



# ANNOUNCEMENT

Dubai – 10 January 2018:

## HIGHLIGHTS

- ◆ Interim **dividend** announced of **USD 11.98 million** or **USD 0.04 per share** representing annualised **dividend yield of 7.7%**
- ◆ NAV was at **USD 1.7425 per share** at 30 November 2017
- ◆ USD 400 million 5-year Sukuk closed on 12 December 2017
- ◆ Following the Sukuk issuance **all previous outstanding debt has been fully repaid**

## INTERIM DIVIDEND PAYMENT OF USD 0.04 PER SHARE

Emirates REIT (CEIC) Limited ("Emirates REIT" or the "REIT"), the world's largest Shari'a compliant Real Estate Investment Trust, today announced its intention to pay an interim dividend in relation to the six month period ended 30 June 2017 of USD 11.98 million or USD 0.04 per ordinary share.

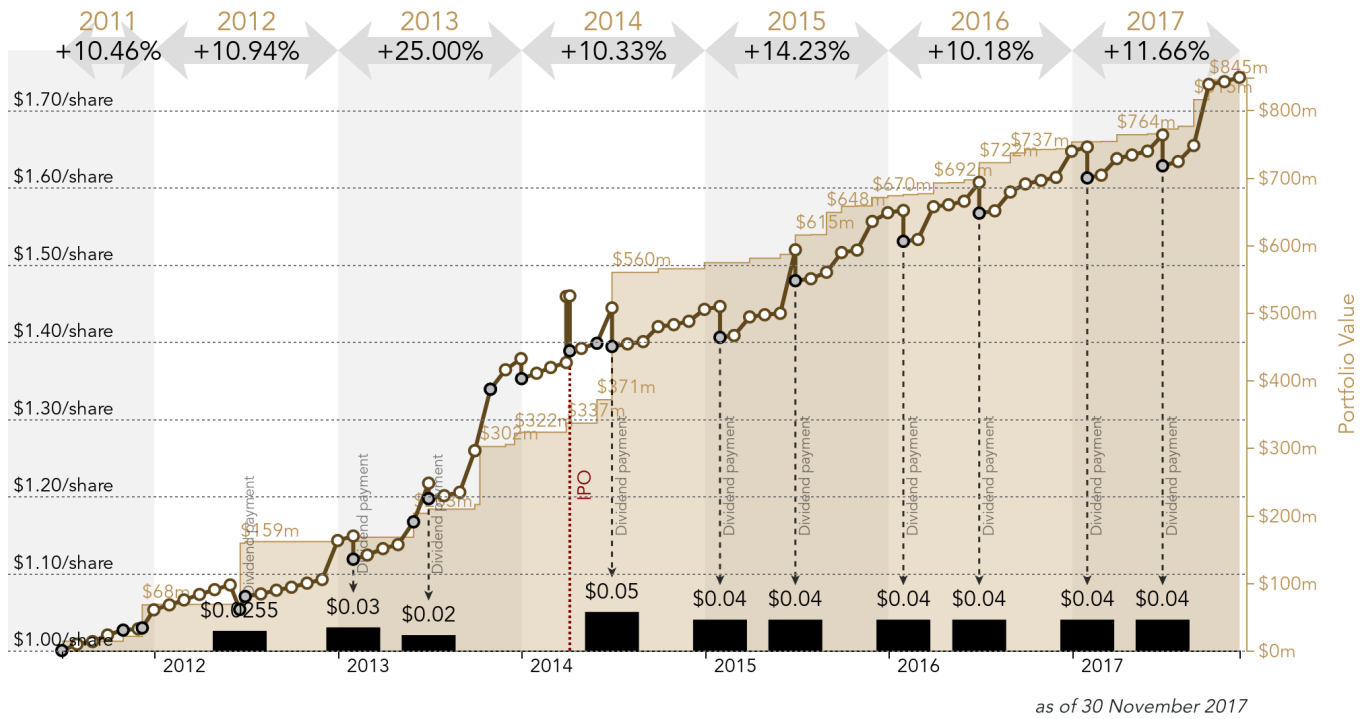
To be entitled to **receive the dividend, shareholders must own the shares** and be on the register at market close **on 22 January 2018**.

Based on the REIT's market closing price of USD 1.042 per share on Tuesday 9 January 2018, this represents an **annualized dividend yield of 7.7%**.

The interim dividend, to be paid on or before 31 January 2018, is the first dividend payment relating to the financial year 2017 (FY2017). Emirates REIT intends to continue to distribute dividends to its shareholders twice a year.

## NET ASSET VALUE AS AT 30 NOVEMBER 2017

- ◆ The **Net Asset Value** has **increased** to **USD 1.7425** per share.
- ◆ The total Net Asset Value stands at **USD 522 million** (AED 1.9 billion).
- ◆ The **Portfolio Value** increased to **USD 848 million** (AED 3.1 billion).



Emirates REIT would also like to take this opportunity to inform its shareholders that following the successful launch and listing of the Sukuk, all previously outstanding debt financing was successfully repaid and the REIT currently has no debt other than the Sukuk proceeds.

- Ends -

For further information, please refer to our website [www.reit.ae](http://www.reit.ae), or contact:

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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 established to invest in principally income-producing real estate in line with Shari'a principles. It currently owns freehold or leasehold properties comprising commercial, retail and education assets. Emirates REIT benefits from an exclusive Ruler's Decree's permitting it to purchase properties in onshore Dubai and Ras Al Khaimah.

## THE REIT PORTFOLIO

Emirates REIT invested in education, commercial mix and retail sectors. The portfolio consists of ten properties:

### EDUCATION

**GEMS World Academy Dubai** is an education facility located in Al Barsha South

**Jebel Ali School** is an education facility located in Akoya by Damac, Sport City

**British Columbia Canadian School** is an education facility located in Dubai Investments Park

### COMMERCIAL (including offices+retail+terraces+storage)

**Index Tower** is a mixed-use property located in the DIFC. The REIT's assets in Index Tower consists of the entire retail area located over ground, podium and sky lobby levels, 17 floors of office space and 1426 car parks.

**Office Park** is a commercial building located in Knowledge Village within Dubai Internet City.

**Loft Offices (Loft 1, Loft 2 and Loft 3)** are a cluster of three low-rise commercial buildings located in Dubai Media City.

**European Business Centre**, a commercial building comprising over 100 tenants, in Dubai Investments Park.

**Building 24** is a low-rise building featuring commercial office and retail space located in Dubai Internet City – a well-established commercial district in Dubai

**Indigo 7** is a low-rise building located on Sheikh Zayed Road.

### RETAIL

**Trident Mall** in Dubai Marina, consisting of 22 individual retail and F&B outlets.