PORTFOLIO SNAPSHOT

PROPERTIES
11

PROPERTY PORTFOLIO VALUE
USD 410M

TICKER
ENBDREIT

TOTAL NUMBER OF SHARES
250,000,000

PERFORMANCE HIGHLIGHTS

FY NET RENTAL INCOME
USD 10.9M

NET ASSET VALUE
USD 230M

OCCUPANCY
82%

SHARE PRICE
USD 0.36

NAV PER SHARE
USD 0.92

UNEXPIRED LEASE TERM
3.24 YEARS

DIVIDEND % ON SHARE PRICE (ANNUALISED)
11.24

OCCUPANCY ACROSS THE PORTFOLIO

OFFICES
65%

RESIDENTIAL
16%

ALTERNATIVE
19%

WEIGHTING BY VALUE

WEIGHTING BY VALUE

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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 (FY)

<table>
<thead>
<tr>
<th>Gross income*</th>
<th>Expenses</th>
<th>Net rental income/FFO</th>
<th>Unrealised valuation gain/(loss)</th>
<th>Net income</th>
</tr>
</thead>
<tbody>
<tr>
<td>34,817,373</td>
<td>38,171,997</td>
<td>10,939,022</td>
<td>12,364,742</td>
<td>(9,349,128)</td>
</tr>
</tbody>
</table>

*Includes gross rental income and profit on Islamic deposits

TOTAL EXPENSES (FY)

<table>
<thead>
<tr>
<th>USD</th>
<th>Full Year</th>
<th>Full Year</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>31st Mar 2020</td>
<td>31st Mar 2019</td>
</tr>
<tr>
<td>Operating expenses</td>
<td>(6,732,993)</td>
<td>(8,240,625)</td>
</tr>
<tr>
<td>Finance cost</td>
<td>(11,231,608)</td>
<td>(11,367,334)</td>
</tr>
<tr>
<td>Fund expenses</td>
<td>(5,913,750)</td>
<td>(6,199,297)</td>
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<tr>
<td>Total expenses</td>
<td>(23,878,351)</td>
<td>(25,807,256)</td>
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</tbody>
</table>

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