



IN BRIEF

		VARIANCE Y-O-Y
Investment Properties	USD 887.6m AED 3.3b	+15.8%
Net Asset Value	USD 465.2m AED 1.7b	+29.3%
NAV* per Share	USD 1.46	+29.3%
Net Lettable Area	208,362 sq.m 2.2m sq.ft	
Occupancy	87.3%	+5.4 p.p.

* Net Asset Value

FINANCIAL HIGHLIGHTS

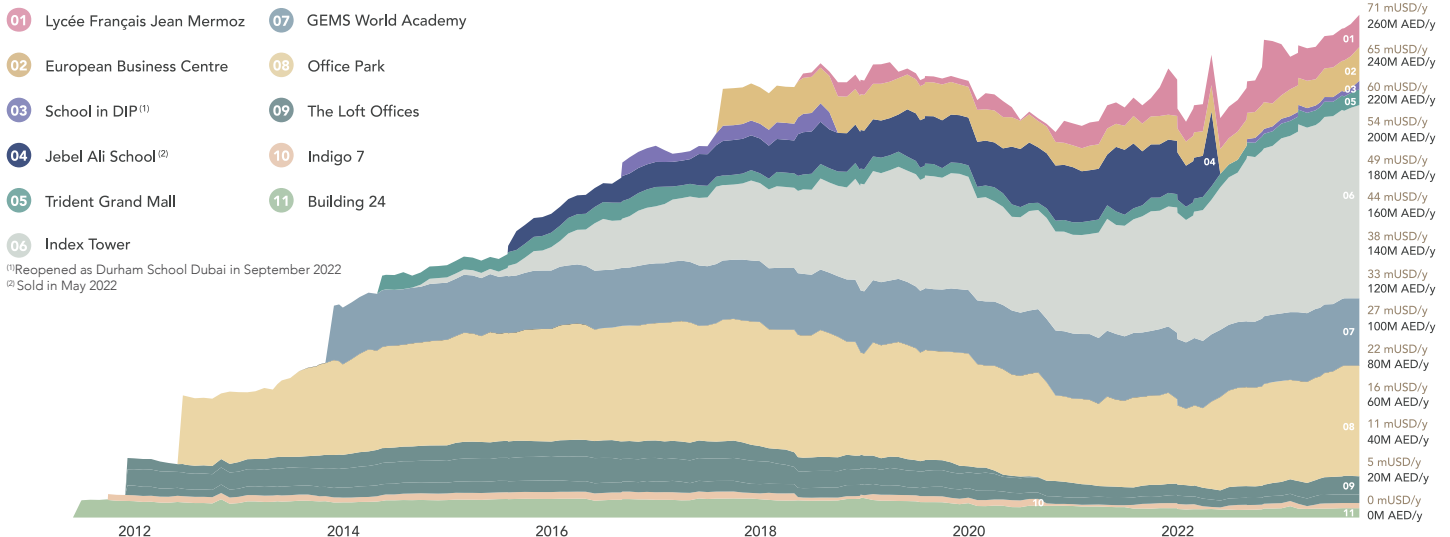
- Total property income for 9 month period ended Sept 30, 2023 amounted to USD 55m translating in a y-o-y growth of 10% (9M YTD 2022: USD 50m)
- Property operating expenses recorded a slight rise of 4% y-o-y resulting in net property income for 9M YTD 2023 amounted to USD 45m, growing 11% y-o-y (9M YTD 2022: USD 41m)
- Operating profit for 9 month period ended Sept 30, 2023 amounted to USD 32m, which is up 13% y-o-y, reflecting continued improved operating performance of the REIT
- Finance cost was higher mainly due to high-cost Sukuk & effect of rising benchmark rates on bilateral facilities. This resulted in a negative FFO of USD 5.4m for the 9 month period ended Sept 30, 2023
- Due to continued improved valuations, unrealized revaluation gain for 9M YTD 2023 amounted to USD 98m, resulting in a Net Profit of USD 93m for the period (9M YTD 2022: USD 69m)
- Driven by these valuations, fair value of investment properties grew by circa 16% y-o-y & amounted to USD 888m as at Sept 30, 2023 (Sept 30, 2022: USD 766m)
- Islamic Financing reduced by USD 28m or 6% y-o-y, due to refinancing & partial repayment of Sukuk & drawdown of new bilateral facilities during the period, improving the FTV* to 44% as at Sept 30, 2023 (Sept 30, 2022 : 51%)
- Net Asset Value grew by 29% y-o-y to USD 465m as at Sept 30, 2023, which translated in a NAV per share of USD 1.46, as compared to USD 1.13 per share, same period last year

* Financing to Assets Value

OPERATIONAL HIGHLIGHTS

- Occupancy across the portfolio increased Y-o-Y by 5.4 p.p. to 87.3% (+1.9 p.p. Q-o-Q).
- Strong demand in the market along with the lack of quality stock driving the opportunity to maximize rental yield for remaining space and renewals, particularly at Index Tower.
- Occupancy across the Commercial and Retail portfolio increased by 8.1 p.p. Y-o-Y (+3.1 p.p. Q-o-Q) to 79% whilst rates also increased by 7.7% Y-o-Y (+3% Q-o-Q).
- Rental rates across the education portfolio are stable.
- On a like for like basis, WALE decreased from 6.7 to 6.4 years Q-o-Q.
- Occupancy at Index Tower increased by 3.6 p.p. during Q3 2023 to 82% with a further rental rate increase of 5% during the quarter.
- Occupancy at properties in Media City / Internet City remained stable during Q3 2023 at 73.5%, with a good level of demand and new enquiries.
- Strong performance at European Business Centre with an increase in occupancy of +8.1 p.p. to 84% and improved rates of +5.2%, Q-o-Q.
- Leasing activity during Q3 2023:
 - 30 renewals (3,675 sq.m.).
 - 27 new leases (5,809 sq.m.).
 - 9 exits (1,081 sq.m.).

ANNUALISED RENT





INCOME AND EARNINGS

FOR THE 9 MONTH PERIOD ENDED

IN USD M	SEP 30, 2023	SEP 30, 2022	VARIANCE Y-O-Y
Rental, Fee and Other Income	55.1	51.7	+6.6%
Loss on Disposal of Investment Property	-	(1.4)	(100.0%)
Total Property Income	55.1	50.3	+9.6%
Property Operating Expenses	(9.6)	(9.2)	+4.3%
Net Property Income	45.5	41.1	+10.8%
Fund Expenses	(12.3)	(12.0)	+2.3%
Allowance For Expected Credit Loss	(1.4)	(0.9)	+62.5%
Operating Profit	31.7	28.1	+12.8%
Finance Cost - Net	(35.1)	(18.6)	+88.9%
IFRS 16 Finance Charge	(2.0)	(2.0)	(0.5%)
Profit/(Loss) Before Fair Valuation / Funds From Operations (FFO)	(5.4)	7.5	(1.72x)
Net Unrealized Gain on Revaluation	98.0	61.5	+59.3%
Net Profit for the Period	92.6	69.0	+34.2%
Fair Value Adjustment On Cash Flow Hedges	0.0	0.9	(100.0%)
Total Comprehensive Income For The Period	92.6	69.9	+32.5%
FFO Per Share (USD)	-0.017	0.023	(1.72x)
Earnings Per Share (USD)	0.290	0.216	+34.2%

BALANCE SHEET

AS AT

IN USD M	SEP 30, 2023	SEP 30, 2022	VARIANCE Y-O-Y
Investment Properties	887.6	766.3	+15.8%
Total Assets	1,005.4	915.7	+9.8%
Islamic Financing	440.1	467.7	(5.9%)
Total Liabilities	540.2	556.0	(2.8%)
Equity / Net Asset Value (NAV)	465.2	359.7	+29.3%
FTV*(%)	43.8%	51.1%	+7.3 p.p
NAV per share (USD)	1.46	1.13	+29.3%

* Financing to Assets Value

DISCLAIMER

Due to rounding, numbers presented throughout this section may not add up precisely to the totals provided and percentages may not precisely reflect the absolute figures. The summary financial information presented is extracted from the unaudited Management Accounts.