



IN BRIEF

VARIANCE Q-O-Q

INVESTMENT PROPERTY	USD 758.3m AED 2.8bn	+2.9%
NET ASSET VALUE	USD 313.5m AED 1.2bn	+8.2%
NAV* PER SHARE	USD 1.03	+8.2%
NET LETTABLE AREA	224,168 sqm 2.4m sq.ft.	+3.0%
OCCUPANCY	81.4%	+9.6 p.p.

* Net Asset Value

FINANCIAL HIGHLIGHTS

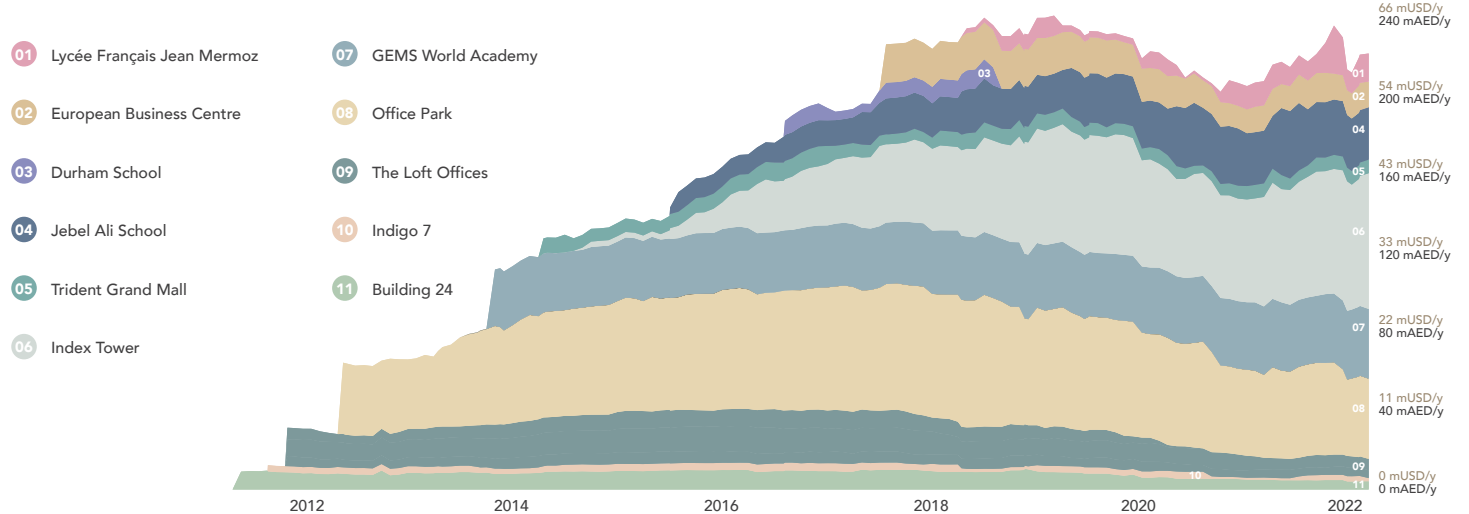
- As a result of improved occupancy and focus on core income growth, Total Property Income grew by 4.8% during 1Q 2022 to close at USD 17.2m (4Q 2021: USD 16.4m).
- Despite increased property expenses driven by a rise in occupancy, the Net Property Income recorded a 4.4% q-o-q growth and closed at USD 14.1m (4Q 2021: USD 13.5m).
- Driven by lower ECL provisions, the overall fund expenses recorded a decline of 12.9% q-o-q, resulting in an increase of USD 1.2m in Operating Profit, which amounted to USD 9.8m, a 14.2% q-o-q growth (4Q 2021: USD 8.6m).
- Lower finance costs resulted in a 1Q 2022 FFO of USD 2.9m, registering a 98% q-o-q growth (4Q 2021: USD 1.5m).
- Fair value of investment property appreciated 2.9% q-o-q, to close at USD 758.3m (4Q 2021: USD 737.1m), resulting in an unrealized gain of USD 19.9m in 1Q 2022.
- Consequently the Net Profit for 1Q 2022 amounted to USD 22.8m (4Q 2021: USD 13.8m), registering a q-o-q growth of 65.2%.
- NAV* per share crossed the par value mark to close at USD 1.03 per share in 1Q 2022 (4Q 2021: USD 0.95 per share).

OPERATIONAL HIGHLIGHTS

- Occupancy across the portfolio increased by 9.6 p.p. during 1Q 2022 to 81.4%.
- Rental rates across the office portfolio increased by 3% to AED 1,588 per sq.m.
- Rental rates across the education portfolio increased by 1.5% to AED 1,019 per sq.m.
- WALE increased by 22% to 9.7 years¹.
- Leasing activity during 1Q 2022:
 - 50 renewals (8,144 sq.m.)
 - 23 new leases (6,895 sq.m.) (Inc. School in DIP: 24 new leases (24,050 sq.m.))
 - 26 exits (5,077 sq.m.)
- Index Tower experienced a strong occupancy increase of 9.3 p.p. during 1Q 2022 to 71.5% with a rental rate increase of 0.7%.
- School in DIP leased to Durham School Dubai in March 2022.
- Occupancy at properties in Media City / Internet City increased by 0.6 p.p. during 1Q 2022 at 60.8% with stable rates.
- Encouraging level of inquiries at Office Park during 1Q 2022.

¹Disregarding the impact of the new LFJM lease and the correlated termination of the previous lease, WALE increase would be 15%.

ANNUALISED RENT





INCOME AND EARNINGS

IN USD M	FOR THE QUARTER ENDED		
	31 MAR 2022	31 DEC 2021	VARIANCE Q-O-Q
TOTAL PROPERTY INCOME	17.2	16.4	+4.8%
PROPERTY OPERATING EXPENSES	(3.1)	(2.9)	+6.7%
NET PROPERTY INCOME	14.1	13.5	+4.4%
FUND EXPENSES	(3.9)	(3.7)	+7.9%
ALLOWANCE FOR EXPECTED CREDIT LOSS	(0.4)	(1.3)	(72.6%)
OPERATING PROFIT	9.8	8.6	+14.2%
FINANCE COST	(6.2)	(6.4)	(3.2%)
FINANCE COST ON LEASE LIABILITY UNDER IFRS 16	(0.7)	(0.7)	(1.3%)
PROFIT BEFORE FAIR VALUATION / FUNDS FROM OPERATIONS (FFO)	2.9	1.5	+97.7%
NET UNREALIZED GAIN ON REVALUATION	19.9	12.3	+61.3%
NET PROFIT FOR THE PERIOD	22.8	13.8	+65.2%
FAIR VALUE ADJUSTMENT ON CASH FLOW HEDGES	0.9	0.4	+113.9%
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	23.7	14.2	+66.7%
FFO PER SHARE (USD)	0.0096	0.0048	+97.7%
EARNINGS PER SHARE (USD)	0.075	0.045	+65.2%

BALANCE SHEET

IN USD M	31 MAR 2022	31 DEC 2021	VARIANCE Q-O-Q
INVESTMENT PROPERTY	758.3	737.1	+2.9%
TOTAL ASSETS	882.7	853.8	+3.4%
ISLAMIC FINANCING	476.4	480.8	(0.9%)
TOTAL LIABILITIES	569.2	564.0	+0.9%
EQUITY / NET ASSET VALUE (NAV)	313.5	289.8	+8.2%
LTV	54.0%	56.3%	(2.3 p.p.)
NAV PER SHARE (USD)	1.03	0.95	+8.2%

DISCLAIMER

Due to rounding, numbers presented throughout this section may not add up precisely to the totals provided and percentages may not precisely reflect the absolute figures. The summary financial information presented is extracted from the unaudited management accounts.