

# ENBD REIT Interim Report

30 September 2021

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## Directors' Report

### Incorporation

ENBD REIT (CEIC) PLC – a DIFC Company with Registration Number 2209 (the “Company” or “ENBD REIT”) was incorporated on 18 July 2016. ENBD REIT and its subsidiaries and Special Purpose Vehicle (SPVs) are collectively referred to as the “Group”.

ENBD REIT was incorporated as a company limited by shares under the Companies Law, DIFC Law No. 2 of 2009 and has been renamed to ENBD REIT (CEIC) PLC from ENBD REIT (CEIC) Limited due to the introduction of the new DIFC Companies Law, DIFC Law No. 5 of 2018.

### Structure

On 23 March 2017, the shares of ENBD REIT were admitted to the Dubai Financial Services Authority (“DFSA”) list of shares to trade on Nasdaq Dubai after the Initial Public Offering (the “IPO”).

### Investment policy and objectives

The purpose of the Group is to provide investors with a professionally managed means of participating in the United Arab Emirates (“UAE”) real estate market. The primary investment objective of the Group is to achieve regular rental income and long-term capital growth from a diversified portfolio of commercial, residential and alternative properties. Investment decisions under the supervision of the Directors of the Group will be made on behalf of the Group by the Fund Manager, and will reflect the medium to long-term objective to maximise total return made up of rental income and capital appreciation.

The Group shall have the capacity to seek finance in a manner compliant with Islamic Shari’a law to aid further property acquisitions from time to time with an aim to further increase shareholders’ returns. The Group may invest in properties via offshore special purpose vehicles (“SPVs”). A single SPV may be used to hold each separate property, and any finance sought for the property acquisitions will be either at the Group level or at the SPV level.

All investments of the Group will take place according to Shari’a guidelines, as defined by the Shari’a Supervisory Board of the Group. The Shari’a Supervisory Board will also periodically review that all implemented investment decisions of the Fund Manager remain within Shari’a guidelines.

### Results and distributions

The results for the period are set out in the condensed consolidated statement of profit or loss and other comprehensive income on page 13. During the current period, a final dividend of USD 0.0176 per share amounting to USD 4,400,000 (2.44% annualised of NAV) was declared and approved for the year ended 31st March 2021 and paid on 25 July 2021 (USD 0.0204 per share amounting to USD 5,100,00 (4.4% annualised of NAV) was declared and approved for the year ended 31st March 2020 and paid on 28 July 2020). Dividend has been determined based on the actual net rental return and funds from operations (“FFO”) generated during that period.

### Property valuations

The values of the properties that form the bulk of the assets in the Group are determined regularly by CB Richard Ellis, Cavendish Maxwell and Knight Frank, independent experts in real estate valuations. The Directors express comfort in the level of expertise applied to the valuation process which requires significant accounting estimates and judgements (refer note 2(c) of the condensed consolidated interim financial information).

### Declaration

The Directors have analysed the Group's ability to continue as a going concern and have not identified a material uncertainty that may cast significant doubt about the Group's ability to continue as a going concern. Therefore, they have prepared the consolidated financial statements of the Group for the six month period ended 30 September 2021 on a going concern basis.

Signed on behalf of the Board



**Director:**

**Date: 23 November 2021**

## Management review

### REIT snapshot

As at 30<sup>th</sup> September 2021

Property portfolio value <b>USD 346 million</b>	Properties <b>11</b>	Offices <b>69%</b> Residential <b>14%</b> Alternative <b>17%</b>
Portfolio occupancy <b>76%</b>	Portfolio WAULT <b>4.17 years</b>	Offices WAULT <b>2.57 years</b> Residential WAULT <b>0.69 years</b> Alternative WAULT <b>13.24 years</b>
Loan-to-value ratio (LTV)* <b>54%</b>	Gross yield** <b>8.2%</b>	Net Asset Value (NAV) <b>USD 164 million</b>

\*LTV on GAV

\*\*Gross yield on property portfolio



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

## Letter from management

ENBD REIT continues to face pressures against valuations and rental income. Against this backdrop, management has remained focused on maintaining occupancy across the portfolio, which remained stable during the first half of the year. During the year, ENBD REIT has invested in its office portfolio successfully completing two refurbishments below budget during the period whilst we are also remaining on track to finalise the cost-efficient upgrades at Al Thuraya Tower 1 which will support improved lettings.

Management has remained focused on managing operating costs. Operating expenses for the six-month period reduced by 12% due to a sustained focus on costs management and finance costs reduced by 9% over the same period due to lower interbank interest rates. The refinancing of ENBD REIT's debt is also expected to lower the REIT's finance costs further going forward. ENBD REIT will also continue to assess disposal opportunities to realise value for shareholders and manage loan-to-value targets in preparation for a post-pandemic environment.

### Portfolio

ENBD REIT's NAV stood at USD 164 million (USD 0.66 per share) marking a decrease from USD 180 million at the year ended 31 March 2021, predominantly due to ongoing valuation pressures. The property portfolio value was adjusted down to USD 346 million (31 March 2021: USD 360 million) reflecting the prolonged soft real estate market conditions and lower rental income predominantly in the office sector which makes up the majority of ENBD REIT's real estate holdings.

Overall occupancy across the portfolio remains stable at 76% compared to 31 March 2021 with the softer occupancy in the office portfolio, especially Al Thuraya Tower 1 which is undergoing a major upgrade, partially offset by positive leasing performances from assets in the residential portfolio which are starting to recover during the quarter and the resilient education and retail assets in the alternative sector which are near fully let. The Weighted Average Unexpired Lease Term ("WAULT") stands at 4.17 years for the portfolio.

Gross rental income from the portfolio was USD 14.95 million for the 6-month period, while receivables increased by USD 1.2mn, a result of non-payment of rent at the Uniest student accommodation asset in Dubailand Residential Complex from July 2020. We were pleased to achieve a 9.2% reduction in costs compared to 30th September 2020 and an 8.0% reduction in costs compared to the 6-month period ending 31st March 2021.

### Financial management

Funds From Operations ("FFO") for the interim period stood at USD 5.76 million, decreased by USD 1.24 million (12.7%) as compared to the 6-month period ended 30<sup>th</sup> September 2020. The decrease is predominantly because of an accounting adjustment of USD 968,248 for adjusted accruals in the REIT's new property management system, Yardi. The accounting adjustment is a one-off, non-recurring event and has therefore not been considered as part of the recurring net rental income or FFO available for distribution. Excluding the accounting adjustment, FFO has remained fairly consistent during the implementation of cost saving initiatives, which off-set the decline in gross rental income.

The Loan-to-Value ("LTV") ratio has increased to 54.2% as a result of valuation write-downs in the property portfolio. Meanwhile, we remain in regular contact with lenders to ensure all covenants are maintained.

### Returns to shareholders

The Board of Directors has approved an interim dividend of USD 4.5 million or USD 0.0180 per share from the net rental income generated during the 6-month period, which is 2.3% up from the dividend paid to shareholders relating to the previous 6-month period ended 31st March 2021. The dividend represents 78% of net rental income to accommodate a cash reserve for navigating adverse market conditions, as well as capital projects planned across the portfolio with the aim of improving occupancy and rental income in the future.

### With thanks

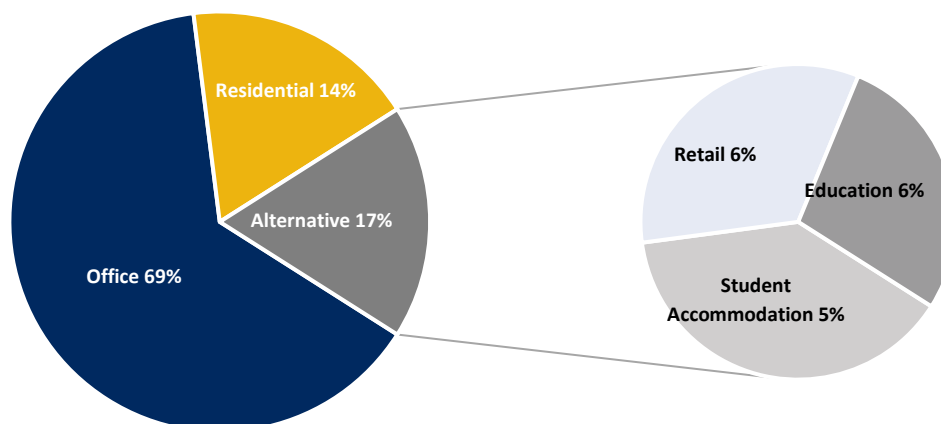
Management would like to express its gratitude to the Board, its Committees and ENBD REIT's shareholders for their support during what has been a challenging period in the local real estate market. We are also grateful to the Real Estate team for their continuous efforts to deliver value to both shareholders and tenants as we navigate headwinds and seek to maximise value from the portfolio.

*Anthony Taylor*

*Head of Real Estate, Emirates NBD Asset Management*

## Portfolio

### Portfolio overview and diversification



### Offices

	Al Thuraya 1 Media City Acquired: Nov 2006	The Edge Dubai Internet City Acquired: Oct 2017	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)	68m	68m	58m	24m	20m	239m	346m
% of portfolio value	20%	20%	17%	7%	6%	70%	100%
Net leasable area (Sq. Ft.)	208,565	92,208	83,576	80,808	71,034	536,191	1,287,550
Occupancy rate	37%	96%	69%	81%	69%	69%	76%
WAULT (years)	1.13	4.18	2.69	2.39	1.85	2.57	4.17
Gross rental yield	5.1%	8.2%	7.0%	9.3%	8.7%	7.2%	8.2%



## Residential

	<b>Binghatti Terraces Silicon Oasis Acquired: May 2016</b>	<b>Arabian Oryx House Barsha Heights Acquired: Oct 2014</b>	<b>Remraam Dubailand Acquired: Sep 2015</b>	<b>Overall Residential Portfolio</b>	<b>Overall Portfolio</b>
<b>Market value (USD)</b>	19m	17m	11m	47m	346m
<b>% of portfolio value</b>	5%	5%	3%	13%	100%
<b>Net leasable area (Sq. Ft.)</b>	178,907	132,008	112,154	423,069	1,287,550
<b>Occupancy rate</b>	79%	96%	57%	80%	76%
<b>WAULT (years)</b>	0.89	0.57	0.56	0.69	4.17
<b>Gross rental yield</b>	9.5%	11.7%	7.7%	9.9%	8.2%

## Alternative

	<b>Uninest Dubailand Acquired: May 2017</b>	<b>Souq Extra Retail Centre Acquired: Dec 2017</b>	<b>South View School Remraam Acquired: Aug 2017</b>	<b>Overall Residential Portfolio</b>	<b>Overall Portfolio</b>
<b>Market value (USD)</b>	18m	21m	21m	60m	346m
<b>% of portfolio value</b>	5%	6%	6%	17%	100%
<b>Net leasable area (Sq. Ft.)</b>	160,264	36,027	132,000	328,291	1,287,550
<b>Occupancy rate</b>	72%	96%	100%	99%	76%
<b>WAULT (years)</b>	2.66	3.47	31.86	13.24	4.17
<b>Gross rental yield</b>	15.4%	10.7%	7.0%	10.8%	8.2%

*In the Name of Allah, The Most Beneficent, The Most Merciful*

Date: 24 October 2021



**ENBD REIT (CEIC) PLC FUND**  
**SEMI-ANNUAL SHARIAH COMPLIANCE CERTIFICATE FOR THE PERIOD OF**  
**1 APRIL 2021 TO 30 SEPTEMBER 2021**

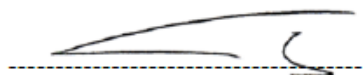
The Shariah Supervisory Board (“SSB”) of Amanie Advisors (“Amanie”), through Amanie, has performed its Shariah audit on the business activities of the Shariah compliant ENBD REIT (CEIC) PLC Fund (the “Fund”) for the period of 1 April 2021 until the 30 September 2021 (“Year 2021”). Amanie has performed its supervision to enable it to express an opinion on the Fund’s level of compliance with the provisions and principles of Shariah, as well as with fatwas, resolutions and specific guidelines that were issued by it from time to time (collectively the “Shariah Principles”) within year 2021. The audit of the Fund has been conducted as per the Accounting and Auditing Organization for Islamic Financial Institutions (“AAOIFI”) standards as required by the Dubai Financial Services Authority (“DFSA”) Islamic Finance Rules (“IFR”).

Pursuant to the above, Amanie confirms that the Fund has performed its business activities as per the Shariah Principles and had complied with the AAOIFI standards as required by the DFSA IFR, during year 2021.

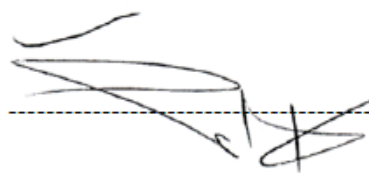
*Allah Almighty knows best.*

**APPROVED BY:**

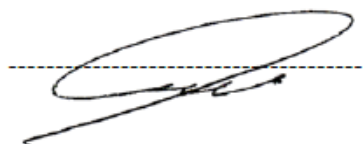
**Dr. Mohamed Ali Elgari (Chairman)**



**Dr. Mohd Daud Bakar (Member)**



**Dr. Muhammad Amin Ali Al- Qattan (Member)**



**Dr. Osama Al Dereai (Member)**





Deloitte & Touche (M.E.)  
Building 3, Level 6  
Emaar Square  
Downtown Dubai  
P.O. Box 4254  
Dubai  
United Arab Emirates

Tel: +971 (0) 4 376 8888  
Fax: +971 (0) 4 376 8899  
www.deloitte.com

## REPORT ON REVIEW OF CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

**The Shareholders**  
**ENBD REIT (CEIC) PLC**  
**Dubai**  
**United Arab Emirates**

### Introduction

We have reviewed the accompanying condensed consolidated interim statement of financial position of ENBD REIT (CEIC) PLC and its Subsidiaries (together referred to as the "Group") as at 30 September 2021 and the related condensed consolidated interim income statement, condensed consolidated interim statement of profit or loss and other comprehensive income, condensed consolidated interim statement of changes in equity and condensed consolidated interim statement of cash flows for the six months period then ended. Management is responsible for the preparation and presentation of this interim financial information in accordance with International Accounting Standard 34 - Interim Financial Reporting ("IAS 34"). Our responsibility is to express a conclusion on this interim financial information based on our review.

### Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial information is not prepared, in all material respects in accordance with IAS 34.

**Deloitte & Touche (M.E.)**



**Malcolm Coates**  
**23 November 2021**  
**Dubai**  
**United Arab Emirates**

Akbar Ahmad (1141), Cynthia Corby (995), Georges Najem (809), Mohammad Jallad (1164), Mohammad Khamees Al Tah (717), Musa Ramahi (872), Mutasem M. Dajani (726), Obada Alkowitzly (1056), Rama Padmanabha Acharya (701) and Samir Madbak (386) are registered practicing auditors with the UAE Ministry of Economy.

## Audited financial statements

### Condensed consolidated statement of financial position

As at 30 September 2021

	Note	30 Sep 2021 USD (Unaudited)	31 Mar 2021 USD (Audited)
<b>Assets</b>			
<b>Non-current assets</b>			
Investment properties	3	357,375,876	372,035,481
<b>Total non-current assets</b>		<u>357,375,876</u>	<u>372,035,481</u>
<b>Current assets</b>			
Trade and other receivables	4	9,156,743	7,453,637
Prepaid expenses	5	127,322	349,804
Cash and cash equivalents	6	20,863,316	24,607,598
<b>Total current assets</b>		<u>30,147,381</u>	<u>32,411,039</u>
<b>Total assets</b>		<u><u>387,523,257</u></u>	<u><u>404,446,520</u></u>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Islamic finance payable	10	44,403,305	44,229,090
Trade and other payables	7	10,743,216	13,055,053
Lease liabilities	8	699,101	699,101
Finance cost payable on Islamic financing	9	182,670	170,930
<b>Total current liabilities</b>		<u>56,028,292</u>	<u>58,154,174</u>
<b>Non-current liabilities</b>			
Islamic finance payable	10	149,444,687	149,245,090
Trade and other payables	7	2,285,102	2,358,246
Lease liabilities	8	14,640,707	14,396,410
Derivative financial instruments	11	822,070	-
<b>Total liabilities</b>		<u>223,220,858</u>	<u>224,153,920</u>
<b>Equity</b>			
Share capital	12 (a)	250,000	250,000
Capital redemption reserve	12 (c)	962,457	962,457
Distributable reserve	12 (b)	-	101,465,373
Special reserve	12 (b)	66,243,585	70,805,683
Hedge reserve	12 (d)	(822,070)	-
Retained earnings		97,668,427	6,809,087
<b>Total equity</b>		<u>164,302,399</u>	<u>180,292,600</u>
<b>Total equity and liabilities</b>		<u><u>387,523,257</u></u>	<u><u>404,446,520</u></u>

This condensed consolidated interim financial information were approved and authorised for issue by the Directors on 23 November 2021 and signed on behalf of the Board by:



Director  
Date: 23 November 2021



Director

The accompanying notes on pages 16 to 26 form an integral part of this condensed consolidated interim financial information.

The independent auditor's report on the review of the condensed consolidated interim financial information is set out on pages 11.

**Condensed consolidated statement of profit or loss and other comprehensive income**

For the six month period ended 30 September 2021

		30 Sep 2021 USD	30 Sep 2020 USD
	Note	(Unaudited)	(Unaudited)
<b>Income</b>			
Rental income		14,909,512	17,111,403
Property operating expenses	13	(2,975,497)	(3,377,655)
<b>Total operating income</b>		<u>11,934,015</u>	<u>13,733,748</u>
<b>Expenses</b>			
General and administrative expenses	14	(567,687)	(652,884)
Management fees	15	(1,326,045)	(1,478,666)
Property valuation fees		(66,022)	(51,729)
Allowance for impairment against trade receivables	4	(401,334)	(335,080)
<b>Total fund expenses</b>		<u>(2,361,088)</u>	<u>(2,518,359)</u>
<b>Finance income / (cost)</b>			
Profit on Islamic deposits		39,620	11,065
Finance cost on lease liabilities		(406,326)	(402,404)
Islamic financing costs		(3,445,831)	(3,821,686)
<b>Net finance cost</b>		<u>(3,812,537)</u>	<u>(4,213,025)</u>
Profit before loss on fair valuation of investment properties		5,760,390	7,002,364
Unrealised loss on fair valuation of investment properties, net	3	(16,528,521)	(33,191,906)
<b>Loss for the period</b>		<u>(10,768,131)</u>	<u>(26,189,542)</u>
<b>Other comprehensive loss</b>			
Fair value adjustments to cash flow hedge	11	(822,070)	-
<b>Total comprehensive loss for the period</b>		<u>(11,590,201)</u>	<u>(26,189,542)</u>
<b>Loss per share</b>			
Basic loss per share (USD)	17	<u>(0.04)</u>	<u>(0.10)</u>

The accompanying notes on pages 16 to 26 form an integral part of this condensed consolidated interim financial information.

The independent auditor's report on the review of the condensed consolidated interim financial information is set out on pages 11.

**Condensed consolidated statement of changes in equity**

For the six month period ended 30 September 2021

	Share Capital	Capital Redemption Reserve	Distributable Reserve	Special Reserve	Hedge Reserve	Retained Earnings	Total
	USD	USD	USD	USD	USD	USD	USD
<b>As at 01 April 2020 (audited)</b>	200,000,000	962,457	19,126,603	3,394,453	-	6,208,493	229,692,006
<b>Total comprehensive income for the period (unaudited)</b>							
Loss for the period	-	-	-	-	-	(26,189,542)	(26,189,542)
<b>Total comprehensive loss for the period (unaudited)</b>	200,000,000	962,457	19,126,603	3,394,453	-	(19,981,049)	203,502,464
<b>Transactions with shareholders recorded directly in equity</b>							
Dividend distribution	-	-	-	-	-	(5,100,000)	(5,100,000)
Transfer from Special Reserve	-	-	317,710	(317,710)	-	-	-
<b>At 30 September 2020 (unaudited)</b>	<u>200,000,000</u>	<u>962,457</u>	<u>19,444,313</u>	<u>3,076,743</u>	<u>-</u>	<u>(25,081,049)</u>	<u>198,402,464</u>
<b>As at 1 April 2021 (audited)</b>	250,000	962,457	101,465,373	70,805,683	-	6,809,087	180,292,600
<b>Total comprehensive income for the period (unaudited)</b>							
Loss for the period	-	-	-	-	-	(10,768,131)	(10,768,131)
Other comprehensive loss	-	-	-	-	(822,070)	-	(822,070)
<b>Total comprehensive loss for the period (unaudited)</b>	-	-	-	-	(822,070)	(10,768,131)	(11,590,201)
<b>Transactions with shareholders recorded directly in equity</b>							
Dividend distribution	-	-	-	-	-	(4,400,000)	(4,400,000)
Transfer to Retained earning	-	-	(101,465,373)	-	-	101,465,373	-
Transfer to distributable Reserve	-	-	-	(4,562,098)	-	4,562,098	-
<b>At 30 September 2021 (unaudited)</b>	<u>250,000</u>	<u>962,457</u>	<u>-</u>	<u>66,243,585</u>	<u>(822,070)</u>	<u>97,668,427</u>	<u>164,302,399</u>

The accompanying notes on pages 16 to 26 form an integral part of this condensed consolidated interim financial information.

The independent auditor's report on the review of the condensed consolidated interim financial information is set out on pages 11.

**Condensed consolidated statement of cash flows**  
 For the six month period ended 30 September 2020

	Note	30 Sep 2021 USD (Unaudited)	30 Sep 2020 USD (Unaudited)
<b>Cash flows from operating activities</b>			
Loss for the period		(10,768,131)	(26,189,542)
<b>Adjustments for:</b>			
Unrealised loss on investment properties, net		16,528,521	33,191,906
Profit on Islamic deposits		(39,620)	(11,065)
Finance cost on lease liabilities		406,326	402,404
Allowance for impairment against trade receivables	4	401,334	335,080
Islamic financing cost		3,445,831	3,821,686
		9,974,261	11,550,469
<b>Changes in:</b>			
Trade and other receivables		(2,104,440)	(719,816)
Prepaid expenses		222,482	(81,005)
Payable for investments		-	(272,257)
Trade and other payables		(2,179,730)	(6,248,215)
		5,912,573	4,229,176
<b>Net cash flows generated from operating activities</b>			
<b>Cash flows from investing activities</b>			
Acquisition of investment properties	3	(1,868,916)	(161,854)
Profit received on Islamic deposits		39,620	11,065
		(1,829,296)	(150,789)
<b>Net cash flow used in investing activities</b>			
<b>Cash flows from financing activities</b>			
Proceeds from Islamic financing	10	-	13,612,851
Repayment of Islamic financing	10	(250,000)	-
Dividend distribution to ordinary shareholders	20	(4,400,000)	(5,100,000)
Payment of lease liabilities	8	(162,029)	-
Islamic financing cost paid		(3,015,530)	(3,520,229)
		(7,827,559)	4,992,622
<b>Net cash flows (used in)/ provided by financing activities</b>			
Net decrease in cash and cash equivalents for the period		(3,744,282)	9,071,009
Cash and cash equivalents at the beginning of the period	6	24,607,598	13,701,144
<b>Cash and cash equivalents at the end of the period</b>	6	20,863,316	22,772,153

The accompanying notes on pages 16 to 26 form an integral part of this condensed consolidated interim financial information.

The independent auditor's report on the review of the condensed consolidated interim financial information is set out on pages 11.

## Notes to the condensed consolidated interim financial information

For the six month period ended 30 September 2021

### 1. General Information

ENBD REIT (CEIC) PLC – a DIFC Company with registration number 2209 (“the Company” or “ENBD REIT”) was incorporated on 18 July 2016. The Company has changed its name from ENBD REIT (CEIC) Limited to ENBD REIT (CEIC) PLC following the introduction of the Companies Law, DIFC Law No. 5 of 2018. ENBD REIT (CEIC) PLC is registered as a Public Fund with the Dubai Financial Services Authority (“DFSA”). The Company is regulated by the DFSA and is governed by, amongst others, the Collective Investment Law No. 2 of 2010 (“CIL”), the Collective Investment Rules module of the DFSA Rules (“CIR”), the Market Law DIFC Law No. 1 of 2012 (the “Market Law”), the Market Rules module of the DFSA Rules (“Market Rules”) and the applicable Dubai International Financial Centre (“DIFC”) companies law. The Company is categorised under the CIL as a Public Fund and the CIR as a Domestic Fund, an Islamic Fund, a Property Fund and a Real Estate Investment Trust (REIT). On 15 February 2017, the name of the Company was changed from EREF Dubai to ENBD REIT (CEIC) Limited. ENBD REIT and its subsidiaries and special purpose vehicles (“SPV”) are collectively referred to as “the Group”. The registered address of the Company is 8th Floor, East Wing, Dubai International Financial Centre, The Gate Building, PO Box 506578, Dubai, United Arab Emirates.

ENBD REIT has been established as a Shari’a compliant company limited by shares under the DIFC Companies Law. The principal activity of the Group is to participate in the United Arab Emirates (“UAE”) real estate markets to achieve regular rental income and some long-term capital growth from a diversified portfolio of property and property related assets. All investments of the Group take place according to Shari’a guidelines, as defined by the Shari’a Supervisory Board of the Group. The Shari’a Supervisory Board also periodically review that all investment decisions made by the Fund Manager are within Shari’a guidelines.

On 23 March 2017, the shares of ENBD REIT were admitted to the Dubai Financial Services Authority (“DFSA”) list of shares to trade on Nasdaq Dubai after an Initial Public Offering (the “IPO”).

### 2. Significant accounting policies

#### a. Basis of presentation

The condensed consolidated interim financial information for the six month period ended 30 September 2021 has been prepared in accordance with IAS 34 ‘Interim financial reporting’. The condensed consolidated interim financial information should be read in conjunction with the last annual consolidated financial statements for the year ended 31 March 2021, which have been prepared in accordance with International Financial Reporting Standards (“IFRS”) as issued by the International Accounting Standards Board (“IASB”), Islamic Shari’a rules and principles as determined by the Shari’a Supervisory Board of the Group and in accordance with the applicable regulatory requirements of the DFSA. The condensed consolidated interim financial information is prepared under the historical cost convention as modified by the revaluation of investment properties and financial assets and financial liabilities at fair value through profit or loss. It does not include all of the information required for a complete set of IFRS financial statements. However, selected explanatory notes and reclassification of previously reported numbers are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance since the last annual consolidated financial statements. The preparation of financial statement in conformity with IFRS requires the Directors to make certain accounting estimates, judgements and assumptions. Actual results may differ from those estimates and assumptions. It also requires the Directors to exercise judgement in the process of applying the Group’s accounting policies. Critical accounting estimates, judgements and assumptions are set out in Note 2(c).

#### b. Significant accounting policies

The accounting policies adopted in the preparation of the condensed consolidated interim financial information are consistent with those followed in the preparation of the fund’s annual consolidated financial statements for the year ended 31 March 2021.

#### ***New standards, Amendments and interpretations effective from 1 April 2021***

At the date of authorisation of these condensed consolidated interim financial information, there were a number of standards and interpretations which were in issue but not yet effective. The Fund is assessing the impact of these standards and anticipates that the adoption of these standards and interpretations in future periods will not have a significant impact on its financial statements except for the below.

#### ***Amendments to IFRS 7, IFRS 4, IFRS 16, IFRS 9 and IAS 39: Interest Rate Benchmark Reform***

These amendments modify specific hedge accounting requirements to allow hedge accounting to continue for affected hedges during the period of uncertainty before the hedged items or hedging instruments are amended as a result of the interest rate benchmark reform. In the current year, the Group adopted the Interest Rate Benchmark Reform—Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16.



**Notes to the condensed consolidated interim financial information (continued)**

For the six month period ended 30 September 2021

**2. Significant accounting policies (continued)**

Adopting these amendments enables the Group to reflect the effects of transitioning from interbank offered rates (IBOR) to alternative benchmark interest rates (also referred to as 'risk free rates' or RFRs) without giving rise to accounting impacts that would not provide useful information to users of financial statements. The amendments are relevant for the Cash flow hedges where IBOR-linked derivatives are designated as a cash flow hedge of IBOR-linked bank borrowings of the Group, which extend beyond 2021.

The Group will continue to apply the Phase 1 amendments to IFRS 9/IAS 39 until the uncertainty arising from the interest rate benchmark reform with respect to the timing and the amount of the underlying cash flows to which the Group is exposed ends. The Group expects this uncertainty will continue until the Group's contracts that reference IBORs are amended to specify the date on which the interest rate benchmark will be replaced and the basis for the cash flows of the alternative benchmark rate are determined including any fixed spread. The Company anticipates that adoption of these new standards, interpretations and amendments may have no material impact on the condensed consolidated financial information of Company in the period of initial application.

*c. Critical accounting estimates and judgements*

The preparation of condensed consolidated interim financial information in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies that affect the reported amounts of assets and liabilities, income and expenses. The estimates and assumptions that have a significant risk of causing material adjustment to the carrying amounts of the assets and liabilities relate to Investment Properties and allowance for impairment losses on financial assets.

In preparing the condensed consolidated interim financial information, the significant judgements made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those applied to the consolidated financial statements for the year ended 31 March 2021.

*1 Valuation of investment properties*

The Group follows the fair value model under IAS 40 whereby investment property owned for the purpose of generating rental income or capital appreciation, or both, are fair valued based on valuation carried out by an independent registered valuer in accordance with RICS Appraisal and Valuation Manual issued by the Royal Institute of Chartered Surveyors.

Investment properties are stated at fair value, being the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or in its absence, the most advantageous market to which the Group has access at that date. The value of a liability reflects its non-performance risk.

The fair values have been determined by taking into consideration discounted cash flows where the Group has on-going lease arrangements. In this regard, the Group's current lease arrangements, which are entered into on an arm's length basis and which are comparable to those for similar properties in the same location, have been taken into account.

In case where the Group does not have any on-going lease arrangements, fair values have been determined, where relevant, having regard to recent market transactions for similar properties in the same location as the Group's investment properties. These values are adjusted for differences in key attributes such as property size.

The Group's management has reviewed the assumptions and methodologies used by the independent registered valuer and, in their opinion, these assumptions and methodologies appear reasonable as at the reporting date considering the current economic and real estate outlook in the UAE.

*d. Derivative Financial Instruments*

The Group enters into a derivative financial instruments to manage its exposure to interest rate risks, including foreign exchange forward contracts, options and interest rate swaps. Derivatives are recognised initially at fair value at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset whereas a derivative with a negative fair value is recognised as a financial liability. Derivatives are not offset in the financial statements unless the Group has both a legally enforceable right and intention to offset. A derivative is presented as a non-current asset or a non-current liability if the remaining maturity of the instrument is more than 12 months and it is not due to be realised or settled within 12 months.

*e. Operating segment*

The Group has only one operating segment in the UAE.

**Notes to the condensed consolidated interim financial information (continued)**

For the six month period ended 30 September 2021

**3. Investment properties**

	As at 30 Sep 2021 USD (Unaudited)	As at 31 Mar 2021 USD (Audited)
<b>Balance at start of the period / year</b>	357,299,883	407,294,860
Additions to investment properties	1,868,916	866,008
Changes in fair value	(13,252,653)	(47,924,004)
Accrued lease income	(3,057,601)	(2,936,981)
	<b>342,858,545</b>	<b>357,299,883</b>
Right-of-use assets	14,517,331	14,735,598
<b>Balance at end of the period / year</b>	<b>357,375,876</b>	<b>372,035,481</b>
	<b>For the six month period ended 30 Sep 21 USD (Unaudited)</b>	<b>For the six month period ended 30 Sep 20 USD (Unaudited)</b>
<b>Unrealised loss on fair valuation of investment properties, net</b>		
Changes in fair value of investment properties	(13,252,653)	(29,999,594)
Accrued lease income	(3,057,601)	(2,974,045)
Changes in fair value of right-of-use assets	(218,267)	(218,267)
<b>Movement during the period</b>	<b>(16,528,521)</b>	<b>(33,191,906)</b>

Investment properties as at 30 September 2021 were valued by CB Richard Ellis, Cavendish Maxwell and Knight Frank who are qualified external independent property valuation companies and carried out the valuation in accordance with the RICS Valuation Global Standards 2017. Fair value is estimated based on the Investment Method as described below and benchmarked to comparable transactions wherever applicable.

For certain investment properties, the valuer has used the Market Approach to value the apartments, where fair value was determined by taking into consideration market comparable and benchmarked from sale transactions of similar properties.

Under the investment method, fair value is a product of rent and yield derived using comparison techniques. In undertaking the valuation of properties under this method, an assessment has been made on the basis of a collation and analysis of appropriate comparable investment, rental and sale transactions, together with evidence of demand within the vicinity of the subject property. With the benefit of such transactions, capitalisation rates have been applied to the properties taking into account size, location, terms, covenants and other material factors at the valuation date.

Accrued lease income of USD 3.06 million (31 March 2021: USD 2.94 million) as at the reporting date, relating to the accounting for operating lease rentals on a straight-line basis has been eliminated from the valuation of investment properties, in order to avoid double counting of assets and liabilities.

Investment properties with carrying value of USD 342.86 million (31 March 2021: USD 357.3 million) are mortgaged against bank borrowings (Note 10).

**Notes to the condensed consolidated interim financial information (continued)**

For the six month period ended 30 September 2021

**3. Investment properties (continued)**
**Sensitivity analysis to significant changes in unobservable inputs within Level 3 of the hierarchy**

The fair value measurement for the investment properties has been categorised as Level 3 based on the inputs to the valuation technique used except for Remraam which is categorised as Level 2. For all investment properties, the current use of the property is considered to be highest and best use. The significant unobservable inputs used in the fair value measurement of investment properties are:

- Estimated Rental Value (“ERV”)
- Long-term vacancy rate (with the exception of fully occupied property void, periods of 6 months – 12 months were applied for units that were vacant as at the reporting date, which is over and above 3% - 10% permanent void periods applied on these properties)
- Equivalent yield (30 September 2021: 6.5% - 8%; 31 March 2021: 6.5% - 8%)

Significant increases / (decreases) in the ERV (per sqm p.a.) in isolation would result in a significantly higher / (lower) fair value measurement. Significant increases / (decreases) in the long-term vacancy rate and equivalent yield in isolation would result in a significantly lower / (higher) fair value measurement. Generally, a change in the assumption made for the ERV (per sqm p.a.) is accompanied by:

- a similar change in the equivalent yield, and
- an opposite change in the long-term vacancy rate

**4. Trade and other receivables**

	As at 30 Sep 21 USD (Unaudited)	As at 31 Mar 21 USD (Audited)
<i>Rent receivable</i>		
Gross amount receivable	6,711,751	5,571,655
Less: allowance for impairment	(2,564,803)	(2,163,469)
	<b>4,146,948</b>	<b>3,408,186</b>
<i>Other Receivables</i>		
Deposits for utilities	945,535	945,535
Profit receivable	12,644	-
Other receivable	57,857	-
Capital work in progress (i)	684,616	-
Accrued lease incentive	3,309,142	3,099,916
	<b>5,009,795</b>	<b>4,045,451</b>
<b>Total trade and other receivables</b>	<b>9,156,743</b>	<b>7,453,637</b>
<b>Movement in allowance for impairment</b>		
Balance at start of the period / year	(2,163,469)	(369,754)
Charge for the period / year	(401,334)	(1,793,715)
<b>Balance at end of the period / year</b>	<b>(2,564,803)</b>	<b>(2,163,469)</b>

(i) The balance represents advance made of USD 684,616 to third party for completion of the refurbishments for Al Thuraya property.

**Notes to the condensed consolidated interim financial information (continued)**

For the six month period ended 30 September 2021

**5. Prepaid expenses**

	As at 30 Sep 21 USD (Unaudited)	As at 31 Mar 21 USD (Audited)
Other prepaid expenses	127,322	349,804
<b>Total prepaid expenses</b>	<b>127,322</b>	<b>349,804</b>

**6. Cash and cash equivalents**

	As at 30 Sep 21 USD (Unaudited)	As at 31 Mar 21 USD (Audited)
Cash at GSO Portal (in AED account)	14,915	14,915
Cash at bank (in USD accounts))	1,066,602	1,184,316
Cash at bank (in AED accounts)	10,183,150	16,567,109
Islamic deposits	9,598,649	6,841,258
<b>Total cash and cash equivalents</b>	<b>20,863,316</b>	<b>24,607,598</b>

Islamic deposits represent Wakala deposits with Emirates NBD Bank and Ajman Bank. They have a maturity of less than 3 months.

**7. Trade and other payables**

	As at 30 Sep 21 USD (Unaudited)	As at 31 Mar 21 USD (Audited)
<b>Current liabilities:</b>		
Rent received in advance and unearned income	6,287,847	9,341,206
Tenants' security deposits	912,139	771,412
Management fees	696,854	717,895
Retention Payable	85,147	-
Derivative financial instruments	822,070	-
Sundry creditors	2,761,229	2,204,104
	<b>11,565,286</b>	<b>13,055,053</b>
<b>Non-current liabilities:</b>		
Tenants' security deposits	2,285,102	2,358,246

**Notes to the condensed consolidated interim financial information (continued)**

For the six month period ended 30 September 2021

**8. Lease liabilities**

The lease liability is measured by increasing the carrying amount to reflect profit on lease liability and by reducing the carrying amount to reflect the lease payments made.

	As at 30 Sep 21 USD (Unaudited)	As at 31 Mar 21 USD (Audited)
<b>Lease liabilities recognised as at 1 April</b>	15,095,511	15,215,323
Finance cost on lease liability during the period / year	406,326	809,890
Lease liability paid during the period / year	(162,029)	(929,702)
<b>Closing balance of Lease liabilities</b>	<b>15,339,808</b>	<b>15,095,511</b>
<b>Shown as:</b>		
Current lease liabilities	699,101	699,101
Non-current lease liabilities	14,640,707	14,396,410

**9. Finance cost payable on Islamic financing**

	As at 30 Sep 21 USD (Unaudited)	As at 31 Mar 21 USD (Audited)
Profit expense payable	182,670	170,930
<b>Total finance cost payable on Islamic financing</b>	<b>182,670</b>	<b>170,930</b>

The balance represents profit expense payable on murabaha facility from Mashreq bank. For details on the murabaha facility and profit rate refer note 10 on Islamic financing.

**10. Islamic financing**

The Group had signed a commodity murabaha facility of USD 176,967,057 (equivalent to AED 650,000,000) on 30 June 2019 with Mashreq Bank which is secured against selected investment properties. The murabaha rate is 2.65% above the quarterly EIBOR, payable in arrears. As at 30 September 2021, the Group had drawn down USD 149,741,356 equivalent to AED 550,000,000, the remaining facility has lapsed. The facility term is 12 years where the first 4 years is profit only and principal repayment will start from year 5 onwards. 30% of the facility will be repaid on the termination date.

During the year ended 31 March 2019, the Group had signed a commodity murabaha facility on 14 November 2018 with Standard Chartered Bank of USD 90,000,000 which is secured against selected investment properties. This is a profit only facility for 3 years and principal will be repaid at maturity. The murabaha rate is 2.15% above the quarterly LIBOR, payable in arrears. As at 30 September 2021, the Group has drawn down USD 44,650,000 from the facility.

**Notes to the condensed consolidated interim financial information (continued)**

For the six month period ended 30 September 2021

**10. Islamic financing (continued)**

The facilities are payable as follows:

	As at 30 Sep 21 USD (Unaudited)	As at 31 Mar 21 USD (Audited)
<i>Contractual cash flows</i>		
- Less than one year	49,272,705	50,161,776
- Between one and five years	153,088,998	155,471,937
	<u>202,361,703</u>	<u>205,633,713</u>
Future finance costs not recognised in the condensed consolidated interim financial information	(7,970,346)	(10,992,358)
	<u>194,391,357</u>	<u>194,641,357</u>
Less: Deferred finance costs (refer note i below)	(748,616)	(1,167,177)
Add: Derivative financial instrument cost (refer note ii below)	205,251	-
<b>Net Islamic finance liability – carrying value</b>	<b><u>193,847,992</u></b>	<b><u>193,474,180</u></b>

Net Islamic financing liability is presented in these condensed consolidated interim financial information as follows:

	As at 30 Sep 21 USD (Unaudited)	As at 31 Mar 21 USD (Audited)
- Less than one year	44,403,305	44,229,090
- More than one year	<u>149,444,687</u>	<u>149,245,090</u>

i) This represents the arrangement fees paid for obtaining the Islamic financing facilities.

ii) This represents derivative finance cost payable on hedging instruments.

Movement in the Islamic finance during the period/year is as follows:

	As at 30 Sep 21 USD (Unaudited)	As at 31 Mar 21 USD (Audited)
As at 1 April	194,641,357	181,628,506
Repayments during the period/year	(250,000)	(600,000)
Withdrawals during the period/year	-	13,612,851
<b>As at end of the period/year</b>	<b><u>194,391,357</u></b>	<b><u>194,641,357</u></b>

**Notes to the condensed consolidated interim financial information (continued)**

For the six month period ended 30 September 2021

**11. Derivative financial instruments**

	As at 30 Sep 21 USD (Unaudited)	As at 31 Mar 21 USD (Audited)
Profit rate SWAP	822,070	-

In order to manage the risk arising from fluctuations in interest rates arising from the Company's variable rate borrowings (Note 11), the company entered into a profit rate swap with Mashreq Al Islami, Islamic Banking Division of Mashreqbank PS.

On 30 September 2021, the Company had an outstanding profit rate swap with a notional amount of AED 400 million (March 2021: NIL). The profit rate swap is effective from 1 July 2021 and the termination date is 30 June 2023 with cashflows exchanged on a quarterly basis. It has a maximum notional amount of AED 400 million. The swap programme had a negative fair value of USD 822,070 (March 2021: NIL) as at 30 September 2021, resulting in a loss of USD 822,070 (March 2021: NIL) which was recognised in the other comprehensive income.

**12. Share Capital and Reserves**
*a) Share capital*

The authorised share capital of the Group is USD 500,000 divided into 500,000,000 fully paid Ordinary Shares at a nominal value of USD 0.01 per share. The fully paid ordinary shares of the Company are 250,000,000 (31 March 2021: 250,000,000). Pursuant to reduction in share capital (note 13(b)) and shares buy-back (note 13(c)), the share capital of the Group is USD 250,000 (31 March 2021: USD 250,000).

*b) Reduction of Capital*

During the year ended 31 March 2019, shareholders' in General Meeting dated 27th November 2018 approved to reduce the issued share capital of the Company and transfer the same to distributable reserve and special reserve. Subsequently, shareholders' in the Annual General Meeting dated 1st July 2020 approved to reduce the issued capital of the Company further and transfer the same to distributable reserve. The purpose of the distributable reserve is to enable ENBD REIT to maintain consistent dividend payments despite movements in capital values. During the period, the entire distributable reserve was transferred to retained earnings following board resolution dated 15 September 2021. As at 30 September 2021, the balance in the distributable reserve account stands at USD Nil (31 March 2021: USD 101,465,373)

The purpose of the special reserve account is for coverage of liabilities outstanding at the time of movement of share capital to the distributable reserve account. During the period a transfer of USD 4.56 million is made from the special reserve account. As at 30 September 2021, the balance in the special reserve account stands at USD 66,243,585 (31 March 2021 USD 70,805,683).

*c) Shares buy-back*

The balance of USD 962,457 (31 March 2021: USD 962,457) represents the transfer from Surplus reserve to Capital Redemption Reserve as a result of the share buy-back programme.

*d) Hedge Reserve*

The hedge reserve comprises the effective portion of the cumulative net change in the fair value of hedging instruments used in cash flow hedges pending subsequent recognition in profit or loss or directly included in the initial cost or other carrying amount of a non-financial asset or non-financial liability. The balance of USD 822,070 (31 March 2021: Nil) represents the provision on the profit rate swap on the basis of the mark to market adjustment on 30 September 2021.

**Notes to the condensed consolidated interim financial information (continued)**

For the six month period ended 30 September 2021

**13. Property operating expenses**

	For the six month period ended 30 Sep 21 USD (Unaudited)	For the six month period ended 30 Sep 20 USD (Unaudited)
Building managers' expenses	1,698,489	1,930,136
Cleaning, electricity and water	443,594	490,631
Building maintenance expenses	392,013	344,800
Air conditioning	270,442	274,761
Insurance	54,522	62,112
Legal & professional fees	70,823	33,847
Miscellaneous expenses	45,614	241,368
	<b>2,975,497</b>	<b>3,377,655</b>

**14. General and administrative expenses**

	For the six month period ended 30 Sep 21 USD (Unaudited)	For the six month period ended 30 Sep 20 USD (Unaudited)
Legal and professional fees	90,030	174,362
Board and committee fees	244,998	218,171
Fund administration custodian and related services	75,390	96,077
Miscellaneous expenses	157,269	164,274
	<b>567,687</b>	<b>652,884</b>

**15. Related parties and significant transactions**

Related parties of the Group include significant shareholders, key management personnel, directors and businesses which are controlled directly or indirectly by the significant shareholders or directors or over which they exercise significant management influence. Pricing policies and terms of these transactions are approved by the Group's management and are carried out at arm's length transaction.

There have been no changes identified in related parties since 31 March 2021.

**Related party transactions**

	For the six month period ended 30 Sep 21 USD (Unaudited)	For the six month period ended 30 Sep 20 USD (Unaudited)
Management fees (i)	1,326,045	1,478,666
Board and Committee fees (ii)	244,998	218,171
Fund administration custodian and related services (iii)	75,390	96,077
Profit on Islamic deposit	39,620	11,065

i) The Group has appointed Emirates NBD Asset Management Limited as the Fund Manager. The following management fee is payable to the Fund Manager:

<b>Total Net Assets per Fund</b>	<b>Management Fee</b>
On first USD 550 million Net Assets	1.50% of NAV
On next USD 450 million Net Assets	1.25% of NAV
Over USD 1,000 million Net Assets	1.00% of NAV



## Notes to the condensed consolidated interim financial information (continued)

For the six month period ended 30 September 2021

### 15. Related parties and significant transactions (continued)

For the period 1 July 2020 to 31 December 2020 Emirates NBD Asset Management Limited reduced the management fee to 1.3% on the first USD 550 million Net assets.

- ii) Each director of ENBD REIT is entitled to a remuneration of USD 75,000 per annum. Director fees charged to the Group for the period ended 30 September 2021 were USD 150,000 (30 September 2020: USD 140,000) and USD Nil was owed to Directors at 30 September 2021 (31 March 2020: USD Nil).
- iii) The Company has appointed Apex Fund Services (Guernsey) Ltd as the Custodian (previously, State Street Custodial Services (Jersey) Limited). The custodian fees are divided into two categories for each market of investment, namely safekeeping fees and transaction fees.

### Balances with related parties

Cash and cash equivalents of the Group are placed with a shareholder of the Company (a bank) amounting to USD 1,167,386 (31 March 2021: USD 1,217,297.43).

As at 30 September 2021, the Group has an amount payable to the Fund Manager of USD 696,854 (31 March 2021: USD 717,895).

### 16. Financial risk and Capital management

The Group's activities expose it to various types of risk that are associated with financial instruments and markets in which it invests.

The condensed consolidated interim financial information does not include all financial risk management statements and disclosures required in the annual consolidated financial statements and they should be read in conjunction with the Group's audited annual financial statements as at 31 March 2021.

#### Profit rate risk

Profit rate risk is the risk that changes in profit rates will affect future cash flows or the fair value of financial instruments of the Group. The Group is exposed to risks associated with the effects of fluctuations in the prevailing levels of market profit rates. The Group manages its cash flow profit rate risk by using profit rate swap (Note 11).

As at 30 September 2021, the impact of 1% upward and downward profit rate movement on the profit rate swap, with all other variables held constant would result in Increasing / Decreasing the Cash Flow Hedging Reserve by USD 1.09 million with corresponding impact on decreasing or increasing the Derivative Liability on the statement of financial position by similar amount.

There have been no changes in the risk profile and capital management policies since 31 March 2021 apart from the above.

### 17. Loss per share

The calculation of basic earnings per share is based on the profit or loss attributable to Ordinary Shareholders and weighted average number of Ordinary Shares outstanding. The Group does not have any potential ordinary shares and accordingly Basic and Diluted Earnings per share are the same.

	For the six month period ended 30 Sep 21 USD	For the six month period ended 30 Sep 20 USD
Loss attributable to the ordinary shareholders of the Group	(10,768,131)	(26,189,542)
Weighted number of ordinary shares in issue (refer note i below)	250,000,000	250,000,000
Basic loss per share (USD)	<u>(0.04)</u>	<u>(0.10)</u>

**Notes to the condensed consolidated interim financial information (continued)**

For the six month period ended 30 September 2021

**17. Loss per share (continued)**
**i) Reconciliation of weighted average number of ordinary shares**

	For the six month period ended 30 Sep 21 USD	For the six month period ended 30 Sep 20 USD
As at 1st April	250,000,000	250,000,000
Weighted average number of ordinary shares at end of the period	<u>250,000,000</u>	<u>250,000,000</u>

**18. Contingent Liabilities and Commitments**
**Capital commitments and contingencies**

The Group does not have any contingent liabilities at 30 September 2021 (31 March 2021: Nil). The Group has a capital commitment of USD 3.5 Million as at the reporting date (31 March 2021: USD Nil). This is related to the refurbishments of Al Thuraya property.

**Operating lease commitments as a lessor**

The Group leases out its investment properties. Future minimum lease receivable under non-cancellable operating lease are as follows:

	As at 30 Sep 21 USD (Unaudited)	As at 31 Mar 21 USD (Audited)
Less than one year	23,335,802	24,091,743
Between one and five years	47,422,663	51,798,580
More than five years	56,640,639	56,844,061
	<u>127,399,104</u>	<u>132,734,384</u>

**19. Fair value of financial instruments**

The carrying amounts of the Group's financial assets and financial liabilities approximate their fair values as at the reporting date.

**20. Dividend Distribution**

During the current period, a final dividend of USD 0.0176 per share amounting to USD 4,400,000 (2.44% of NAV) was declared and approved for the period ended 31 March 2021 and paid on 25 July 2021 (31 March 2020: USD 5,100,000).

**21. Significant subsequent events**

Subsequent to the reporting date, the Group has settled the outstanding commodity murabaha facility of USD 44,650,000 with Standard Chartered Bank on 10 November 2021 and transferred the same to Emirates NBD Bank PJSC through an assignment.

**22. Approval of the financial information**

The condensed consolidated interim financial information was approved by the Board of Directors on 23 November 2021.