



Derayah Financial

Derayah REIT

2021 First Quarter  
Statement

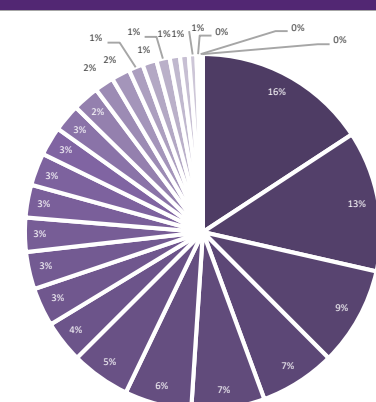




Derayah REIT is a Shariah compliant closed-end real estate investment traded fund. The Fund operates in accordance with the Real Estate Investment Funds Regulations and the Real Estate Investment Traded Funds Instructions issued by the Capital Market Authority. The Fund aims to generate income to the investors' capital through investing in income-generating real estate assets in accordance with the strategy set out in the Fund's terms & conditions and the relevant regulations. The Fund distributes quarterly dividends of no less than ninety percent (90%) of net profits to Fund's Unitholders.


Basic Information	
Listing Date	26 Mar 2018
Fund Term	99 Years
Fund Management Fees	%0.85 of NAV
Custody Fees	%0.03 of NAV capped at SR120,000 annually
Valuation Frequency	Semi-Annual
Outstanding Units	107,507,035 Units
Financial Indicators	
Total Asset Value <sup>(1)</sup>	SR1,744,044,485
Net Asset Value <sup>(1)</sup>	SR962,011,097
Banking Facility	SR747,982,833
Loan % to Total Assets Value	%43
Unit Market Price on Tadawul as in 31/03/2021	SR12.06
Rental Income on Unit Price 2021 Q1 <sup>(2)</sup>	%3.037
Expense Ratio of 2021 Q1 <sup>(3)</sup>	%0.136
Fund's Cost to Total Asset Value of 2021 Q1 <sup>(4)</sup>	%0.387
Dividends Distribution	
Dividends Policy	Quarterly dividends of no less than 90% of net profits
2021 Q1 Dividend	SR0.180 per unit
Total Dividend Distribution for 2021	SR19,351,266
Fund's Asset Information	
Number of Properties	27 Properties
Geographical Distribution	6 Main Cities
Sector Allocation	9 Sectors
Occupancy Rate <sup>(5)</sup>	%98
Total Land Area	704,904 sqm
Total Built-up-area	557,189 sqm
Fundamental Changes in 2021 Q1	
None	
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**Names & Percentages of Properties in Fund's Portfolio <sup>(6)</sup>**

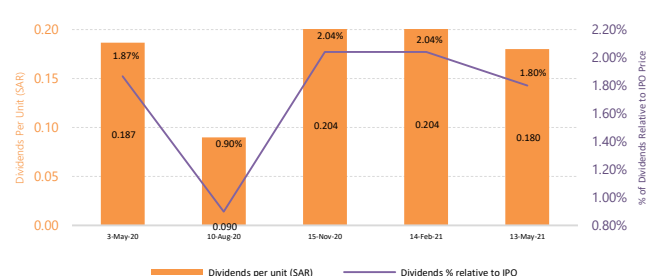


- Smart Tower
- Sulay Warehouses Complex
- AlSharq Logistics Complex
- Jubail Views Residential Compound
- Dammam Warehouses Complex
- City Life Plaza
- Mooton Tower
- Jeddah Office Tower
- Al-Fanar Commercial Complex
- Grand A Residential Building
- Al-Wadi District Warehouses
- AlSittien Commercial Center
- Jeddah Khumarh Warehouses
- Education & Skills School
- AlKhaleijah Business Center
- The Valley Commercial Center
- Al-Khaldiyyah District Warehouses (2)
- Grand B Commercial Building
- Raseel Medical Center
- Jubail Employees Residential Buildings
- Khalidiya District Warehouses (1)
- Riyadh Al-Azizia Warehouses (1)
- Riyadh Al-Azizia Warehouses (2)
- Dammam Labor Housing (2)
- Khobar Labor Housing
- City Walk Commercial Center

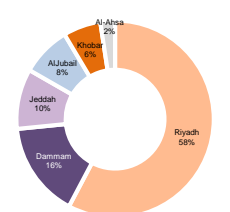
**Unit Price Performance**



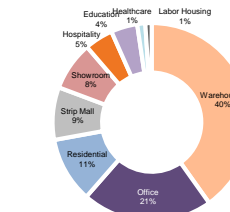
**Dividend Distribution**



**Asset Allocation by Geographical Location <sup>(6)</sup>**



**Asset Allocation by Real Estate Sector <sup>(6)</sup>**



(1) Numbers represent the position as in 31/03/2021 and are unaudited

(2) Relative to IPO price

(3) Expenses represents fees paid for managing the fund including fund management fee, custody, audit, sharia advisory, listing and registering the fund fees.

(4) Costs includes valuations, operating and financing expenses.

(5) Of gross leasable area

(6) As per average valuation of 31/12/2020