. This expansion is driven by strong government support, a growing expatriate population, and a focus on developing a competitive, knowledge-driven economy. As a result, the UAE's education sector is rapidly evolving, with private schools and universities offering a variety of international curricula to meet the needs of a diverse student population.

According to a new report by KHDA, 10 new private schools are set to open in the 2024-25 academic year, supporting Dubai's Education Strategy E33, which targets the establishment of 100 new private schools by 2033. These schools play a key role in strengthening Dubai's evolving education landscape, meeting the demands of its rapidly expanding and diverse population.

Emirates REIT's education portfolio includes top diversified prime schools such as GEMS, LFJM, and Durham School, recognizing the sector as a highly attractive opportunity.

The private education market in Dubai continues to expand, with both the number of schools and students increasing each year. This ongoing growth underscores the sector's potential and its significant role in Dubai's broader economic and social development.

As of 31 December 2024, the market value of the REIT's education portfolio totaled USD 178 million. All contracts within this portfolio are triple net leases, the schools have full control of the premises and are responsible for the maintenance, repairs, and insurance of the buildings.

Dubai remains a top destination for international educators, with 27,284 teachers currently employed in the emirate's private schools, marking a 9% increase from the previous academic year.

This growth highlights Dubai's appeal in attracting top teaching talent globally, solidifying its position as a leading hub for educators seeking career advancement and professional development.

Source: UAE Government Portal, KHDA, Dubai Urban Plan 2040

GEMS WORLD ACADEMY

AL BARSHA SOUTH

ACQUIRED	NET LETTABLE AREA	OCCUPANCY	WALE
2013	42,700 sqm	100%	18.8 years

GEMS World Academy Dubai is a distinguished low-rise educational complex situated on Al Khail Road in Al Barsha South, a rapidly developing residential area.

Established in 2007, the academy offers an International Baccalaureate (IB) curriculum to over 2,000 students, spanning from Kindergarten 1 (KG1) through to Grade 12. The school is part of the renowned GEMS Education Group, which has a rich history dating back to its founding in 1959. With a global presence that includes operations across Asia, the Middle East, Africa, Europe, and the United States, GEMS Education continues to pursue expansion into new markets, further solidifying its commitment to excellence in education worldwide.

GEMS World Academy places a strong emphasis on investing in Education Technology, Artificial Intelligence, and the development of Centres of Excellence to enhance the educational experience for every student.

The school occupies a spacious 42,700 square meter campus, and in October 2013, Emirates REIT acquired the property under a long leasehold title.

Since its inception, the academy has completed a soft refurbishment of its common areas and made significant improvements to its classrooms and facilities. Ongoing upgrades to the sports facilities further support the school’s commitment to providing a comprehensive educational experience.

Set within a modern, 21st-century learning environment, GEMS World Academy Dubai fosters a vibrant and inclusive community. The school is home to a diverse student body representing over 90 nationalities, reflecting its international ethos. The welcoming and inclusive spirit of the academy is complemented by its multicultural, multilingual faculty, all of whom are dedicated to providing exceptional education. Each student is encouraged to take an active role in their learning journey, fully engaging with the wide range of opportunities and experiences offered by the school’s dynamic and passionate team of 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%	20.2 years

In May 2018, Emirates REIT acquired the LFJM campus on a sale and leaseback arrangement.

Strategically positioned in the heart of Dubai's Al Quoz district, the campus benefits from convenient access to key areas such as Business Bay, Jumeirah, and Al Barsha, making it ideally located for both students and staff.

The school began operations in September 2017 and offers a French curriculum, spanning from maternelle (preschool) to 3ème (Grade 9). According to the KHDA inspection conducted between 19th and 23rd February 2024, the school serves a total of 1,413 students.

LFJM is part of the global network of French schools abroad, affiliated with the "Agence pour l'enseignement français à l'étranger" (AEFE), a French public agency under the auspices of the French Ministry for Europe and Foreign Affairs.

The demand for French curriculum education in Dubai remains high, given its limited availability in the region. The school enjoys a strong reputation for delivering high-quality education at competitive rates, making it a popular choice among the French community and French-speaking families in Dubai. All phases of the school's construction have now been completed, and the campus is fully occupied.

The REIT has fully invested in the third phase of the development, which includes the addition of two sports halls, a dance studio, a swimming pool, and various enhancements to the existing facilities.

The LFJM campus is designed to accommodate up to 1,480 students, and the property development includes a built-to-suit component that was specifically tailored to the operator's requirements.

This development has been meticulously planned to align with the school's growth and expansion, ensuring it can meet the increasing demand for high-quality French education in Dubai.

KEY FACILITIES

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

SIGNIFICANT EVENTS

Subsequent to FYE 2024, in February 2025, Emirates REIT issued a formal legal notice to the asset tenant - Lycee Francais Jean Mermoz LLC.

Subsequent to the notice, LFJM settled the outstanding rental due for AED 4.59 million.

Sources: LFJM Website

DURHAM SCHOOL DUBAI

DUBAI INVESTMENTS PARK

ACQUIRED	NET LETTABLE AREA	OCCUPANCY*	WALE*
2016	19,315 sqm	100%	6.7 years

In 2016, Emirates REIT continued to broaden its investments in the education sector by acquiring a leasehold interest in a 25,000 sqm plot within DIP. This plot is designated for the development of a new school, designed to meet the specific needs of international operators and with a planned capacity of more than 1,700 students.

DIP is a large-scale development spanning 2,300 hectares, which includes a mix of industrial, commercial, residential, and educational zones. The development is strategically planned to be one of the region's most environmentally sustainable projects, providing a high-quality residential environment while establishing itself as the leading business and industrial hub in the region.

Durham School, established in 1414, boasts a proud 600-year legacy of providing exceptional education.

Durham School Dubai, the latest addition to the expanding international network of Durham Schools, offers a complete educational experience in line with the values and ethos of its UK counterpart. The school focuses on fostering ambition, instilling respect for others, and nurturing a "Confidence for Life" in all students.

Strategically located within the catchment areas of high-demand communities such as Arabian Ranches, Damac Hills, Jumeirah Golf Estates, and Jumeirah, Durham School Dubai is well-positioned to serve the growing demand for premium educational options in these residential areas.

Once fully operational, the school will accommodate more than 1,700 students, continuing the legacy of academic excellence upheld by the Durham School brand.

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 31 December 2024.

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 31 December, 2024, the REIT's issued share capital comprised a total of 319,156,400 ordinary shares with a market value of USD 0.494 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 2,000 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.

RISK MANAGEMENT STRATEGY

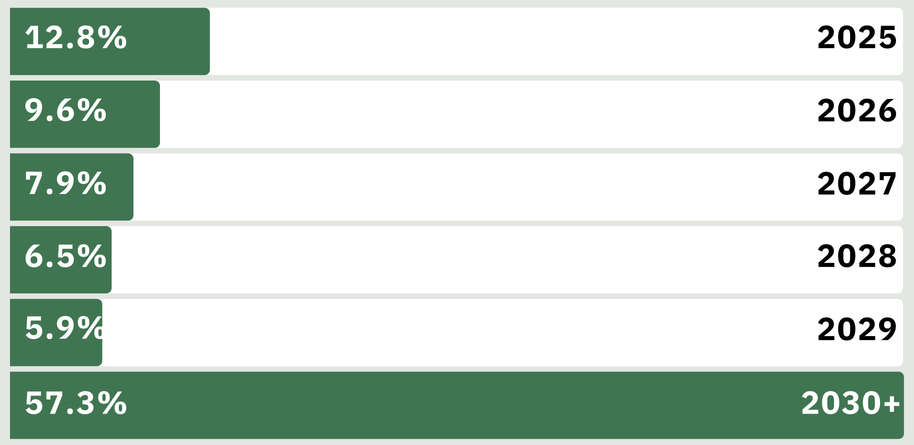
The REIT Manager has implemented a stable system of risk management and internal controls to safeguard all stakeholders' interests and the REIT's assets.

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 6.5 years as at 31 December 2024. 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 increased slightly to 2.4 years (up from 2 years as at 31 December 2023).



FINANCING RISK

In December 2024, Emirates REIT announced the successful completion of a USD 205 million senior secured Sukuk, Emirates REIT Sukuk III Limited, issuance to refinance the USD 380 million Secured Sukuk issued on 12 December, 2022, together with accrued profit thereon. The agreed terms for the new Senior Secured Sukuk embedded several new features, including a coupon rate of 7.5% per annum (11.25% for previous Sukuk) payable quarterly with a step up of 8.25% on year 4. The new Secured Certificates have a maturity of 4 years and are secured by way of mortgages over DIFC freehold property (Index Tower) of the REIT. In addition, the new Secured Certificates are rated BB+ by Fitch.

SHAREHOLDING

The maximum limit of 49% of non-GCC ownership is monitored by both Nasdaq Dubai and Equitativa. As at 31 December 2024, the non-GCC shareholding was at 26% 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	5.4%

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 2024. The REIT has approved the appointment of independent valuers Cushman & Wakefield International Limited and CBRE (DIFC) Limited (the "REIT Valuers") to conduct the 2024 valuations, depending on the property.

2024 EVENTS

Investments Portfolio

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

Results and Dividends

The results for the FY 2024 are stated in the Consolidated Statement of Comprehensive Income.

In 2024, 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 31 December 2022, and the distribution thereof by way of an allotment and distribution of newly issued ordinary shares ("Scrip Dividend").

Auditors

Ernst & Young Middle East (Dubai Branch) was appointed as Emirates REIT external Auditor during the June 2024 AGM.

Change of CFO

On 9 September 2024 the REIT Manager annouced the appointment of Mr Michael Davis as Chief Financial Officer.

Sale of Trident Grand Mall

In July 2024, Emirates REIT completed the sale of Trident Grand Mall, a two-floor retail component of Trident Grand Residence in Dubai Marina's popular Jumeirah Beach Residence.
Emirates REIT has disposed the asset at a price of USD 20m, which was above the asset's latest valuation.

Sale of Office Park

On 15 October 2024, Emirates REIT had held an Extraordinary General meeting to obtain Shareholders approval to enter into a Related Party Transaction for the sale of Office Park to Tecom Investment FZ LLC. The proposal was unanimously approved by the Shareholders.
In October 2024, Emirates REIT completed the sale of Office Park, a Grade A commercial asset in Dubai Internet City, to TECOM Investment FZ LLC for a price of USD 196m.

New USD 205m Secured Sukuk issuance and redemption of the existing USD 380m Secured Sukuk Certificates

On June 2024, Emirates REIT exercised the extension option pursuant to the terms and conditions of the USD 380m Senior Sukuk Certificates issued on 12 December 2022.

On 31 July 2024, Emirates REIT had partially redeemed USD 19m of the USD 380m Secured Sukuk Certificates issued on 12 December 2022 (the "Secured Sukuk"). As a result, upon completion of such partial redemption, the outstanding principal amount on the Secured Sukuk was reduced to USD 305m.

On 28 October 2024, Emirates REIT had partially redeemed USD 105m of the USD 380m Secured Sukuk Certificates. As a result, upon completion of such partial redemption, the outstanding principal amount on the Secured Sukuk was reduced to less than USD 200m.

On 12 December 2024, Emirates REIT issued a new Senior Secured Sukuk certificates ("New Sukuk") for USD 205m which were used to fully redeem the outstanding amount of the USD 380m Secured Sukuk, together with accrued profit thereon. The New Sukuk has a tenor of four years, carrying a Profit rate of 7.5% per annum for the first three years, increasing to 8.25% per annum in the fourth year with call options.

POST PERIOD EVENTS

Change of CFO

On 14 January 2025 the REIT Manager has appointed Mr Sheikh Muhammed Moeen as Acting Chief Financial Officer.

Legal Filing

On 17 February 2025, Emirates REIT issued a formal legal notice to one of its education asset tenants, Lycee Francais Jean Mermoz LLC, regarding the non-payment of an overdue rental for AED 4.59 million. Subsequent to the notice, LFJM settled the outstanding rental due for AED 4.59 million.

2025 Annual General Meeting

The 2025 AGM will be planned before the end of June 2025 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.

Projection

Any forward-looking statements, projections, or financial estimates previously published are based on information available at the time and reflect assumptions and expectations that may no longer be applicable. These statements are not guarantees of future performance and are subject to various risks, uncertainties, and external factors beyond our control. Accordingly, past projections should not be relied upon as an indication of future results, and the Company undertakes no obligation to update or revise any such statements in light of new information or developments.

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.

As at 31 December 2024 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 31 December 2024, the Oversight Board was comprised of Mr. Suresh Kumar, Mr. Mustafa Al Hashimi, Mr. Abdulla Al Ashram and Mr Simon Townsend.

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 31 December 2024, 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 2024 AGM was duly convened and held on 21 June 2024 at 3pm (GST) during which the proposed Ordinary Resolutions to re-appoint Captain David Savy, Dr. Faisal Alayyan and Mr. Helal Lootah, to the Investment Board, until the conclusion of the next AGM, was passed.

INVESTMENT AND DIVESTMENT ACTIVITIES

There were no investment opportunities which the Investment Board was required to consider during FY 2024.

The Investment Board has granted its no objection for the following divestment transactions during FY 2024:

- Sale of Trident Grand Mall, located in Dubai Marina, for a total of USD 20m; and
- Sale of Office Park, located in Knowledge Village, to TECOM Investment FZ LLC, for a total of USD 196m.

MISCELLANEOUS

There were no material issues raised by the Investment Board during FY 2024.

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 2024, including the half-year financial statements, the quarterly fact sheets and the FY 2024 Annual Financial Statements.

The Oversight Board considered that the FY 2024 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 31 December 2024, the REIT does not own any government or public securities.

Valuation of Investment Properties

Throughout 2024, 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 2024 Annual Financial Statements.

The Oversight Board has full access to the aforesaid valuations and has notably reviewed the 31 December 2024 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.

Borrowing

In accordance with DFSA 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 31 December 2024, the GAV of the REIT was USD 1,043m., while the REIT's total outstanding borrowings amounted to USD 246m. The FTV ratio as at 31 December 2024 stands at 24% (2023: 43%), 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 2024 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 2024, 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 2,553,251, to be 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 Regulator, it was agreed to re-propose the final dividend payment relating to the FY 2022 in cash.

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 2024 Annual Financial Statements. The Board monitored all Related Party Transactions as per DFSA CIR 8.3.2. The below table details the Related Party Transactions that were based on existing approved contracts/lease agreements:

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

Furthermore, during FY 2024, the Oversight Board also reviewed and authorised the REIT Manager (conditional to the Shareholders' approval) to enter into the Related Party Transaction for the sale of Office Park in Al Sufouh 2, Dubai to Tecom Investments FZ LLC.

The Oversight Board is satisfied that the REIT Manager ensured that the Related Party Transaction for the sale of Office Park was carried out on terms at least as favourable to the REIT, as any comparable arrangement on normal commercial terms negotiated at arm's length with an independent third party, and completed in compliance with applicable DFSA Rules. The total value of all of the Related Party Transactions for FY 2024 was USD 268,965,813.

MISCELLANEOUS

During FY 2024, 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 1 July 2024 and ending on 31 December 2024 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 1 January 2024 and ending on 31 December 2024 (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
2024	USD 0.55	USD 0.19	USD 0.49
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

NET ASSET VALUE

	2024	2023	2022
Total NAV	USD 708.3m	USD 499.7m	USD 372.6m
NAV per share	USD 2.22	USD 1.57	USD 1.17

DIVIDEND DISTRIBUTION

2024	PER UNIT	DATE	TOTAL PROPOSED
Final FYE 2022	USD 0.008	21.06.2024	USD2,553,251
TOTAL	**USD 0.008**		Not Approved

2023	PER UNIT	DATE	TOTAL PROPOSED
Final FYE 2022	USD 0.008	12.06.2023	USD2,553,251
TOTAL	**USD 0.008**		Not Approved

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. 016	30.06.2021	USD 486,343
TOTAL	**USD 0.016**		**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**

SHARE CAPITAL

	NUMBER OF ORDINARY SHARES IN ISSUE
At 31 December 2024	319,156,400
At 31 December 2023	319,156,400
At 31 December 2022	319,156,400

FINANCIAL STATEMENTS

4

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 ("Fund") and its subsidiary (together referred as "Group"), which comprise the consolidated statement of financial position as at 31 December 2024, 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 material accounting policy information.

In our opinion, the accompanying consolidated financial statements give a true and fair view of the financial position of the Group as at 31 December 2024 and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

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. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Group and the shareholders of the Group (as a body), for our audit work, for this report, or for the opinions we have formed. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) ("IESBA") together with the ethical requirements that are relevant to our audit of the consolidated financial statements in the Dubai International Financial Centre ("DIFC"), 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.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current year. 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. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

VALUATION OF INVESTMENT PROPERTIES

The Group holds a portfolio of Investment Properties (“IPs”) (primarily commercial/ retail and Education/Schools) located in Dubai, United Arab Emirates which accounted for 89% of the Group’s total assets as at 31 December 2024. The net changes in fair value of IPs recorded in the consolidated statement of comprehensive income represented 76.4% of the Group’s profit for the year ended 31 December 2024.

We identified the valuation of investment properties as a key audit matter due to the significance of the Group’s investment properties in the context of the Group’s consolidated financial statements as a whole and because significant judgement is involved in determining the inputs used in the valuation.

HOW OUR AUDIT ADDRESSED THE KEY AUDIT MATTER

The work that we performed to address this key audit matter, included the following procedures:

- We assessed the competence, capabilities and objectivity of the Valuers appointed by the Group.
- We read the engagement letter issued by the Group and spoke with the Valuers to verify that their engagement was appropriate, suitable for the valuation of IPs and to verify that no restrictions were imposed on the scope of their engagement.
- We obtained and read the valuation reports for every property.
- We assessed for a sample of valuation reports whether the valuation methods as applied by the Valuers were acceptable for the purpose of the valuation of the underlying IPs and confirmed that the valuation approach was in accordance with standards of the Royal Institute of Chartered Surveyors (“RICS”).
- We obtained understanding of key internal controls over the measurement of IPs to determine if those were designed appropriately.
- We held discussions with management and the Valuers and challenged the key assumptions and estimates adopted in the valuations, including equivalent yields, market rents, occupancy rates and other critical judgment areas in the valuation model provided by the Group to the Valuers and assessed if the result of the external valuation is within an acceptable range. We obtained evidence to support explanations received from management when external valuation results were outside our acceptable range.
- We reconciled for all reports the appraised value in the valuation reports with the consolidated financial statements including verifying the arithmetical accuracy of net fair value gain in statement of comprehensive income.
- We conducted site visits of IPs and compared tenancy information, including passing rents, market rents, operating and capital expenditure and occupancy rates, adopted by the Valuers with underlying contracts and related documentation and records, on a sample basis.
- We have also assessed the appropriateness of the disclosures relating to the valuation of IPs in the consolidated financial statements in line with the requirements of IFRSs.

OTHER INFORMATION

The consolidated financial statements of the Group for the year ended 31 December 2023, were audited by another auditor who expressed an unmodified opinion on those statements on 16 April 2024.

OTHER INFORMATION

Other information consists of the information included in the Fund Manager’s Report and in the Group’s 2024 Annual Report, other than the consolidated financial statements and our auditor’s report thereon. We obtained the Fund Manager’s Report prior to the date of our auditor’s report, and we expect to obtain the Group’s 2024 Annual Report after the date of our auditor’s report. Management is responsible for the other information.

Our opinion on the consolidated financial statements does not cover the other information and we do not express 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 FUND MANAGER AND THOSE CHARGED WITH GOVERNANCE FOR THE FINANCIAL STATEMENTS

The Fund Manager is responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with IFRSs and the applicable provisions of the Collective Investment Rules (CIR) of the Dubai Financial Services Authority Rulebook, and for such internal control as management 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, Fund 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 the shareholders either intend to liquidate the Group or to cease operations, or have 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 skepticism 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 Fund Manager.
- Conclude on the appropriateness of management'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.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes 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.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

Further, as required by A5.1.1 of the Auditor Module of the DFSA Rulebook, we report that: (a) the consolidated financial statements have been prepared in accordance with IFRS adopted by the Group and with the applicable provisions of the CIR of the DFSA Rulebook; (b) the consolidated financial statements give a true and fair view of the financial position of the Group; (c) proper accounting record for the Group have been kept and the consolidated financial statements are in agreement with the accounting records and comply with the applicable financial reporting standards; (d) we have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit; and (e) the information given in the report of the Fund Manager is consistent with the consolidated financial statements.

Ernst & Young

Asharf Abu-Sharkh
Audit Principal

April 25, 2025 Dubai
United Arab Emirates

EMIRATES REIT (CEIC) PLC CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

These consolidated financial statements were approved by the Board of Directors of Equitativa (Dubai) Limited as the sole director of the REIT on 25 April 2025 and signed on its behalf by:

Sylvain Vieujot
Executive Deputy Chairman

Sheikh Muhammed Moeen
Acting Chief Financial Officer

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		NOTE	AS AT 31 DECEMBER 2024 USD'000	AS AT 31 DECEMBER 2023 USD'000
ASSETS	**NON CURRENT ASSETS**			
	Investment properties	5	932,422	923,717
	Right-of-use assets	5.6	45,375	46,415
	Rent and other receivables	6	33,251	29,851
			1,011,048	**999,983**
	CURRENT ASSETS			
	Rent and other receivables	6	9,532	13,856
	Cash and cash equivalents	7	22,157	23,189
			31,689	**37,045**
	TOTAL ASSETS		**1,042,737**	**1,037,028**
EQUITY	Share capital	8	319,157	319,157
	Share premium	8	59,393	59,393
	Retained earnings		329,712	121,190
	TOTAL EQUITY		**708,262**	**499,740**
LIABILITIES	**NON-CURRENT LIABILITIES**			
	Sukuk financing instrument	9	198,137	-
	Islamic financing	10	46,657	118,223
	Lease liabilities	11	50,416	50,715
			295,210	**168,938**
	CURRENT LIABILITIES			
	Sukuk financing instrument	9	-	319,336
	Islamic financing	10	1,359	3,540
	Lease liabilities	11	3,174	3,566
	Other payables	12	34,732	41,908
			39,265	**368,350**
	TOTAL LIABILITIES		**334,475**	**537,288**
	TOTAL EQUITY AND LIABILITIES		**1,042,737**	**1,037,028**
	Net asset value (USD)		708,262,000	499,740,000
	Number of shares		319,156,400	319,156,400
	Net asset value USD per share		2.22	1.57

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	NOTE	FOR THE YEAR ENDED 31 DECEMBER, 2024 USD'000	FOR THE YEAR ENDED 31 DECEMBER, 2023 USD'000
INCOME			
Rental income	5	67,764	63,792
Service fee income	5	10,509	9,767
Gain on disposal of investment property	5.3	54,044	-
Other property income		925	830
		133,242	**74,389**
Property operating expenses		(11,543)	(12,324)
NET PROPERTY INCOME		**121,699**	**62,065**
EXPENSES			
Management and performance fee	15	(22,682)	(14,672)
Board fees		(153)	(308)
Reversal/(Allowance) for expected credit loss	6.1	323	(1,458)
Other expenses		(398)	(1,586)
OPERATING PROFIT		**98,789**	**44,041**
FINANCE COSTS			
Finance costs	16	(50,022)	(50,336)
Finance income	16	506	576
NET FINANCE COSTS		**(49,516)**	**(49,760)**
Profit/(Loss) before fair valuation of investment properties		**49,273**	**(5,719)**
Net unrealised gain on revaluation of investment properties	5.2	159,249	132,869
PROFIT FOR THE YEAR		**208,522**	**127,150**
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		**208,522**	**127,150**
EARNINGS PER SHARE			
Basic and diluted gain per share (USD)	17	0.653	0.398

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	NOTE	SHARE CAPITAL USD'000	SHARE PREMIUM USD'000	RETAINED EARNINGS USD'000	TOTAL USD'000
BALANCE AT 1 JANUARY 2023					
COMPREHENSIVE		319,157	59,393	(5,960)	372,590
Comprehensive profit for the year		-	-	127,150	127,150
BALANCE AT 31 DECEMBER 2023		**319,157**	**59,393**	**121,190**	**499,740**
BALANCE AT 1 JANUARY 2024					
COMPREHENSIVE		319,157	59,393	121,190	499,740
Comprehensive profit for the year		-	-	208,522	208,522
BALANCE AT 31 DECEMBER 2024		**319,157**	**59,393**	**329,712**	**708,262**

CONSOLIDATED STATEMENT OF CASH FLOWS

	NOTE	FOR THE YEAR ENDED 31 DECEMBER, 2024 USD'000	FOR THE YEAR ENDED 31 DECEMBER, 2023 USD'000
OPERATING ACTIVITIES			
Profit for the year		208,522	127,150
ADJUSTMENTS FOR:			
Net unrealised gain on revaluation of investment properties	5.2	(159,249)	(132,869)
Gain on disposal of investment property	5.3	(54,044)	-
Finance costs	16	50,022	50,336
Finance income	16	(506)	(576)
Reversal/(Allowance) for expected credit loss	6.2	(323)	1,458
OPERATING CASH FLOWS BEFORE CHANGES IN WORKING CAPITAL		**44,422**	**45,499**
CHANGES IN WORKING CAPITAL			
Decrease in rent and other receivables		1,245	4,369
(Decrease)/increase in other payables		(7,175)	2,651
NET CASH GENERATED FROM OPERATING ACTIVITIES		**38,492**	**52,519**
INVESTING ACTIVITIES			
Sale proceeds of investment property - net	5.5	209,383	-
Additions to investment properties	5.5	(3,754)	(4,205)
Finance income received		506	581
NET CASH GENERATED/(USED IN) INVESTING ACTIVITIES		**206,135**	**(3,624)**
FINANCING ACTIVITIES			
Proceeds from Islamic financing	10	-	50,095
Repayments of Islamic financing	10	(74,596)	(19,708)
Proceeds from Sukuk financing		205,000	-
Repayment of Sukuk	9	(324,000)	(56,000)
Payment of lease liabilities	11	(4,127)	(3,236)
Finance costs paid		(47,936)	(43,843)
NET CASH USED IN FINANCING ACTIVITIES		**(245,659)**	**(72,692)**
NET DECREASE IN CASH AND CASH EQUIVALENTS		(1,032)	(23,797)
Cash and cash equivalents at the beginning of the year		23,189	46,986
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	7	**22,157**	**23,189**

1 GENERAL INFORMATION

Emirates REIT (CEIC) PLC (the “REIT” or “Company”) 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 28 November 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 8 April 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 III Limited, a structured entity (the “SE”), is an exempted company with limited liability incorporated on 12 November 2024 under the laws of the Cayman Islands with registered number 415540 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 one share has 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 2 December 2024 (the Share Declaration of Trust).

The consolidated financial statements for the year ended 31 December 2024 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 COMPREHENSIVE 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

During the year ended 31 December 2024, the Group incurred a net profit of USD 208.5 million (2023: USD 127.1 million) and as at 31 December 2024, the Group's current liabilities exceed the current assets by USD 7.6 million and had accumulated profit of USD 329.7 million. The REIT Manager has prepared cash flow projections covering a 12-month period from the date of audit report which shows the Group will we able to meet its liabilities as they fall due. In view of the foregoing, the REIT manager is not aware of any material uncertainties that may cast significant doubt upon the REIT's ability to continue as going concern. Therefore, the consolidated financial statements continue to be prepared on a going concern basis.

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 1 January 2024, 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.

- Amendment to IAS 1 Presentation of Financial Statements relating to classification of Liabilities as Current or Non-Current
- Amendments to IAS 1 Presentation of Financial Statements - Non-current Liabilities with Covenants.
- Amendment to IFRS 16 Leases - Lease Liability in a Sale and Leaseback.
- Amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures - Supplier Finance Arrangements

(B) NEW AND REVISED IFRSS IN ISSUE BUT NOT YET EFFECTIVE 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
Amendment to IAS 27 - Lack of Exchangeability	1 January 2025
IFRS 18 Presentation and Disclosures in Financial Statements	1 January 2027
IFRS 19 Subsidiaries without Public Accountability: Disclosures	1 January 2027
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 consolidated financial statements as and when they are applicable and adoption of these new standards, interpretations and amendments may have no material impact on the consolidated 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 (2023: AED 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 rent and other 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 consolidated 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 31 December 2024, 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 473 thousand (2023: USD 476 thousand) lower/higher, mainly as a result of higher/lower finance expense.

As at 31 December 2024, 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 Rent 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 31 December 2024, and 2023 was determined as follows for rent and other receivables:

	2024		2023	
	GROSS USD'000	IMPAIRMENT (ECL) USD'000	GROSS USD'000	IMPAIRMENT (ECL) USD'000
Less than 6 months	308	(1)	1,710	(1)
Between 6 months to 1 year	644	(45)	1,330	(62)
Between 1 to 2 years	49	(12)	716	(179)
Between 2 to 3 years	134	(67)	48	(24)
More than 3 years	55	(55)	728	(728)
ECL general provision	**1,190**	**(180)**	**4,532**	**(994)**
Add: Specific Provision	6,830	(6,701)	6,318	(6,210)
TOTAL	**8,020**	**(6,881)**	**10,850**	**(7,204)**

The closing loss allowances for rent and other receivables and other assets as at 31 December 2024, 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	2024 USD'000	2023 USD'000
A+	Fitch	1,610	1,036
A	Fitch	63	2,489
A-	Fitch	15,591	15,711
BBB+	Fitch	4,893	3,953
TOTAL		**22,157**	**23,189**

(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 customer at 31 December 2024, represented 25.84% (2023: 19.10%) 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 2024	LESS THAN 3 MONTHS USD'000	3 TO 12 MONTHS USD'000	1 TO 5 YEARS USD'000	OVER 5 YEARS USD'000	TOTAL USD'000
Sukuk financing instruments	-	-	205,000	-	205,000
Sukuk profit expense	3,844	11,745	47,808	-	63,397
Ijarah Islamic finance	250	1,154	21,165	25,799	48,368
Ijarah Islamic financing profit expense	894	2,699	11,739	3,462	18,794
Other payables (excluding advances received)	11,606	118	-	-	11,724
TOTAL UNDISCOUNTED FINANCIAL LIABILITIES	**16,594**	**15,716**	**285,712**	**29,261**	**347,283**
Capital Commitment (Note 19a)	1,849	-	-	-	1,849

At 31 December 2023	LESS THAN 3 MONTHS USD'000	3 TO 12 MONTHS USD'000	1 TO 5 YEARS USD'000	OVER 5 YEARS USD'000	TOTAL 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

(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 708,262 thousand as at 31 December 2024 (2023: USD 499,740 thousand).

The REIT is required by DFSA to limit Islamic financing to a maximum of 65% of gross asset value. As of 31 December 2024, the Islamic financing as a percentage of gross asset value were 23.6% (2023: 42.5%).

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-24	-	-	961,081	961,081
Investment properties	31-Dec-23	-	-	945,848	945,848

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 31 December 2024 (31 December 2023: 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 31 December 2024. 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. Below 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%
(61,378)	70,373	26,689	(26,659)	36,613	(36,540)

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 1 JANUARY 2023	**784,932**
Additional re-development and fit-out projects on completed properties (spent during the year)	4,205
Net gain from fair value adjustments on investment properties	134,580
AT 31 DECEMBER 2023	**923,717**
Additional re-development and fit-out projects on completed properties (spent during the year)	3,050
Investment property disposed during the year	(155,339)
Net gain from fair value adjustments on investment property	160,994
AT 31 DECEMBER 2024	**932,422**

5.1 Fair value reconciliation

	2024 USD'000	2023 USD'000
Market value per external valuation report as at 31 December	**961,081**	**945,848**
Additional re-development and fit-out projects under progress on completed properties	107	449
Lease incentive asset (Note 6)	(36,624)	(33,173)
Deferred income (Note 12)	7,858	10,593
FAIR VALUE AS AT 31 DECEMBER	**932,422**	**923,717**

5.2 Net unrealised gain on revaluation

		2024 USD'000	2023 USD'000
Net profit from fair value adjustments on investment properties		160,994	134,580
Reversal of unrealised fair value loss on disposal of an investment property in July 2024		611	-
Reversal of unrealised fair value gain on disposal of an investment property in October 2024		(612)	-
Change in fair value of right-of-use asset (Note 5.6)		(1,744)	(1,711)
NET UNREALISED GAIN ON REVALUATION	Note 5.6	**159,249**	**132,869**

As at the reporting date, the Group held total investment properties amounting to USD 932,422 thousand (2023: USD 923,717 thousand) in a real estate portfolio of 8 properties (2023: 10 properties) located in Dubai, UAE.

Total rental and service fee income for the year ended 31 December 2024 is USD 78,273 thousand (2023: USD 73,559 thousand).

Investment properties with a carrying value of USD 961,081 thousand (2023: USD 945,848 thousand) are secured against Sukuk and Islamic financing.

The fair value of the Group's investment properties at 31 December 2024 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 sold Trident Grand Mall on 17 July 2024. On the date of sale, the book value of the property was USD 18,813 thousand. The property sale price of USD 20,147 thousand. Total expenses incurred in connection with this sale amounted to USD 906 thousand.

Emirates REIT sold Office Park to TECOM Investment FZ LLC on 17 October 2024. On the date of sale, the book value of the selected property was USD 136,129 thousand. The property sale price of USD 196,025 thousand. Total expenses incurred in connection with this sale amounted to USD 6,280 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 14.7 years with a property fair value of USD 5,595 thousand;
- Remaining lease term of 32.0 years with a property fair value of USD 97,468 thousand;
- Remaining lease term of 19.1 years renewable for another term of 30 years with a property fair value of USD 28,878 thousand;
- Remaining lease term of 40.5 years with a property fair value of USD 55,565 thousand; and
- Remaining lease term of 20.3 years renewable for another term of 30 years with a property fair value of USD 51,922 thousand.

5.5 Fair valuation

The fair valuations of investment properties 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 properties has been provided in Note 3.2.

As at 31 December 2024, 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 36,624 thousand and USD 7,858 thousand respectively (2023: USD 33,173 thousand and USD 10,593 thousand respectively).

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

	2024 USD'000	2023 USD'000
Balance at the beginning of the year	945,848	803,407
Additions investment property during the year	3,754	-
Disposal of an investment property during the year	(209,383)	-
Net unrealised gain on revaluation of investments properties	220,862	142,441
BALANCE AT THE END OF THE YEAR	**961,081**	**945,848**

For an 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 an 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:

	2024	2023
Stabilised occupancy rate (%)	80 - 100	70 - 100
Stabilised yield (%)	6.75-9.50	7.00 - 9.50
Estimated rental value (USD/sqm per annum)	59 - 2,344	59 - 2,051

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:

	2024 USD'000	2023 USD'000
ASSETS:		
Right-of-use Asset as on January 1,	46,415	48,126
Add: Right of-use of assets recognised during the year	704	-
Less: Change in fair value during the year (Note 5.2)	(1,744)	(1,711)
RIGHT-OF-USE ASSET AS ON DECEMBER 31,	**45,375**	**46,415**

6 RENT AND OTHER RECEIVABLES

	2024 USD'000	2023 USD'000
RENTAL AND SERVICE INCOME RECEIVABLE	8,020	10,850
Less: allowance for expected credit losses (Note 6.1)	(6,881)	(7,204)
	1,139	**3,646**
OTHER FINANCIAL ASSETS AT AMORTISED COST		
Other receivables (Note 6.2)	4,818	6,461
OTHER ASSETS		
Lease incentive asset (Note 5.1)	36,624	33,173
Prepayments	202	427
	42,783	**43,407**
Less:non-current portion – Lease incentive asset	(33,251)	(29,851)
CURRENT PORTION	**9,532**	**13,856**

6.1 – As at 31 December 2024 and 2023, the movement in the allowance for impairment of receivables is as follows:

	2024 USD'000	2023 USD'000
Opening expected credit loss as at 1 January - calculated under IFRS 9	7,204	5,746
(Reversal)/Allowance for expected credit loss recognised in consolidated statement of comprehensive income during the year	(323)	1,458
BALANCE AT THE END OF THE YEAR	**6,881**	**7,204**

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 6,881 thousand (2023: USD 7,204 thousand) provision for expected credit losses is an amount of USD 6,701 thousand (2023: USD 6,210 thousand), which represents specific provisions made for amounts due from certain tenants as per the tenancy contracts

6.2 –Other receivables include an amount that is due from Liquidity Provider (LP) USD 2,196 thousand (2023: 1,138 thousand) being the value of pre-funding provided for liquidity provisioning services that were engaged with LP since 2019. As at 31 December 2024, the LP held 3,087,633 shares valuing USD 1,525 thousand (31 December 2023: 4,668,302 shares valuing USD 966 thousand) of Emirates REIT (CEIC) PLC under the Liquidity Provision Agreement.

7 CASH AND CASH EQUIVALENTS

	2024 USD'000	2023 USD'000
Current and savings accounts	22,157	23,189
	22,157	**23,189**

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.

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 2024	319,156,400	319,157	59,393	378,550
At 31 December 2023	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 31 December 2024.

9 SUKUK FINANCING INSTRUMENT

On 12 December 2024, the REIT issued trust certificates of USD 205 million due 2028 (the "Sukuk III" and the "Certificates") through Emirates REIT Sukuk III Limited (the "Trustee"), an exempted company with limited liability incorporated in the Cayman Islands formed for the issuance of the Sukuk III. The Sukuk III are listed on The International Stock Exchange (TISE) and carry a Fitch rating of BB+.

The Sukuk III matures on 12 December 2028 and offers a profit rate of 7.5% per annum, payable quarterly on 12 March, 12 June, 12 September and 12 December each year for the first three years, starting from 12 March 2025. In the fourth year, the profit rate increases to 8.25% per annum, also payable quarterly. The Sukuk III has been used to fully settle and redeem the USD 380 million Secured Sukuk Certificates issued by Emirates REIT Sukuk II Limited on 12 December 2022 ("Sukuk II"). The Sukuk III is secured by certain investment properties in Index Tower, DIFC.

Pursuant to the terms and conditions of the Sukuk III, the Certificates may be redeemed, at the option of the REIT, at any time in whole or in part at the optional call exercise prices below:

- 103.0% before end of Year 1
- 102.0% before end of Year 2
- 100.0% from the end of Year 2 onwards

Certain assets of the REIT were also transferred to the Trustee through a trustee structure in order to comply with the principles of Shari'a. Notwithstanding their transfer to the Trustee, such properties will continue to remain under the control of the REIT and to be serviced by the REIT. Other key covenants of the Sukuk III include: (i) Finance to Total Asset Value (FTV) covenants, (ii) negative pledge, (iii) profit coverage ratio of 1.75x to be maintained on or before the third anniversary and 2.25x after the third anniversary, (iv) cash maintenance requirement of USD 10 million to be tested at the end of each quarter, (v) certain conditions attached to any asset sale involving a divestment of assets with a book value exceeding 50% of the REIT's total assets at the time of the proposed sale, (vi) application of disposal proceeds of any secured property to be applied partially towards redeeming Sukuk III, (vii) limitations on further indebtedness, and (vii) requirement to provide the delegate with quarterly independent third-party valuation reports of mortgaged properties.

	2024 USD'000	2023 USD'000
At 1 January,	319,336	371,485
Liability paid / extinguished	(324,000)	(56,000)
Liability increased – Sukuk III	205,000	-
Additional transaction costs paid during the year	(6,702)	(1,085)
SUKUK LIABILITY AS AT YEAR END / BEFORE REFINANCING	**193,634**	**314,400**
Secured sukuk liability recognised (net of transaction cost)	193,634	314,400
Amortisation of transaction costs	4,503	4,936
At 31 December,	**198,137**	**319,336**

10 ISLAMIC FINANCING

Ijarah facilities	WITHIN 1 YEAR USD'000	BETWEEN 1 AND 5 YEARS USD'000	MORE THAN 5 YEARS USD'000	TOTAL USD'000
At 31 December, 2024	1,359	20,995	25,662	48,016
At 31 December, 2023	3,540	40,108	78,115	121,763

During the year the REIT pre-settled the remaining outstanding of the secured bilateral financing facility extended by Commercial Bank of Dubai amounting to USD 71,437 thousand.

As at 31 December 2024, the outstanding balance of Islamic financing amounted to USD 48,016 thousand (2023: USD 121,763 thousand) net of unamortised transaction costs of USD 1,112 thousand (2023: USD 1,202 thousand).

At 31 December 2024, the weighted average annual cost of finance taking into account the profit rate attributable to each facility and the amortisation of financing transaction costs was 3-month EIBOR +3.66% (2023: 3-month EIBOR +3.26%). During the year, the largest outstanding Ijarah facility was fully settled and unamortised transaction cost relating to this was charged in the current year. This explains the increase in weighted average cost of finance in the period under review.

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 65%.

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

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 facilities during the year ended 31 December 2024.

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 31 December is as follows:

	2024 USD'000	2023 USD'000
Balance at the beginning of the year	121,763	91,450
Add: Islamic financing received during the year	-	50,095
Less: Transaction costs on financing	-	(425)
Less: Repayment during the year	(74,596)	(19,708)
Add: Amortisation of transaction cost	849	351
BALANCE AT THE END OF THE YEAR	**48,016**	**121,763**

11 LEASE LIABILITY

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

	2024 USD'000	2023 USD'000
LIABILITIES:		
Lease liability recorded at the beginning of the year	54,281	54,801
Add: Finance cost for the year (Note 16)	2,732	2,716
Less: Payments made during the year	(4,127)	(3,236)
Add: Lease liability increased during the year	704	-
Lease liability at the end of the year	**53,590**	**54,281**
Current liabilities	3,174	3,566
Non-current liabilities	50,416	50,715

12 OTHER PAYABLES

	2024 USD'000	2023 USD'000
Tenant deposits payable	10,691	12,668
Deferred income (Note 5.1)	7,858	10,593
Accrued expenses	3,975	5,242
Service fee received in advance	3,483	5,356
Accrued profit expense	976	3,845
Management fee payable	1,432	4,056
Performance fee Payable	6,199	-
Payable against investment property under construction or re-development	118	148
BALANCE AT THE END OF THE YEAR	**34,732**	**41,908**

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

In 2024, 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 31 December 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 31 December 2022 in cash.

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:

	2024 USD'000	2023 USD'000
REIT Manager	19,972	11,564
Board members	90	172
Financial institutions	52,706	3,067
Others	196,198	212
TOTAL	**268,966**	**15,015**

Included in the above is the sale proceeds of Office Park sold to TECOM Investments FZ LLC, a related party. These amounts only include transactions actually undertaken during the year-ended 31 December 2024 and exclude any accruals.

(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 3.0% 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.

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

	2024 USD'000	2023 USD'000
REIT MANAGER		
Management fee	(16,483)	(14,672)
Performance fee	(6,199)	-
TOTAL	**(22,682)**	**(14,672)**

(C) DUE TO RELATED PARTIES COMPRISES

	2024 USD'000	2023 USD'000
REIT Manager	7,631	4,056
Board members	90	60
Financial institutions	27	27
Others	29	43
TOTAL	**7,777**	**4,186**

(D) DUE FROM RELATED PARTIES COMPRISES

	2024 USD'000	2023 USD'000
Financial institutions	-	50
Others	124	-
TOTAL	**124**	**50**

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 31 December 2024 and 2023, 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

	2024 USD'000	2023 USD'000
Ijarah Islamic financing profit expense	(9,266)	(10,231)
Ijarah fee amortisation	(849)	(351)
Finance cost on lease liability (Note 11)	(2,732)	(2,716)
Sukuk profit expense	(32,420)	(32,102)
Sukuk issuance cost amortisation	(4,755)	(4,936)
FINANCE COSTS	**(50,022)**	**(50,336)**
Profit income on Wakala	506	576
FINANCE COSTS - NET	**(49,516)**	**(49,760)**

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.

	2024 USD'000	2023 USD'000
Profit attributable to ordinary shareholders	208,522	127,150
Number of ordinary shares for basic EPS	319,156,400	319,156,400
Basic and diluted loss per share (USD)	0.653	0.398

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:

	2024	2023
As at January 1,	319,156,400	319,156,400
Weighted average number of ordinary shares	319,156,400	319,156,400

18 EXPENSE RATIO

The total expense ratio for the year ended 31 December 2024 was 8.10% of the Gross Asset Value (31 December 2023: 7.6%).

19 COMMITMENTS AND CONTINGENCIES

(A) CAPITAL COMMITMENTS

At 31 December 2024, the REIT had contractual capital commitments of USD 35 thousand (2023: USD 437 thousand), which pertains to the school upgrade and USD 1,814 thousand (2023: USD 179 thousand) in relation to fit out and re-development work in certain completed properties.

(B) CONTINGENCIES

(i) 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 24 January 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 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:

	2024 USD'000	2023 USD'000
Within one year	3,174	3,094
After one year but not more than five years	13,009	12,679
More than five years	93,173	95,657
	109,356	**111,430**

(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 31 December 2024 and 31 December 2023 are as follows:

	2024 USD'000	2023 USD'000
Within one year	62,663	63,392
After one year but not more than five years	158,439	138,211
More than five years*	298,403	305,200
	519,505	**506,803**

*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:

	2024 USD'000	2023 USD'000
Assets as per the consolidated statement of financial position		
AMORTISED COST		
Rent and other receivables, excluding lease incentive asset and prepayments	5,957	10,107
Cash and cash equivalents	22,157	23,189
	28,114	**33,296**
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	17,984	16,661
Sukuk financing instrument	198,137	319,336
Islamic financing	48,016	121,763
	264,137	**457,760**

21 NET ISLAMIC FINANCING RECONCILIATION

	2024 USD'000	2023 USD'000
Cash and cash equivalents	22,157	23,189
Islamic and sukuk financing – repayable within one year	(1,359)	(322,876)
Islamic and sukuk financing – repayable after one year	(244,794)	(118,223)
NET ISLAMIC FINANCING	**(223,996)**	**(417,910)**

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 1 January 2024	23,189	(322,876)	(118,223)	(417,910)
Net movement during the year	(1,032)	321,517	(126,571)	193,914
NET ISLAMIC FINANCING AS AT 31 DECEMBER 2024	**22,157**	**(1,359)**	**(244,794)**	**(223,996)**
Net islamic financing as at 1 January 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 31 DECEMBER 2023	**23,189**	**(322,876)**	**(118,223)**	**(417,910)**

22 CORPORATE INCOME TAX

On 9 December 2022, the UAE Ministry of Finance released Federal Decree-Law No. 47 of 2022 on the Taxation of Corporations and Businesses (UAE CT Law or the Law) to enact a Federal corporate tax (CT) regime in the UAE. The Corporate Tax Law shall apply to Tax Periods commencing on or after 1 June 2023.

The UAE CT Law shall apply to the Company with effect from 1 January 2024. The UAE CT Law is subject to further clarification by supplemental Decisions of the Cabinet of Ministers of the UAE (Decisions). Such Decisions, and other interpretive guidance of the UAE Federal Tax Authority (FTA), are required to fully evaluate the impact of the UAE CT Law on the Company.

Decision No. 116 of 2022 (published in December 2022 and considered to be effective from 16 January 2023) specifies that taxable income not exceeding AED 375,000 would be subject to the 0% UAE CT rate, and taxable income exceeding AED 375,000 would be subject to the 9.0% UAE CT rate. With the publication of this Decision, the REIT would consider the UAE CT Law to be substantively enacted for the purposes of IAS 12 – Income Taxes, and that the impact of the UAE CT Law should be assessed on the financial statements of the Company.

As per Cabinet Decision No. (81) of 2023 dated 18 July 2023, the Federal Tax Authority has exempted the Real Estate Investment Trusts from Corporate Tax provided certain conditions are complied with. The Company has also assessed that it is eligible to be exempt from the provisions of UAE CT Law under Article 10.

The Company will continue to monitor the publication of subsequent decisions and related guidance pertaining to applying for the exempt tax status, as well as continuing its more detailed review of its financial matters to consider any changes to this position at subsequent reporting dates. As per the UAE CT Law the first Corporate Tax return has to be filed before 30 September 2025 for the financial period ended 31 December 2024.

23 SIGNIFICANT EVENTS

Dividend Distribution

In 2024, 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 31 December 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 31 December 2022 in cash.

Sale of Trident Grand Mall

On 17 July 2024, Emirates REIT sold Trident Grand Mall at a value of USD 20,147 thousand which was above the asset’s latest valuation. Trident Grand Mall was a two-floor retail component of Trident Grand Residences, located in Jumeirah Beach Residence, Dubai Marina. The net sale proceeds from the divestment was subsequently used to partially redeem the Sukuk II certificates issued on 12 December 2022, in accordance with the terms and conditions thereof.

Sale of Office Park Building

The REIT sold Office Park Building to TECOM Investment FZ LLC, a related party, on 17 October 2024 for a sale value of USD 196,025 thousand. Office Park was a Grade A commercial asset in Dubai Internet City, Dubai. On the date of sale, the book value of this property was USD 185,219 thousand. The net sale proceeds of this divestment was used to prepay the bilateral financing facility with Commercial Bank of Dubai in full and to partly redeem the Sukuk II certificates issued on 12 December 2022.

The above asset divestments were part of the refinancing strategy being pursued by the REIT, aiming to reduce leverage and lower the finance costs to enhance returns to Emirates REIT’s stakeholders.

Redemption of Secured Sukuk

Following the divestment of Trident Grand Mall and Office Park assets and partial redemption of Sukuk II, the REIT on 12 December 2024 fully redeemed and repaid the Sukuk II, together with accrued profit thereon by way of issuing a new fully underwritten trust certificates of USD 205 million due 2028, through Emirates REIT Sukuk III Limited.

24 SUBSEQUENT EVENTS

Subsequent to the year end the REIT announced issuing a formal legal notice to one of its education tenants, Lycée Français Jean Mermoz (“LFJM”) regarding the non-payment of overdue rental of USD 1.25 million pertaining to period post 31 December 2024 on 18 February 2025. The REIT has also issued separate legal notices to LFJM for certain other breaches, including non-payment of security deposit as per the term of the agreements it has with the REIT.

As at 31 December 2024, the receivable from LFJM amounted to USD 0.1 million which was subsequently cleared on 21 January 2025. Therefore, no provision is held for this tenant as at 31 December 2024. Subsequent to issuance of the above legal notice, on 17 March 2025, LFJM settled the remaining of rental dues payable as per the signed lease agreement amounting to USD 1.25m. The security deposit required to be made as per the lease and other contracts is yet to be received, for which the necessary action has been taken by the REIT.

There are no other 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 2024 H2 2024 Q1 2024	January 1 to June 30, 2024 July 1 to December 31, 2024 January 1 to March 31, 2024
Q2 2024	April 1 to June 30, 2024
Q3 2024	July 1 to September 30, 2024
Q4 2024	October 1 to December 31, 2024
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, 2024
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
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, 2024
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
FY 2024	January 1, 2024 to December 31, 2024
FY2024 Annual Financial Statements	Emirates REIT consolidated financial statements which comprise the consolidated statement of financial position as at 31 December 24 and the consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended
FY 2024 Annual Report	Emirates REIT’s annual report for financial year ended 31 December 2024
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