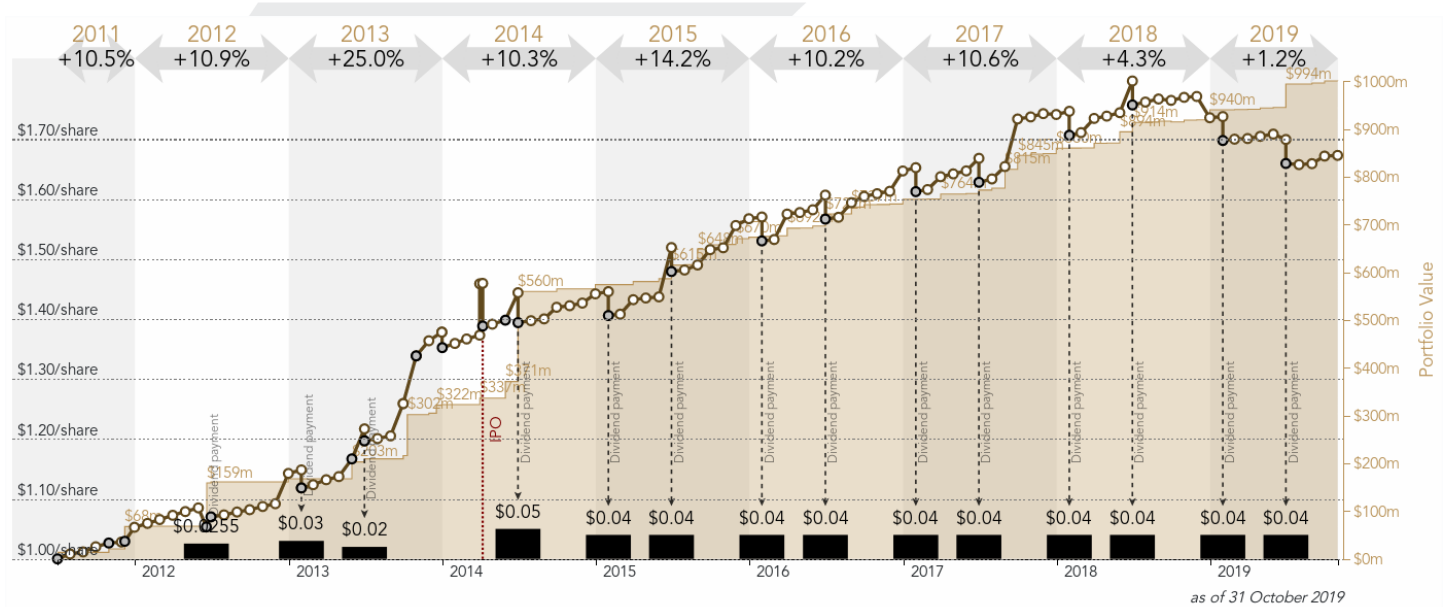


NET ASSET VALUE AS AT 31 OCTOBER 2019

- The **Net Asset Value** ⁽¹⁾ as at 31 October 2019 is **USD 1.67** per share.
- The total Net Asset Value of the REIT stands at **USD 501million** (AED 1.8 billion).
- The **Portfolio Value** ⁽²⁾ stands at **USD 1 billion** (AED 3.7 billion).



⁽¹⁾ The unaudited Net Asset Value attributable to the ordinary shares is calculated under International Financial Reporting Standards (IFRS) by the REIT's independent Fund Administrator.

⁽²⁾ Portfolio Value includes Right-Of-Use according to IFRS 16.

OPERATIONAL HIGHLIGHTS

The key operational highlights for the month were:

- In Index Tower, Boehringer Ingelheim, the largest tenant in the tower, renewed its 33,200 sqft lease for another 5 years, and the two anchor tenants of the mall, Aswaaq supermarket and Platform Fitness are now open
- In Office Park, Uber has expanded its lease and signed for an additional 12,000 sqft
- At the European Business Centre, a new tenant, Parker Drilling Oil signed a 15,000 sqft lease
- Lycée Français Jean Mermoz started the construction of the extension for a total value of AED 25 million

AWARDS

Equitativa and Emirates REIT received the following awards:

- Best REIT - Islamic Business and Finance
- Best REIT Manager - Banker Middle East

- END -

FOR FURTHER INFORMATION, PLEASE REFER
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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.