



ENBD REIT
Managed by Emirates NBD Asset Management



Quarterly Update

31st March 2022

www.enbdreit.com



Presenting team



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ENBD REIT



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ENBD REIT



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Snapshot: 31st March 2022



Al Thuraya 1



Binghatti Terraces



Uninest



Burj Daman



Arabian Oryx House



South View School



DHCC 49



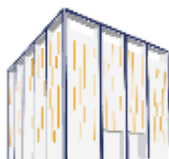
Remraam



Souq Extra Retail Centre



DHCC 25



The Edge

Portfolio property value
USD 356m

NAV:
USD 167m
NAV per share:
USD 0.67

Offices: 69%

Residential: 14%

Alternative: 17%

Occupancy
80%

WAULT: 4.30 years
Office: 2.36 years
Residential: 0.68 years
Alternative: 14.49 years

Properties
11

LTV*
54%

* Loan-to-value on GAV

Payments to shareholders

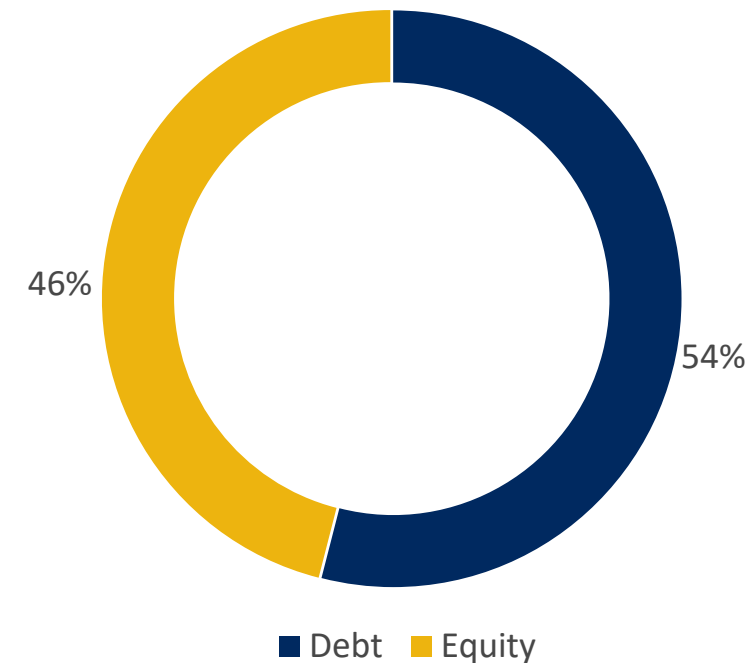
FY ending 31 st March 2022	USD	USD per share	% of NAV	% of share price
Proposed Final dividend (to be paid 29 th July 2022)	5,000,000	0.0200	2.99%	4.65%
Interim dividend (paid 28 th December 2021)	4,500,000	0.0180	2.74%	4.09%
Total to shareholders	9,500,000	0.0380	5.69%	8.84%
FY ending 31 st March 2021	USD	USD per share	% of NAV	% of share price
Final dividend (paid 27 th July 2021)	4,400,000	0.0176	2.44%	4.10%
Interim dividend (paid 6 th January 2021)	4,850,000	0.0194	2.44%	6.26%
Total paid to shareholders	9,250,000	0.0370	5.13%	8.60%
FY ending 31 st March 2020	USD	USD per share	% of NAV	% of share price
Final dividend (28 th July 2020)	5,100,000	0.0204	2.22%	5.73%
Interim dividend (paid 17 th December 2019)	4,900,000	0.0196	1.93%	3.64%
Total paid to shareholders	10,000,000	0.0400	4.35%	11.24%
FY ending 31 st March 2019	USD	USD per share	% of NAV	% of share price
Final dividend (paid 14 th July 2019)	5,399,754	0.0215	2.00%	3.81%
Interim dividend (paid 25 th February 2019)	6,868,836	0.0270	2.41%	3.60%
Total paid to shareholders	12,268,590	0.0485	4.54%	8.65%
FY ending 31 st March 2018	USD	USD per share	% of NAV	% of share price
Final dividend (paid 13 th June 2018)	3,281,777	USD 0.0129	1.09%	1.30%
Return of capital (paid 13 th June 2018)	8,725,966	USD 0.0343	2.91%	3.46%
Interim dividend (paid 12 th July 2017)	9,718,131	USD 0.0382	3.24%	3.86%
Total paid to shareholders	21,725,874	USD 0.0854	7.24%	8.63%

Capital structure: 31st March 2022

Finance terms:

- Emirates NBD PJSC and Commercial Bank of Dubai: 3month LIBOR + 2%
- 40% GBP/USD cross currency profit rate SWAP
- Facility start date: 7th December 2021
- Maturity date: 6th December 2026

Equity	USD 167m
Debt	USD 200m
LTV	54%

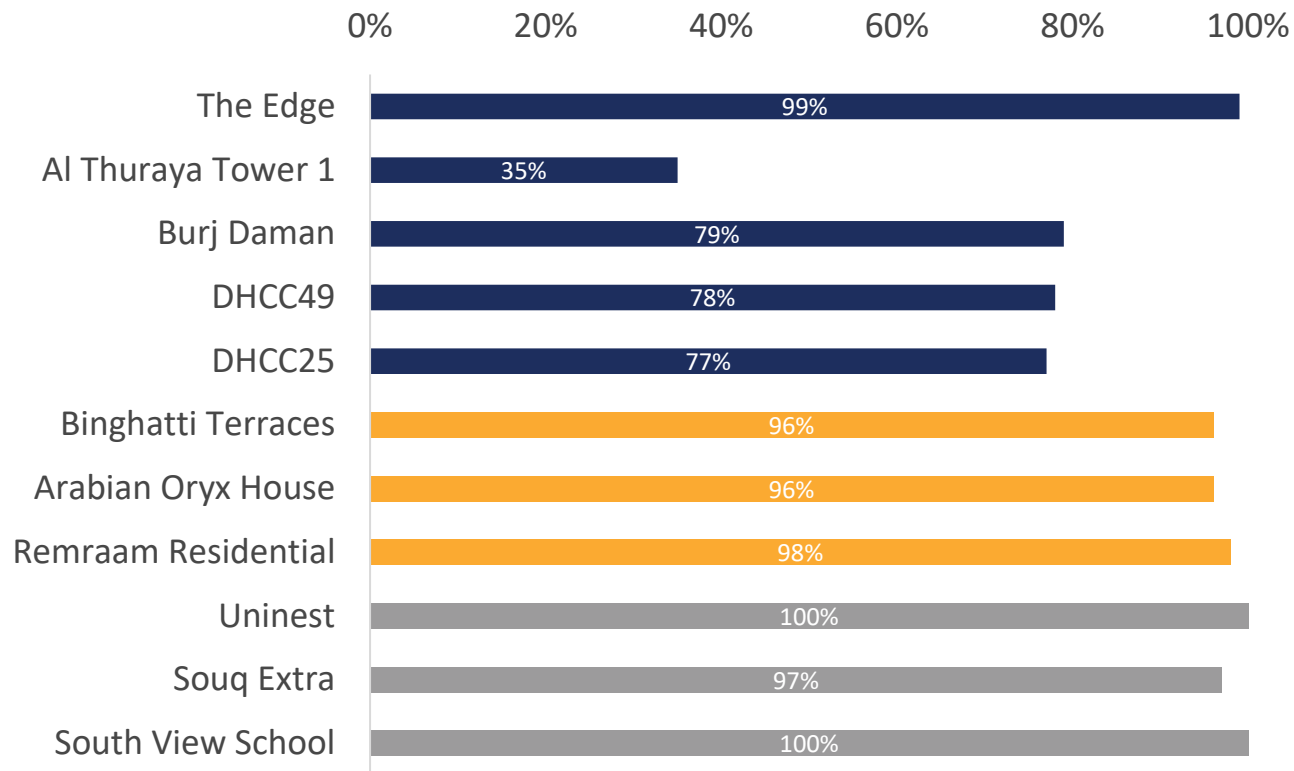




Portfolio

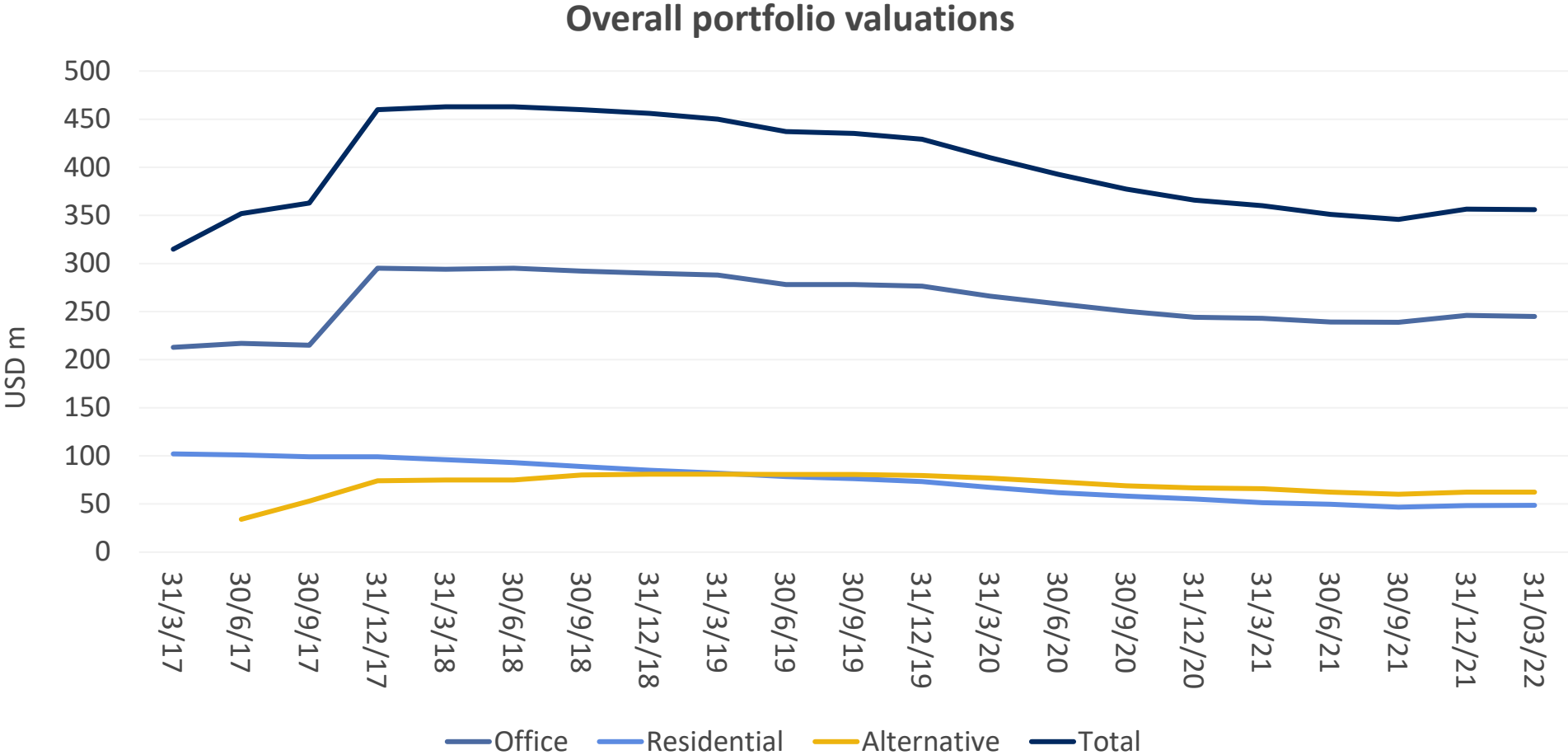
Portfolio characteristics – portfolio occupancy

Occupancy of **80%** across the portfolio



Offices 69%	Target 50-60%
Residential 14%	Target 15-20%
Alternative 17%	Target 25-35%

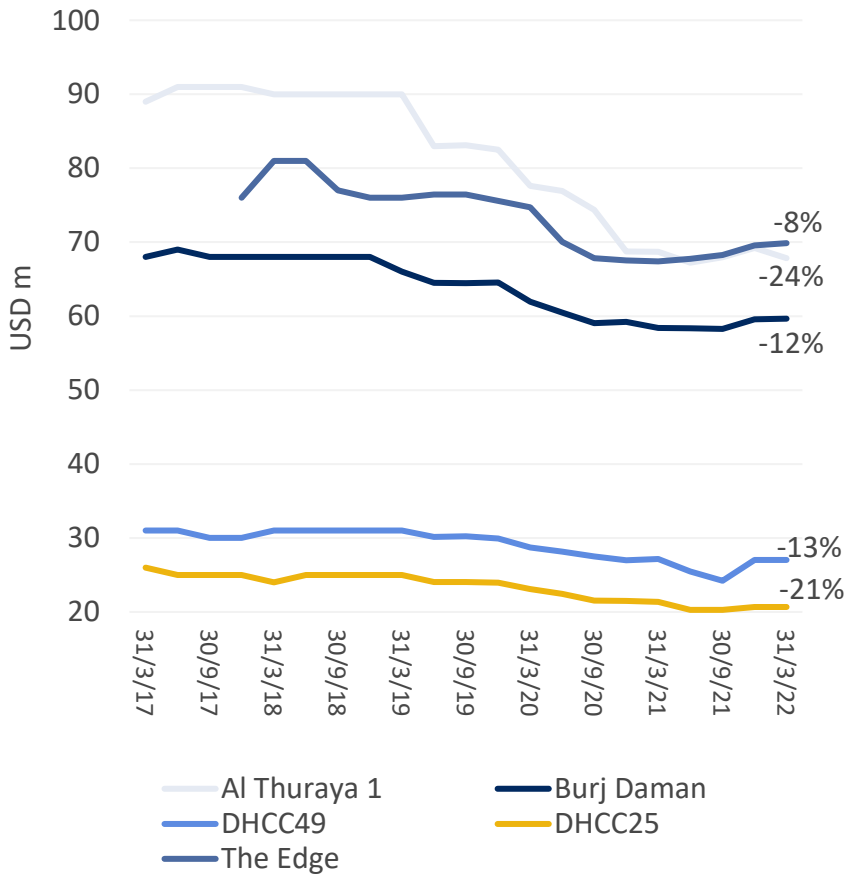
ENBD REIT's valuations stabilizing post pandemic



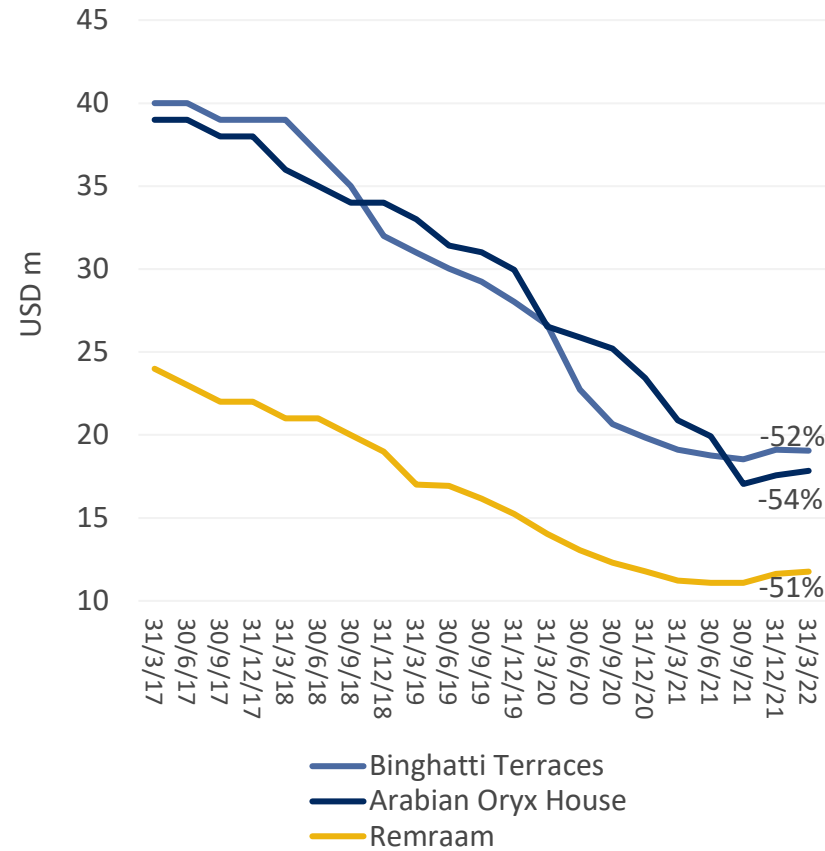
Source: ENBD REIT as at 31st March 2022.

ENBD REIT's office and alternative portfolios impacted

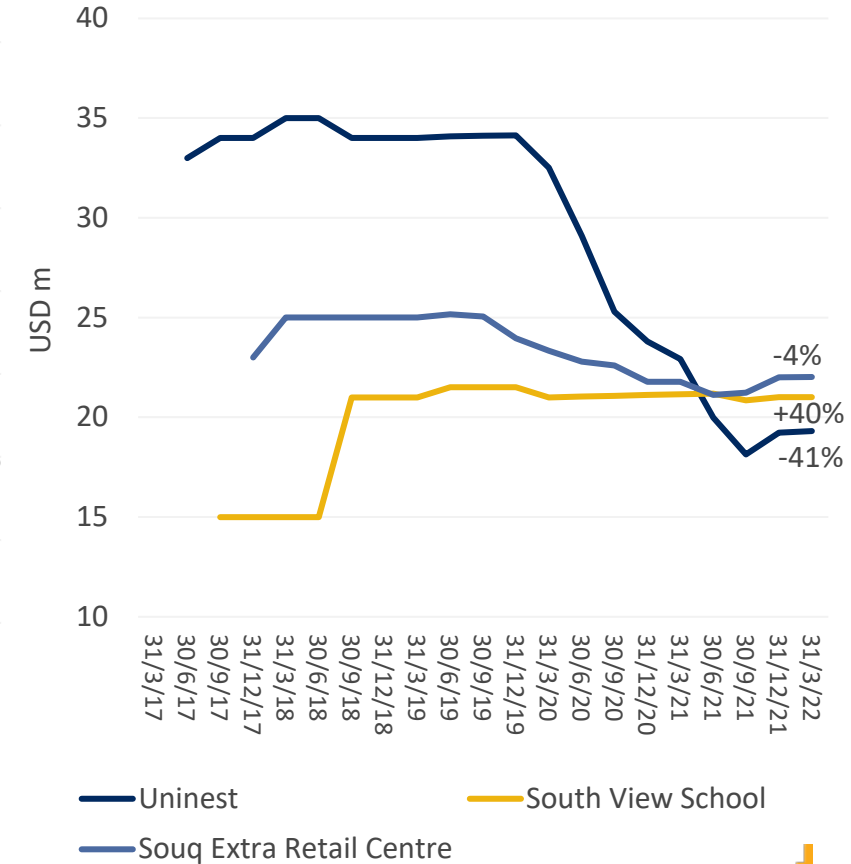
Office valuations



Residential valuations

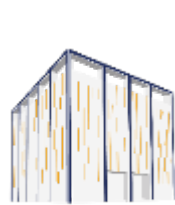


Alternative valuations



Source: ENBD REIT as at 31st March 2022. Note: % numbers are total decline in value since inception for ENBD REIT in March 2017.

Asset snapshot: Office



	The Edge Dubai Internet City Acquired: Oct 2017	Al Thuraya 1 Media City Acquired: Nov 2006	Burj Daman DIFC Acquired: Jun 2015	DHCC 49 Healthcare City Acquired: Apr 2007	DHCC 25 Healthcare City Acquired: Jul 2007	Overall Office Portfolio	Overall Portfolio
Market value (USD)	70m	68m	60m	27m	21m	245m	356m
% of portfolio value	20%	19%	17%	8%	6%	69%	100%
Net leasable area (Sq. Ft.)	92,208	208,565	83,576	80,808	71,034	536,191	1,287,550
Occupancy rate	99%	35%	79%	78%	77%	72%	80%
WAULT (years)	3.02	0.96	3.31	2.70	1.47	2.36	4.25
Gross rental yield	8.1%	5.1%	6.7%	8.1%	9.0%	7.0%	7.5%*

Source: ENBD REIT as at 31st March 2022. * Annual contractual rental; excludes cash and debt (gross rental revenue / portfolio value).

Asset snapshot: Residential



	Binghatti Terraces Silicon Oasis Acquired: May 2016	Arabian Oryx House Barsha Heights Acquired: Oct 2014	Remraam Dubailand Acquired: Sep 2015	Overall Residential Portfolio	Overall Portfolio
Market value (USD)	19m	18m	12m	49m	356m
% of portfolio value	5%	5%	3%	14%	100%
Net leasable area (Sq. Ft.)	178,907	132,008	112,154	423,069	1,287,550
Occupancy rate	96%	96%	98%	97%	80%
WAULT (years)	0.85	0.57	0.58	0.68	4.25
Gross rental yield	10.2%	10.8%	7.6%	9.8%	7.5%*

Source: ENBD REIT as at 31st March 2022. * Annual contractual rental; excludes cash and debt (gross rental revenue / portfolio value).

Asset snapshot: Alternative



	Uniest Dubailand Acquired: May 2017	Souq Extra Retail Centre Acquired: Dec 2017	South View School Remraam Acquired: Aug 2017	Overall Alternative Portfolio	Overall Portfolio
Market value (USD)	19m	21m	22m	62m	356m
% of portfolio value	5%	6%	6%	18%	100%
Net leasable area (Sq. Ft.)	160,264	36,027	132,000	328,291	1,287,550
Occupancy rate	100%	97%	100%	99%	80%
WAULT (years)	9.42	1.45	31.36	14.49	4.25
Gross rental yield	7.1%	10.0%	6.7%	7.9%	7.5%*

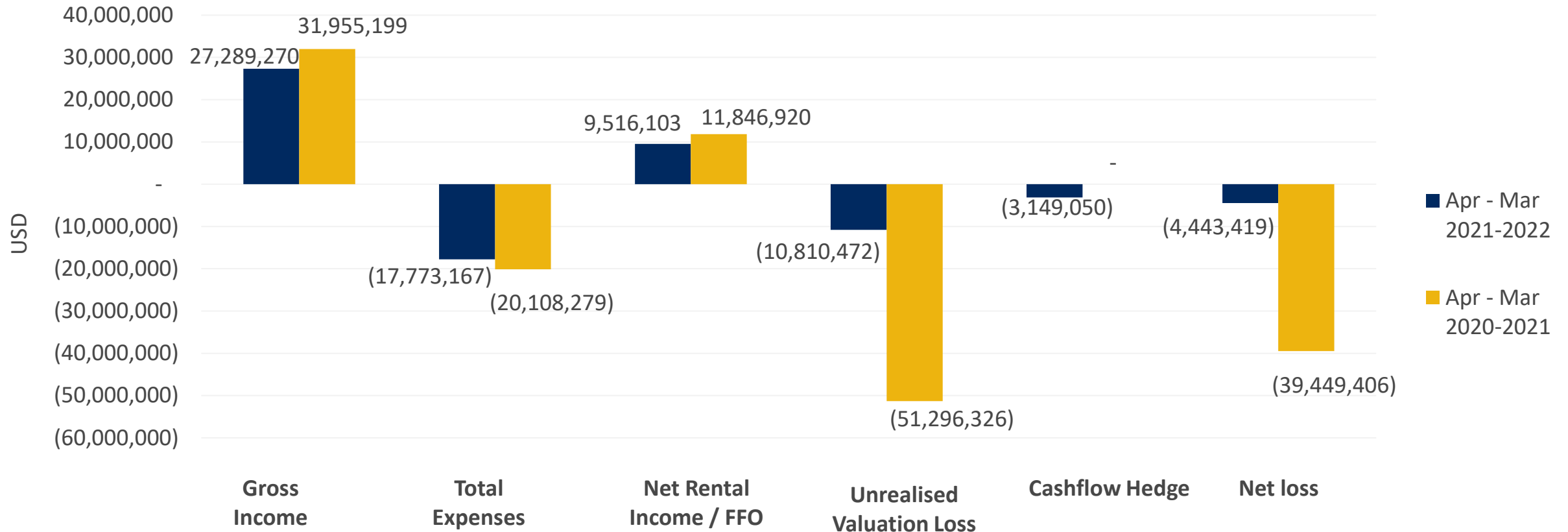


Financials

Financial summary: 31st March 2022

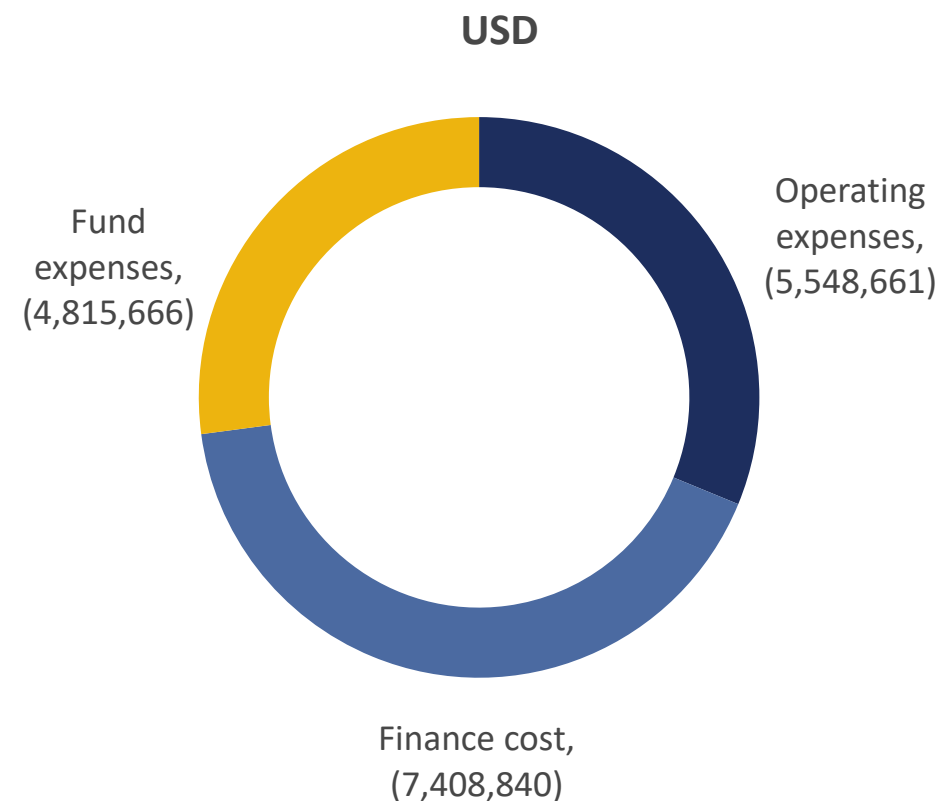
- Gross income is down 15% from last year mainly due to lease renewals taking place at lower rates in various buildings following the impact of the pandemic and current softer market conditions remaining in the office sector (63% of gross income generation in the portfolio). Separately income which was booked in last financial year 2020-21 has subsequently been reversed in this financial year (totaling USD 4m – for Yardi, Uninest and IFRS 16 adjustment in South View School).
- Finance cost is down 6% from last year due to a lower interest rate environment even though un-amortized arrangement costs (Mashreq facility) and losses from unwinding hedge as part of the refinancing exercise were charged in this year. Removing the above one-off expenses our finance cost is significantly lower than last year (USD 6m, 19% down from last year).
- Due to the above two one-off elements, Gross Income and Finance Costs, our Net Rental Income / FFO has dropped to USD 9.5m from USD 11.8m of last year.
- YTD USD 10.8m of unrealised valuation losses
- Operating expenses are down 10.9% from last year due to the active management of the properties
- Fund expenses are down 19% from last year, mainly due to no additional provision and lower management fees being charged off a lower NAV.

Financial performance: April 2021– March 2022



Breakdown of total expenses: 31st March 2022

USD	Apr-Mar 2021-2022	Apr-Mar 2020-2021	Variance
Gross income	27,289,270	31,955,199	(4,665,929)
Total expenses	(17,773,167)	(20,108,279)	2,335,112
FFO Net Rental Income (excl. valuation)	9,516,103	11,846,920	(2,330,817)
Unrealised valuation loss	(10,810,472)	(51,296,326)	4,485,854
Cashflow hedge	(3,149,050)	-	(3,149,050)
Net loss	(4,443,419)	(39,449,406)	35,005,987





Appendix

Financials

Financial performance - statement of financial position (USD)

	31 st March 2022	31 st March 2021
Investment Properties	356,057,718	360,236,864
IFRS Adjustment and Right of Use Assets	11,087,030	11,798,617
Cash and Cash Equivalent	19,030,420	24,607,598
Trade and Other Receivables	7,039,821	7,803,441
Total Assets	393,214,989	404,446,520
Islamic Finance Payables	-	43,903,754
Trade and Other Payables	9,227,701	13,754,154
Total Current Liabilities	9,227,701	57,657,908
Islamic Finance Payable	199,993,085	149,741,356
Other Payables	2,651,071	2,358,246
Lease Liabilities	14,393,951	14,396,410
Total Non-Current Liabilities	217,038,107	166,496,012
Total Liabilities	226,265,808	224,153,920
Net Asset Value	166,949,181	180,292,600

Financials

Financial performance - statement of comprehensive income (USD)

	Full year 31 st March 2022	Full Year 31 st March 2021
Rental Income	27,252,477	31,907,728
Profit on Deposits	36,793	47,471
Total Income	27,289,270	31,955,199
Operating Expenses	(5,548,661)	(6,224,486)
Operating Income	21,740,609	25,730,713
Other Expenses	(2,274,757)	(3,156,694)
Management Fee	(2,540,909)	(2,813,618)
Fund Expenses	(4,815,666)	(5,970,312)
Finance Costs	(7,408,840)	(7,913,481)
FFO (Net rental income excluding valuation movement)	9,516,103	11,846,920
FFO Margin	34.87%	37.07%
Net Unrealised Loss	(10,810,472)	(51,296,326)
Loss for the year	(1,294,369)	(39,449,406)
Cash flow Hedge	(3,149,050)	-
Total comprehensive loss	(4,443,419)	(39,449,406)

Source: ENBD REIT as at 31st March 2022.

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