



Derayah REIT

2023 Fourth Quarter Statement



Fund Manager

Derayah Financial, license number 08109-27 dated 16/06/2008. A Capital Market Institution licensed by the Capital Market Authority to practice dealing, advisory, asset management, and custodial activities. Registered with CMA under provisions of Capital Market Institutions Regulations

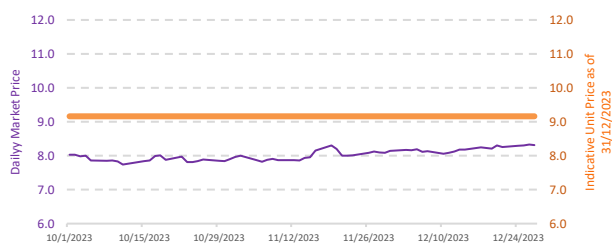
Derayah REIT is a Shariah compliant closed-end real estate investment traded fund. The Fund operates in accordance with the Real Estate Investment Funds Regulations issued by the Capital Market Authority. The Fund aims to generate income to the investors' capital through investing in income-generating 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 net assets value annually
Custody Fees	0.03% of net assets value, capped at SR120,000 annually
Valuation Frequency	Semi-Annual, end of Jun and Dec of every Gregorian Year
Outstanding Units	107,507,035 Units
Number of Properties	25 Properties
Fund Currency	Saudi Riyal
Dividends Distribution	Quarterly cash dividends of no less than 90% of Fund's net profits

Unit Price Performance For 2023 Q4

Unit Market Price⁶	SR 8.25
Indicative Unit Price⁷	SR 9.16



Financial Indicators

Total Asset Value¹	SR 1,619,311,976
Net Asset Value²	SR 984,847,814
Banking Facility	SR 607,982,832
Loan % to Total Asset Value	38%
Period for Fulfillment	6-7 Years
Banking Facility Due Dates	The financing's due dates are staggered in 2026 and 2027.
Net Rental Income on Unit Price³	1.920%
Expense Ratio of 2023 Q4⁴	0.167%
Cost Ratio of 2023 Q4⁵	0.480%

Total Expenses for 2023 Q4 and Their % of Total Asset Value and Cap Limit for Expenses

Expenses	Amount (SR)	Percentage	Limit Cap
Management Fee	2,114,080	%0.131	0.85% of net asset value
Custody Fee	30,247	%0.002	120,000 Annually
Audit Fee	7,562	%0.000	30,000 Annually
Shariah Consultant	4,726	%0.000	18,750 Annually
Valuation Fee	117,000	%0.007	10,000 Per property annually
Independent Board Fees	-	%0.000	24,000 Annually to all independent members
Property Management Fee	1,199,501	%0.074	7% of Collected rent annually
Financing Fee	6,452,123	%0.398	At prevailing market rates
Other Expenses	362,946	%0.022	0.05% of total asset value annually
CMA Fee	1,890	%0.000	7,500 Annually
Tadawul and Edaa Fee	177,699	%0.011	705,000 Annually

Dividends Distribution 2023 Q4

Total Dividends Distributed	SR 9,207,356
Outstanding Units	107,507,035 Units
Dividends Distributed per Unit	SR 0.0856
Distribution as % of Net Asset Value	0.93% (Net Asset Value as in 31-12-2023)
Distribution Eligibility	15-02-2024

Previous Fund Distributions

2023 Q3	SR 0	107,507,035 Units	SR 0
2023 Q2	SR 10,750,704	107,507,035 Units	SR 0.100
2023 Q1	SR 12,040,788	107,507,035 Units	SR 0.112
2022 Q4	SR 15,000,000	107,507,035 Units	SR 0.140

List and Percentages of Properties in Fund's Portfolio

Property	Occupancy ⁸	Weight ⁹	Property	Occupancy ⁸	Weight ⁹
1 Smart Tower	100%	16.58%	14 AlKhaleejah Business Center	100%	2.70%
2 Sulej Warehouses Complex	100%	14.38%	15 The Valley Commercial Center	66.40%	2.32%
3 Jubail Views Residential Compound	91%	8.07%	16 Al-Khaldiyah District Warehouses (2)	100%	2.06%
4 Dammam Warehouses Complex	100%	7.10%	17 Grand B Commercial Building	100%	2.05%
5 City Life Plaza	92%	7.04%	18 Rasied Medical Center	100%	1.54%
6 Matoon Tower	100%	5.61%	19 Jubail Employees Residential Buildings	100%	1.45%
7 Jeddah Office Tower	100%	4.41%	20 Khaldiyah District Warehouses	100%	1.32%
8 Al-Fanar Commercial Complex	100%	4.07%	21 Riyadh Al-Azizia Warehouses (1)	100%	1.07%
9 Grand A Residential Building	0%	3.65%	22 Riyadh Al-Azizia Warehouses (2)	100%	0.87%
10 Al-Wadi District Warehouses	100%	3.31%	23 Dammam Labor Housing (2)	100%	0.72%
11 Jeddah Khumrah Warehouses	100%	3.10%	24 Dammam Labor Housing (1)	100%	0.35%
12 AlSitreem Commercial Center	90.50%	3.08%	25 Khobar Labor Housing	92%	0.22%
13 Education & Skills School	100%	2.91%			

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Fundamental and Non-Fundamental Changes affecting Fund Assets

None.

¹ Number represents the position as in 31/12/2023 and are unaudited

² Number represents the position as in 31/12/2023 and are unaudited

³ Net Rental Income is the total Rental Income for the Quarter, Subsequent Property and Facility Management Fees, in unit market price as of 31/12/2023 (Last Trading Day of the Period)

⁴ Expenses represent fees paid for managing the fund including management fees, custody, audit, Shariah advisory, listing and registering the fund fees in total assets value

⁵ Costs include property management fees, valuations fees and financing fees in total assets value

⁶ Closing Price in the Saudi Stock Exchange (Tadawul) as in 31/12/2023 (Last Trading Day of the Period)

⁷ This unit value per unit based on the average of properties valuation after deducting all fund expenses including remaining fee for interest, and is calculated by dividing net assets value by number of units in the relevant day

⁸ Calculated of gross leasable area

⁹ % Per average valuation as in 31/12/2023