



EXTRAORDINARY
GENERAL MEETING

NOVEMBER 2018

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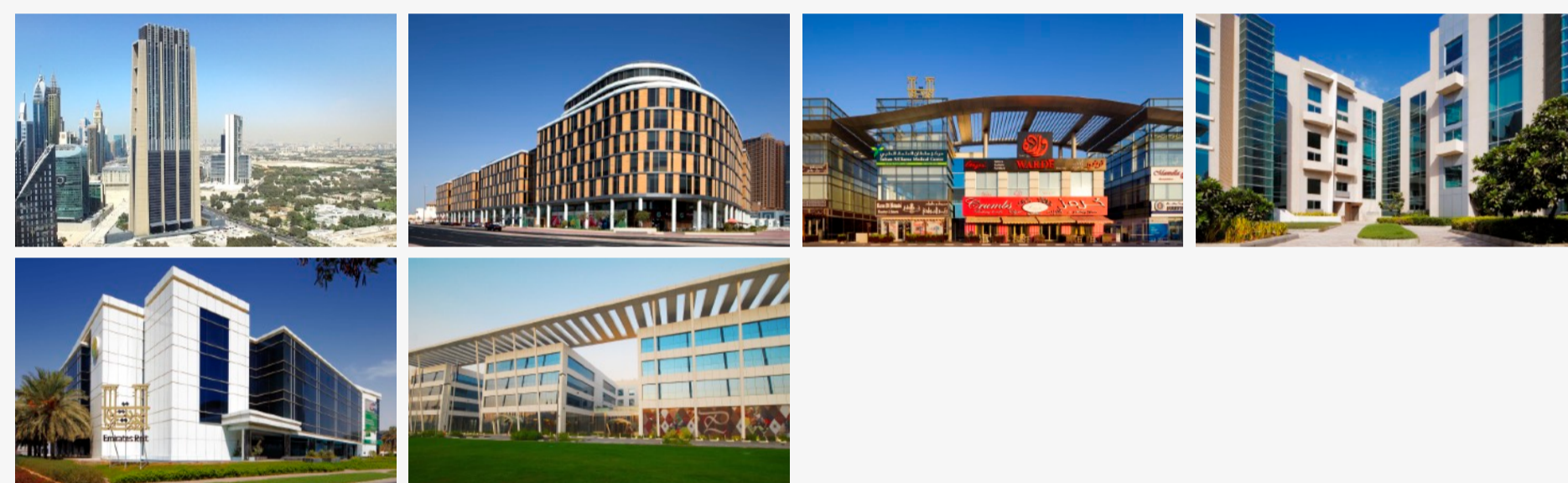
THE WORLD'S LARGEST SHARI'A COMPLIANT REIT

AS AT 30 SEP 2018



11 PROPERTIES

■ 6 Commercial-retail Mix



■ 4 Education Complex



■ 1 Retail



PORTFOLIO VALUE

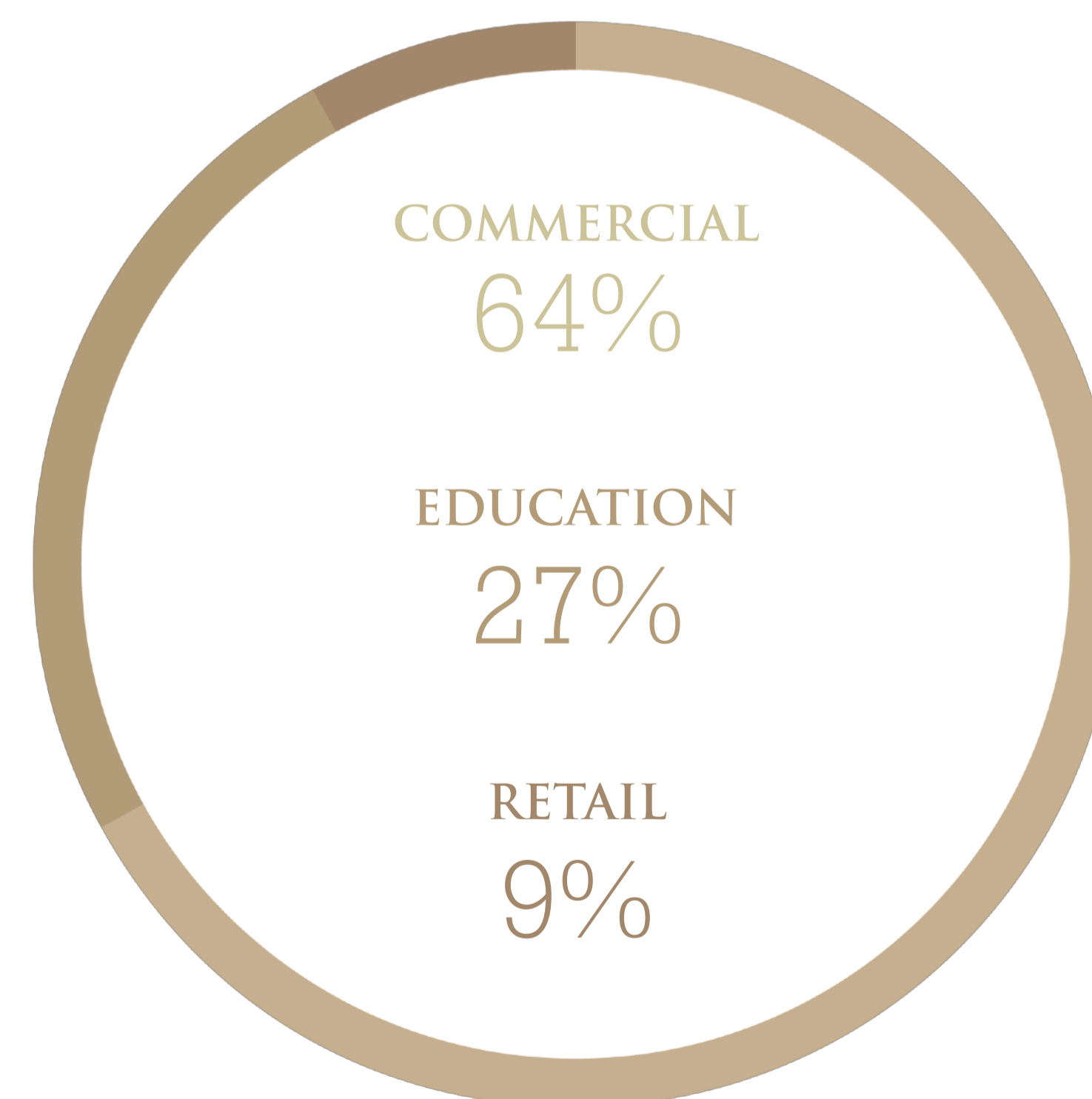
USD 915m

AED 3.4bn

NET LEASABLE AREA

218,353 m²

2.3 m sqft



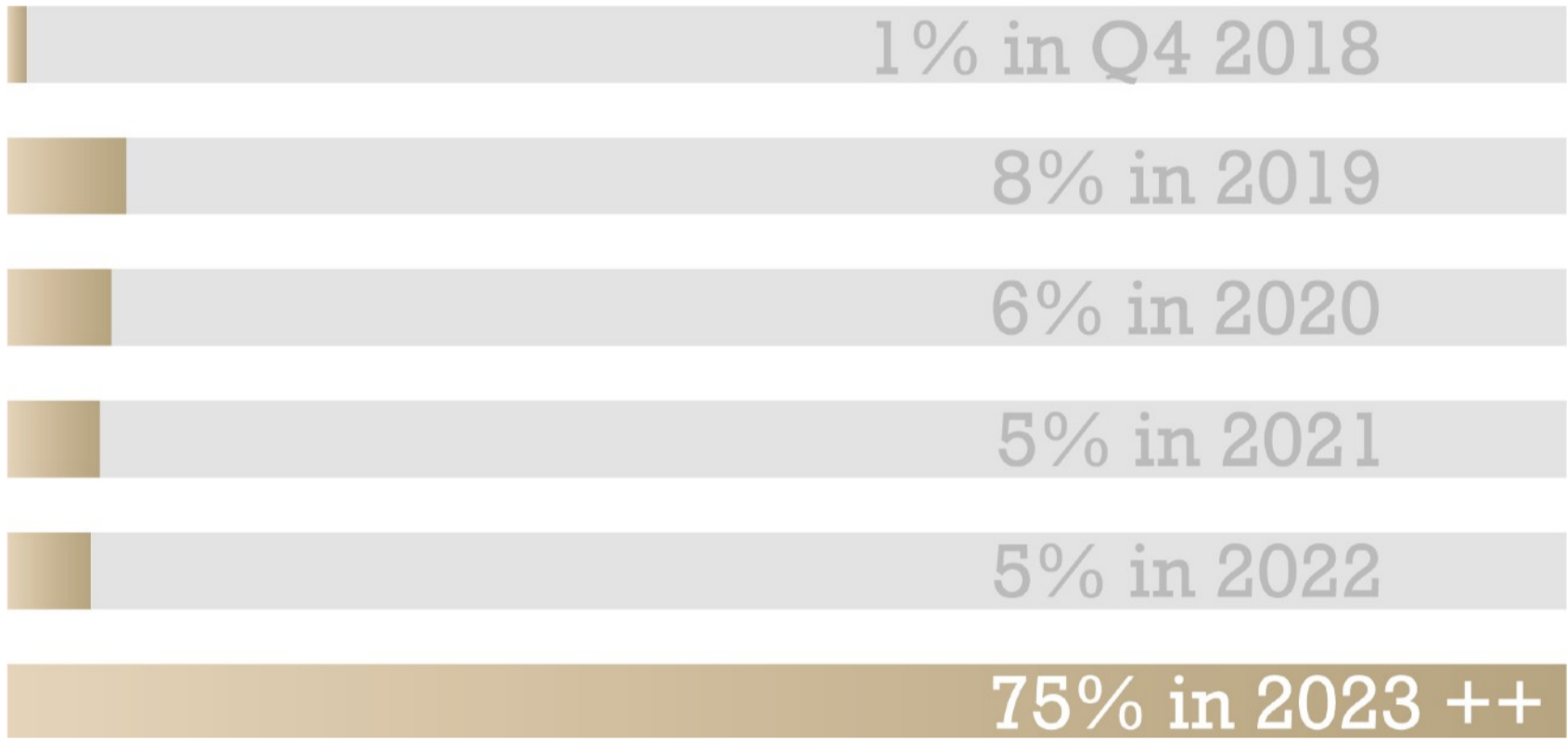
STRONG, STABLE TENANT BASE



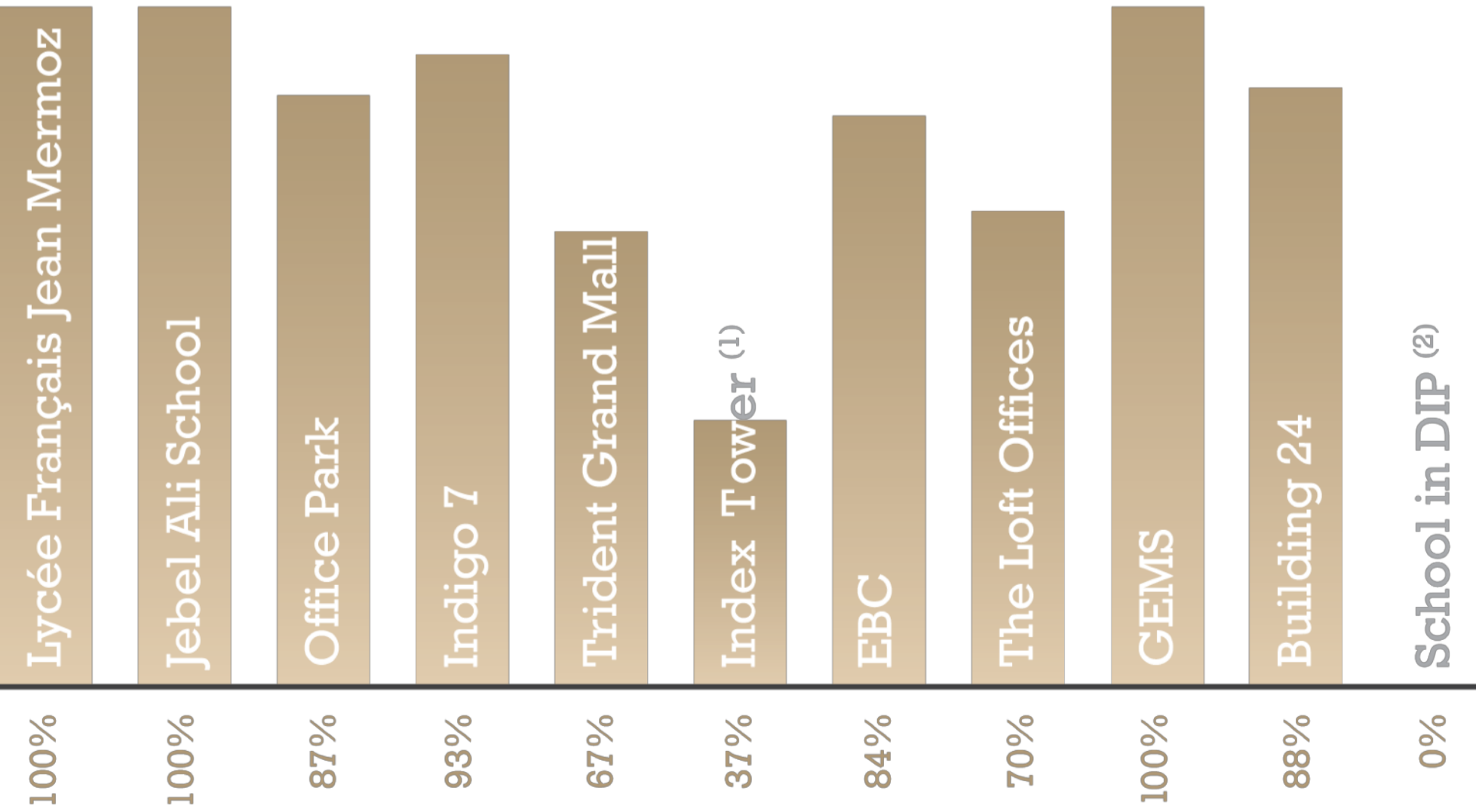
AVERAGE OCCUPANCY

74%

LEASE MATURITY PROFILE



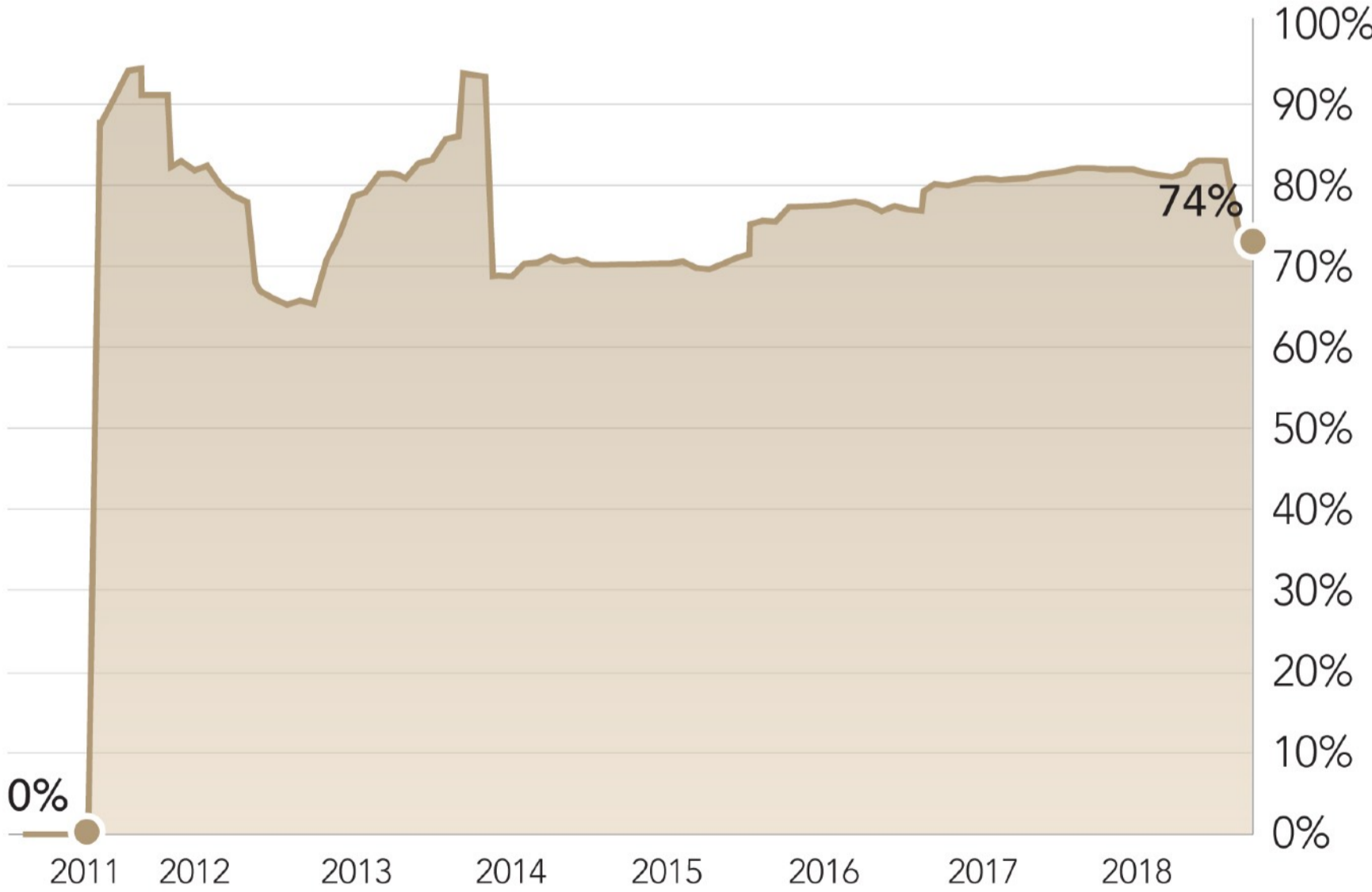
OCCUPANCY



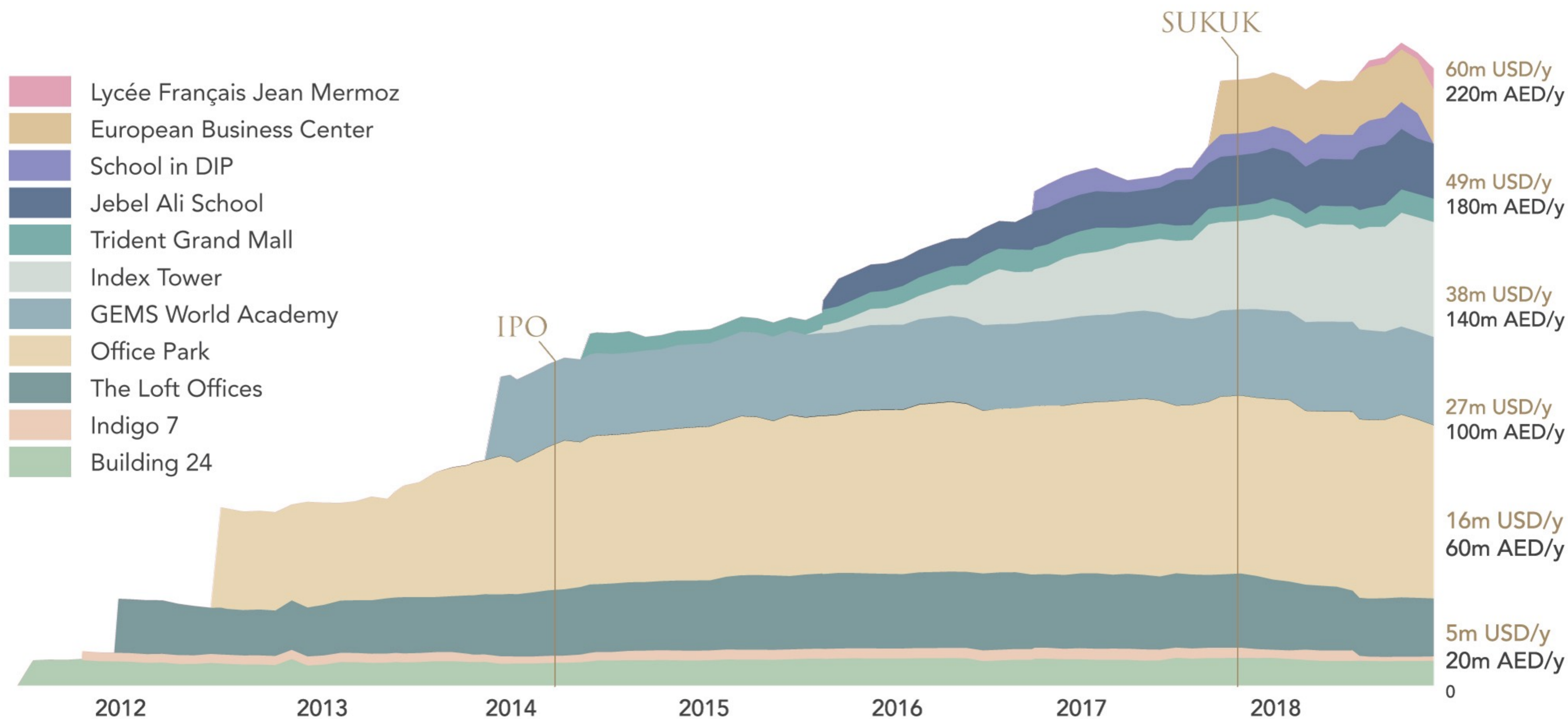
(1) Blended occupancy

(2) School in DIP represents 8% of total occupancy

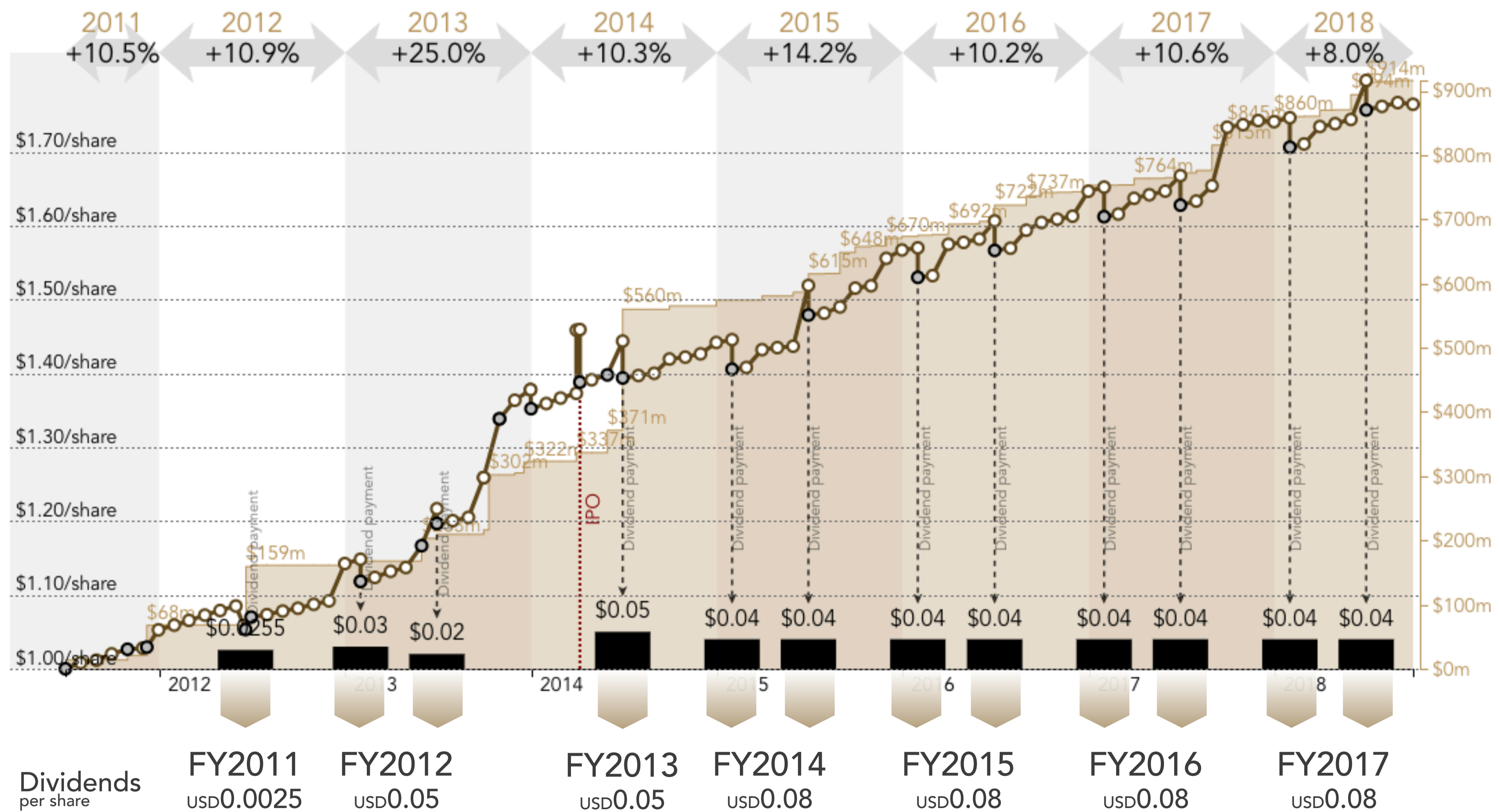
OCCUPANCY HISTORY



ANNUALIZED RENT CONTRIBUTION



PERFORMANCE



PORTFOLIO VALUE
 USD 915m
 AED 3.4 bn

NET ASSET VALUE
 USD 529m
 AED 1.9 bn

NET ASSET VALUE
 PER SHARE
 USD 1.76
 After dividend distribution
 of USD 0.04 per share

As at 30 Sep 2018

PURPOSE



PURPOSE



EXTRAORDINARY GENERAL MEETING

- Dubai Islamic Bank is a shareholder (above 5%) of Emirates REIT making it a Related Party
- Any transaction with Dubai Islamic Bank would therefore be a Related Party Transaction (CIR Rule 8.3.2)

TERMS

- Principal amount up to AED 500,000,000
- Tenure of 7 years
- Margin of 2.95%
- No early repayment fees

USES

- Accretive acquisitions
- Value add CAPEX programs
- School expansion plans



LTV SCENARIOS



SCENARIO 1

- Full facility used to make acquisitions at market prices

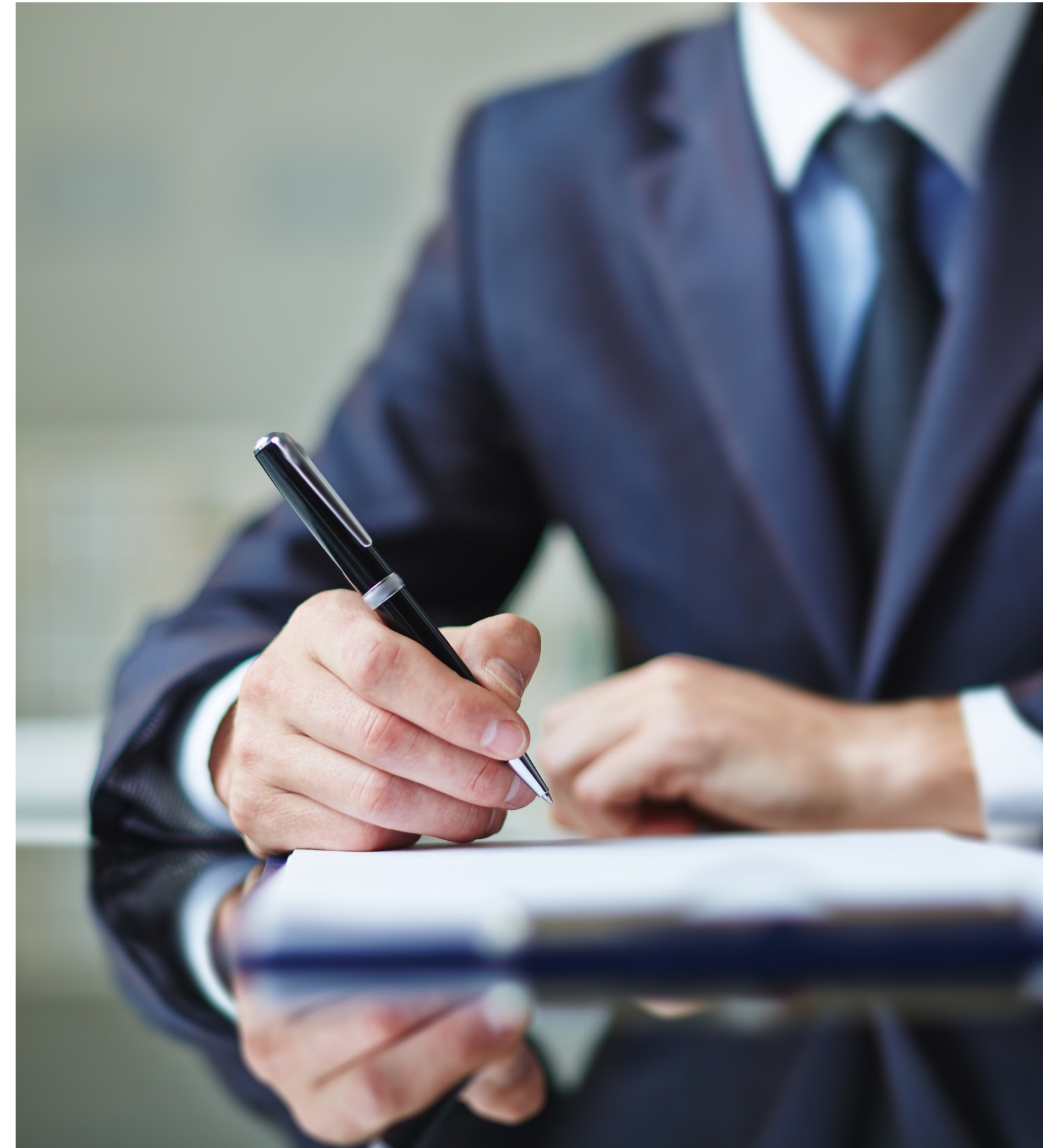
41% → 49%

Current LTV Scenario 1 LTV

SCENARIO 2

- Full facility used to make acquisitions at a 20% discount to market prices

41% → 47%



RESOLUTION PRESENTED
TO SHAREHOLDERS



EGM RESOLUTION



RESOLUTION 1: ORDINARY

To approve and authorise the REIT Manager on behalf of the REIT to enter into Related Party Transactions in respect to:

A Secured Financing Facility (the “Facility”) and related documents with Dubai Islamic Bank PJSC (“DIB”) of which the key terms are:

- Principal amount up to AED 500,000,000;
- Tenure of 7 years;
- Margin of 2.95%;
- No early repayment fees; and
- Agree the structure of the Facility, which may consist of a Musharaka structure and a Murabaha or any other Sharia Compliant Structure, with a security package in favour of DIB.

provided that:

the REIT Manager ensures that any Related Party Transaction is 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.



THANK YOU



NON-ATTENDING PROXY VOTES



FOR



AGAINST



NON-ATTENDING PROXY VOTES



FOR

SHAREHOLDER	SHARES
SQM Frontier Middle East Master Fund LTD	9,260,000
Oaks Emerging Umbrella Fund PLC	2,576,092
Magna Umbrella Fund PLC	1,035,517
Northern Trust Global Investments Collective Funds Trust	124,350
The Walt Disney Company Retirement Plan Master Trust	30,916
Missouri Education Pension Trust	27,687
Bombardier Trust (Canada) Global Equities Fund	16,293
TOTAL:	13,070,855

AGAINST

SHAREHOLDER	SHARES
Saudi Aramco Investment Management Company	7,494,194
King Abdullah Petroleum Studies and Research Center Investment Management Company	2,833,215
Lazard Mena Equity Fund	1,637,104
Lazard Mena Fund	677,863
TOTAL:	12,642,376

