



Welcome

to our Annual General Meeting

22nd June 2014

Agenda

- I. 2014 - Notable events
- II. Current Shareholder structure
- III. Portfolio Summary
- IV. Performance
- V. Resolutions
- VI. Key Objectives 2014



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I. 2014 - Notable Events

1. IPO
2. Debt Renegotiation
3. Acquisition of Le Grande Community Mall
4. Acquisition of Index Tower – 15.64 commercial floors



1. IPO

- ◆ **Gross Proceeds**

USD 201,250,000

3.5 times oversubscribed

- ◆ **Number of new Shares issued**

147,977,941

- ◆ **Total Number of Shares**

299,620,541

- ◆ **Price per Share**

IPO Share Price – USD 1.36

Closing Price on 18th June 2014 – USD 1.44

- ◆ **Shareholders**

As at 18th June 2014

GCC 61.38% Non-GCC 38.62%

Number of shareholders over 110

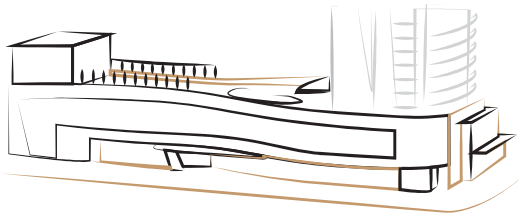


2. Debt Renegotiation

- ◆ **Previous Rate**
5.5 % (3 month EIBOR +2.5%, no minimum)
- ◆ **New Rate**
3.24 % (3 month EIBOR +2.5%, no minimum)
- ◆ **Reduction in Borrowing costs**
41%
- ◆ **Banks**
Ajman Bank PJSC - 28th April 2014
Emirates Islamic Bank - 1st May 2014



3. Acquisition of Le Grande Community Mall

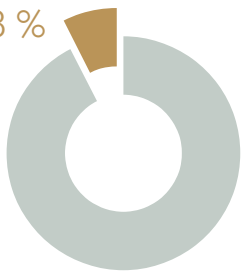


Profile

Acquisition Date	May 2014
Ownership Title	Freehold
Acquisition Price	AED 118.2 million
Net Leasable Area	86,396 sqft
Occupancy	77 %

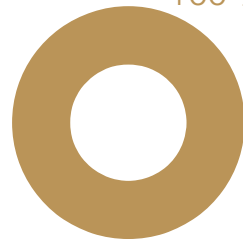
Share of Portfolio NLA

7.48 %



Area Breakdown

100 % retail



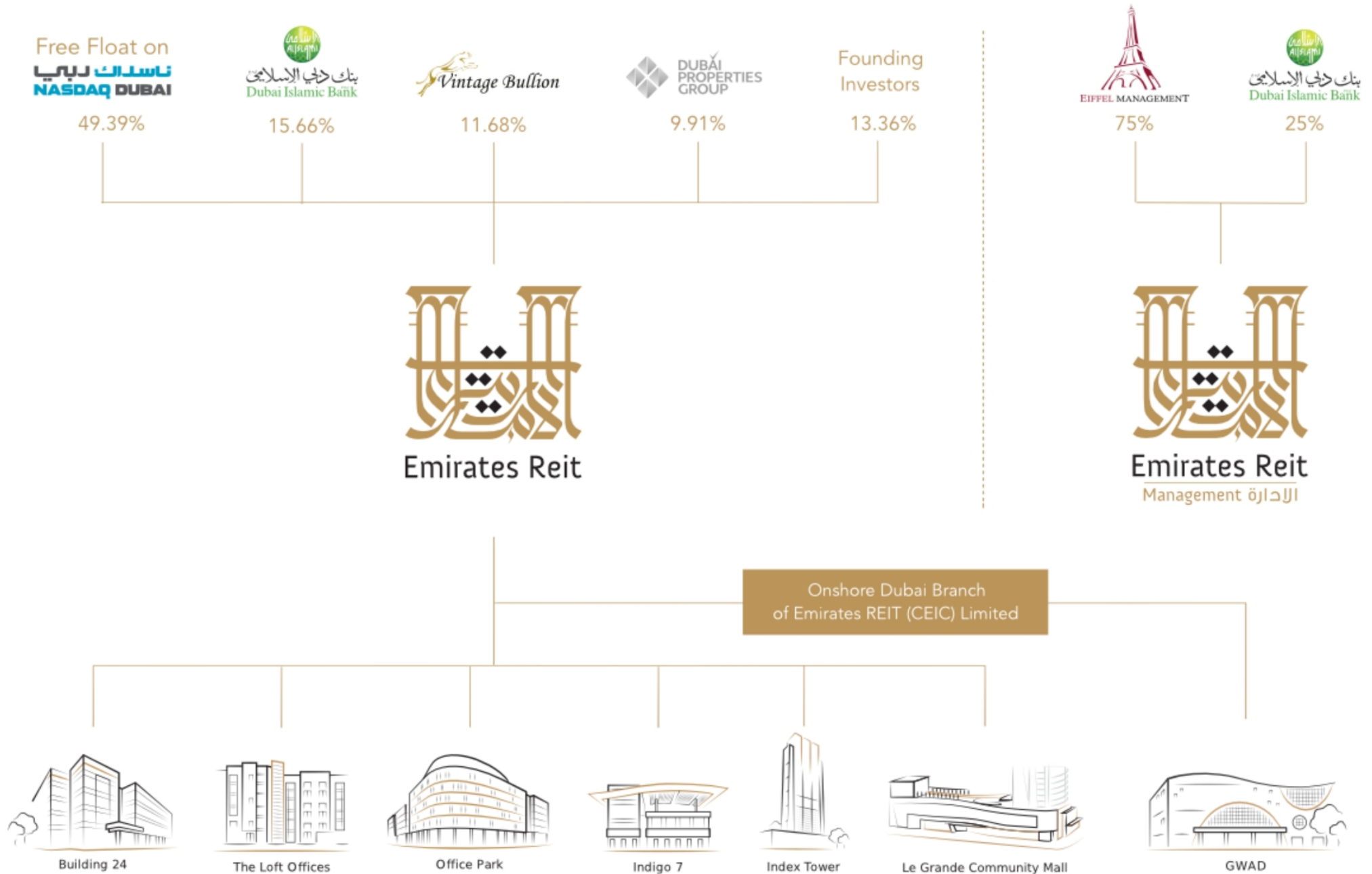
4. Acquisition of Index Tower – Additional Office Floors

Profile

Acquisition Date	June 2014
Ownership Title	Freehold
Acquisition Price	AED 613.5 million
Net Leasable Area	15.64 floors
Occupancy	N/A

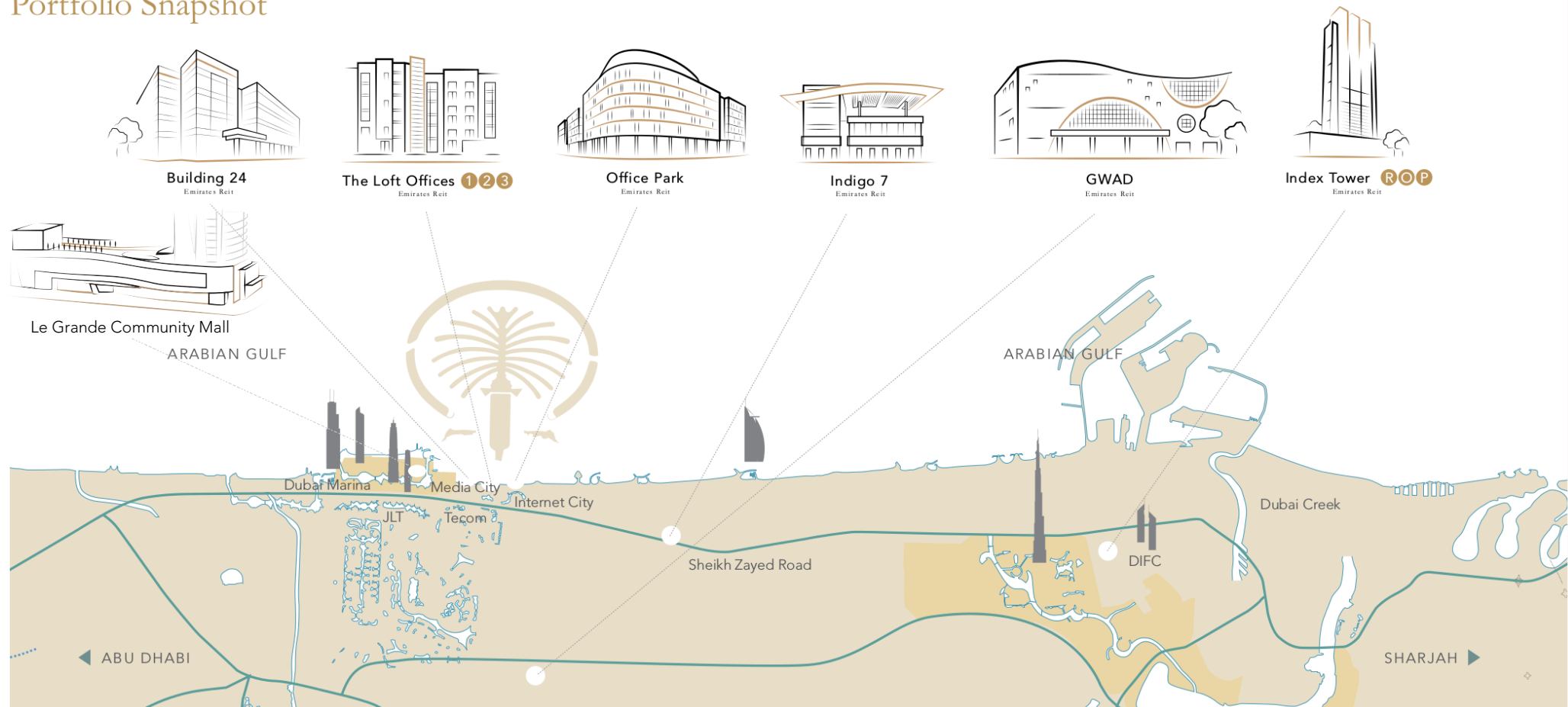


II. Current Shareholder Structure



III. Portfolio Summary

Exposure to Prime Assets in Dubai Portfolio Snapshot



Number of
Properties

11

Market Value
of Properties

AED 1.4 bn

Net Leasable
Area

c. 1.3 mn sqft

Portfolio
Occupancy

Inc. Index Tower Assets Excl. Index Tower Assets

88% | 95.0%

Gross Yield

Inc. Index Tower Assets Excl. Index Tower Assets

9.4% | 11.0%

Unaudited Numbers as at 31st May 2014

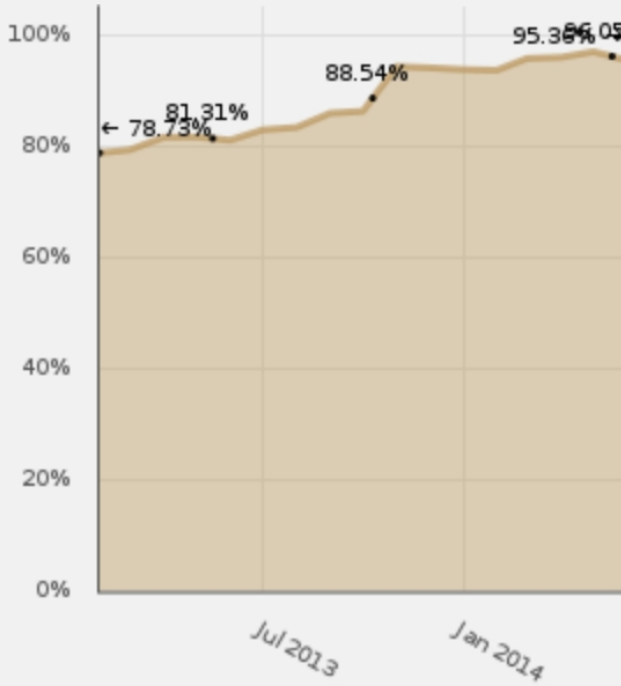
III. Portfolio Overview

From Jan. 2013 till May 2014

All Numbers exclude Index Tower Assets and are unaudited

Occupancy

95 %



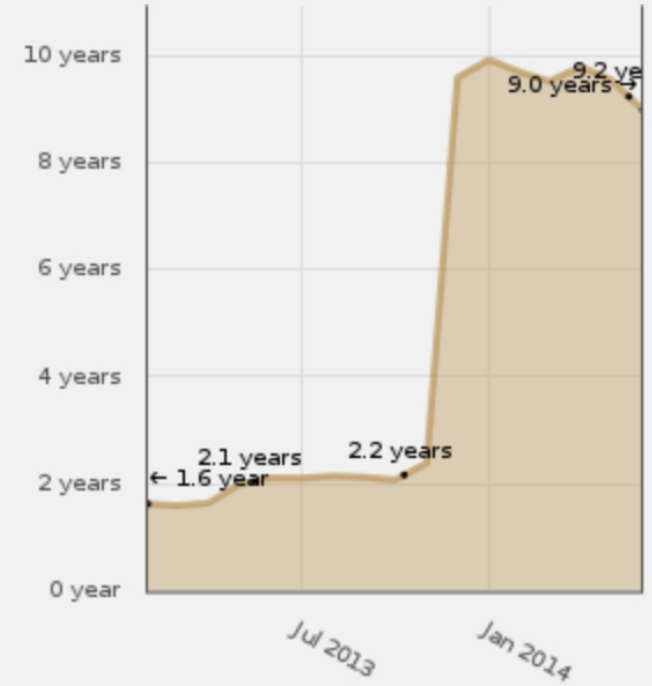
Annualized rent

128,397,175 AED/y ; 112 % of ERV



Unexpired lease term

9.0 years



III. Portfolio Overview

From Jan. 2013 till May 2014

All Numbers exclude Index Tower Assets and are unaudited

Total valuation

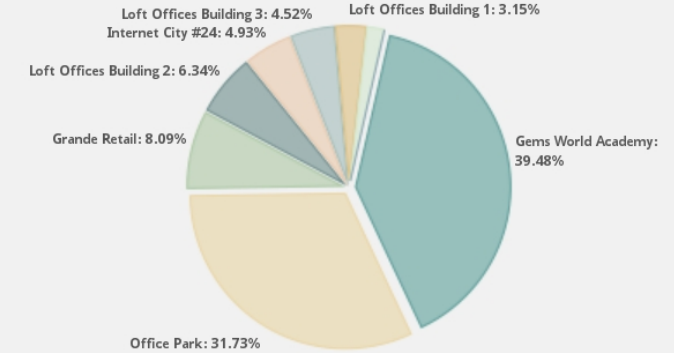
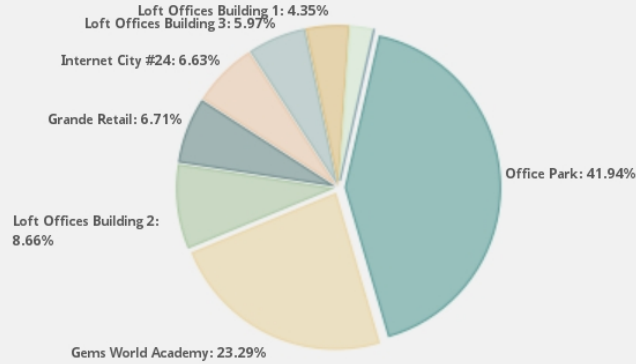
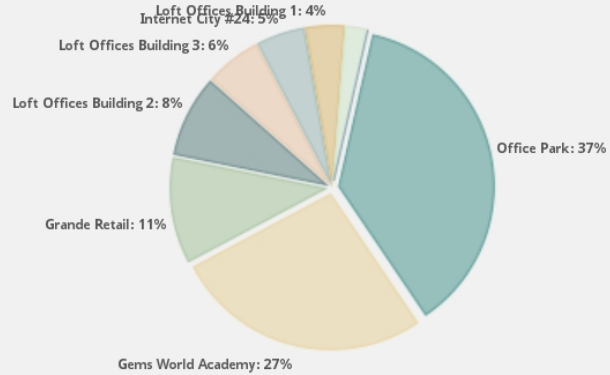
1,166,270,000.00 AED

Income by property

128,397,175 AED/y

Area by property

1,164,033.62 ft²



Leasable area

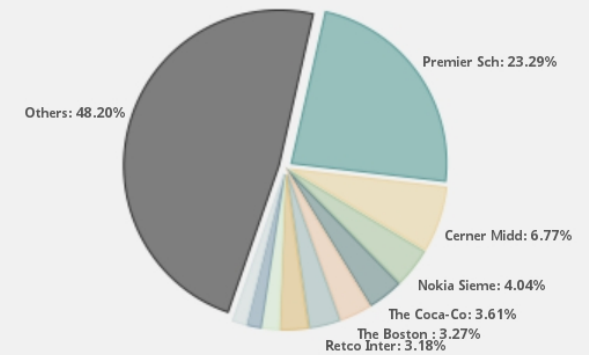
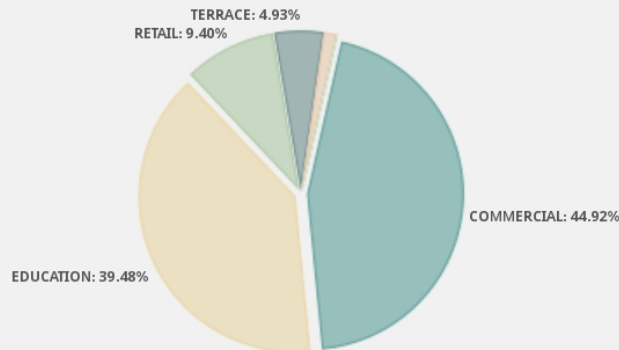
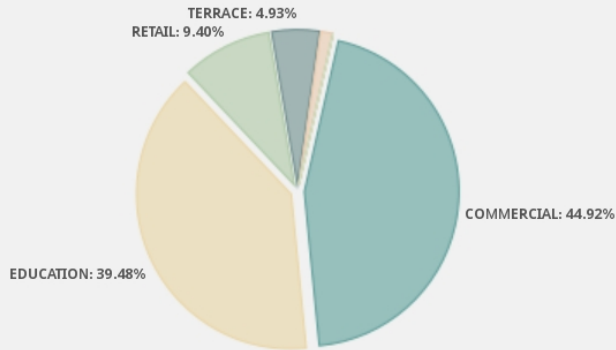
1,164,033.62 ft²

Leasable area

1,164,033.62 ft²

Tenants

203 tenants



V. Resolutions

Special Resolution 1

Revised Articles of Association

Ordinary Resolution 1

Dividends

Ordinary Resolution 2

Annual Report

Ordinary Resolution 3

PwC as auditors

Ordinary Resolution 4

Appoint Abdulla Al Hashemi onto the Investment Board

Ordinary Resolution 5 – Related Parties authorisation

Transactions with Affected Persons

Ordinary Resolution 6 – Related Parties authorisation

Affected Persons as Service Providers on the buildings

Ordinary Resolution 7 – Related Parties authorisation

Affected Persons acting as Property Agents



VI. Key Objectives 2014

1. Developing Index Tower Asset
2. Enhance rental levels
3. Explore opportunities for expansion within existing assets





Emirates Reit

Thank you