Quarterly Factsheet
ENBD REIT (CEIC) PLC
As at 30th June 2020

PORTFOLIO SNAPSHOT

PROPERTIES
11

PROPERTY PORTFOLIO VALUE
USD 393M

TICKER
ENBDREIT

TOTAL NUMBER OF SHARES
250,000,000

PERFORMANCE HIGHLIGHTS

QUARTERLY NET RENTAL INCOME
USD 3.4M

NET ASSET VALUE
USD 215M

OCCUPANCY
76%

SHARE PRICE
USD 0.34

NAV PER SHARE
USD 0.86

UNEXPIRED LEASE TERM
3.20 YEARS

DIVIDEND % ON SHARE PRICE (ANNUALISED)
N/A

OCCUPANCY ACROSS THE PORTFOLIO

WEIGHTING BY VALUE

OFFICES
66%

RESIDENTIAL
16%

ALTERNATIVE
18%

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RENTAL INCOME OVERVIEW

Gross rental income

- Al Thuraya 1
- The Edge
- Burj Daman
- DHCC 49
- DHCC 25
- Arabian Oryx House
- Binghatti Terraces
- Remraam Residential
- Uninest
- Souq Extra
- South View School

FINANCIAL HIGHLIGHTS (YTD)

<table>
<thead>
<tr>
<th>Gross income*</th>
<th>Expenses</th>
<th>Net rental income/FFO</th>
<th>Unrealised valuation gain/(loss)</th>
<th>Net loss</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020-21 Apr to Jun</td>
<td>8,436,741</td>
<td>9,138,931</td>
<td>3,369,476</td>
<td>2,069,866</td>
</tr>
<tr>
<td>2019-20 Apr to Jun</td>
<td>(5,067,266)</td>
<td>(6,329,065)</td>
<td>(12,516,656)</td>
<td>(18,115,855)</td>
</tr>
</tbody>
</table>

*Includes gross rental income and profit on Islamic deposits

TOTAL EXPENSES (YTD)

<table>
<thead>
<tr>
<th>USD</th>
<th>2020-21 Apr to Jun</th>
<th>2019-20 Apr to Jun</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating expenses</td>
<td>(1,446,982)</td>
<td>(1,802,996)</td>
</tr>
<tr>
<td>Finance cost</td>
<td>(2,266,029)</td>
<td>(2,639,975)</td>
</tr>
<tr>
<td>Fund expenses</td>
<td>(1,354,255)</td>
<td>(1,886,094)</td>
</tr>
<tr>
<td>Total expenses</td>
<td>(5,067,266)</td>
<td>(6,329,065)</td>
</tr>
</tbody>
</table>

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