

EQUITATIVA ANNOUNCES EMIRATES REIT'S Q3 FINANCIALS

USD 5.9 MILLION NET PROFIT YEAR TO DATE, DESPITE CHALLENGING MARKET CONDITIONS

Dubai – 6 November 2019 – Equitativa (Dubai) Limited (“Equitativa”), the largest REIT manager in the GCC and manager of Emirates REIT (CEIC) PLC (“Emirates REIT” or the “REIT”), today reported Q3 financial results for Emirates REIT, the world’s largest Shari’a compliant REIT and the first REIT listed on Nasdaq Dubai, for the period ended 30 September 2019

KEY HIGHLIGHTS

- Portfolio Value stands at USD 1 billion (AED 3.7 bn)
- Total Property Income increased by 4% YoY to USD 54.1 million (AED198.5 million) vs USD 52.1 million (AED 191.5 million) in Sep 2018
- Property Operating Income increased 7% YoY to USD 43.4 million (AED 159.3 million) vs USD 40.6 million (AED 149.0 million) in Sep 2018
- Property Expenses reduced by 8% YOY to USD 10.7 million (AED 39.3 million) from USD 11.6 million (AED 42.5 million) in Sep 2018
- EBITDA increased by 7% YOY to USD 29.0 million (AED 106.4 million) vs USD 27.1 million (AED 99.6 million) in Sep 2018
- Net Asset Value stood at USD 1.67 per share as at 30 Sep 2019
- Index Tower occupancy increased by 18% YoY

FOCUS ON OPERATIONAL IMPROVEMENT

Equitativa announced that it has continued to focus on operational improvements, cost reduction and new revenue opportunities for Emirates REIT. As a result, Emirates REIT’s Total Property Income increased by 4% to USD 54.1 million (AED198.5mn) year-on-year, while its Property Expenses were reduced by 8% to USD 10.7 million and its EBITDA grew by 7% to USD 29.0 million (AED 106.4 million) for the period. healthy average of 7.9 years, despite tough market conditions.

Emirates REIT realised a year to date net profit of USD 5.9 million (AED 21.83 million) as at Q3 2019, less than the same period of last year, due to revaluation losses influenced by market conditions.

However, the profit as at Q3 2019 does mark an improvement compared to H1 this year, when Emirates REIT reported a drop in profits to USD 1.1 million (AED 4 million) driven by revaluation losses. The current lower revaluation losses are an indication of potential market recovery.

The Index Tower's occupancy increased by 18% year-on-year. The Index Mall is now operational, with anchor tenants having opened their doors for business. The portfolio's occupancy rate now stands at 74%, and its Weighted Average Lease Expiry maintains a healthy average of 7.9 years, despite tough market conditions.

The Loan to Value remains at 46%, below the regulatory limit of 65%.

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ABOUT EMIRATES REIT

Emirates REIT, (Nasdaq Dubai: REIT; ISIN: AEDFXA1XE5D7), the world's largest Shari'a compliant Real Estate Investment Trust, is a Dubai-based real estate investment trust investing principally in income-producing real estate in line with Shari'a principles. It currently owns a well-balanced portfolio of 11 assets in the commercial, education and retail sector. Emirates REIT benefits from exclusive Ruler's Decrees permitting it to purchase properties in onshore Dubai and Ras Al Khaimah, and distributed regular bi-annual dividends to its shareholders over the past 7 years.

ABOUT EQUITATIVA GROUP

The Equitativa Group is a leading regional asset manager focused on creating and managing real estate investment trusts (REITs). The group offers innovative risk-adjusted, income generating financial products that cater to institutional and retail investors. As the founder of the UAE's first Shari'a compliant REIT, Emirates REIT, Equitativa is today the largest REIT manager in the Gulf Cooperation Council (GCC) countries and the biggest REIT Manager for Shari'a Compliant REITs in the world. Equitativa has about USD 2 billion of assets under management in the UAE including the two leading REITs: Emirates REIT and The Residential REIT, the latter incorporated in Abu Dhabi Global Market. Equitativa is further diversifying its REITs by launching a hospitality REIT, a logistics REIT and several other REITs in emerging market