

## ENBD REIT Announces First Dividend Payment of USD 0.0382 per Share

- Annualised equivalent dividend yield is 7.1%
- Dividends will be paid to shareholders on 12<sup>th</sup> July 2017

**Dubai, United Arab Emirates, 22 June 2017:** [ENBD REIT](#) (CEIC) Limited (“ENBD REIT” or the “REIT”), the Nasdaq Dubai-listed Shari’a compliant real estate investment trust managed by [Emirates NBD Asset Management](#), has announced its first dividend payment since listing on Nasdaq Dubai in March. The REIT will pay an interim dividend of USD 9,713,207, or USD 0.0382 per share. Shareholders must own shares in ENBD REIT before market close on 2<sup>nd</sup> July 2017 to be entitled to claim a dividend. The dividend record date will be 5<sup>th</sup> July 2017.

The dividend payment represents an annualized dividend yield of 7.13%, based on ENBD REIT’s closing share price of USD 1.08 on 21 June 2017 and an annualized dividend yield on net asset value (“NAV”) per share of 6.60% on the current NAV as at 31<sup>st</sup> March 2017. It is the intention of ENBD REIT to continue to distribute dividends to shareholders on a half-yearly basis.

**Tariq Bin Hendi, Director, ENBD REIT,** said:

*“The Board of Directors is pleased to announce ENBD REIT’s first dividend payment since the successful listing of our ordinary shares on Nasdaq Dubai in March. In the period since listing, our management team have worked hard to deploy the capital raised by the transaction. We have already announced one successful acquisition, which has diversified our holdings into alternative asset classes, and we have a strong pipeline of further acquisitions, which we intend to be announcing soon. We look forward to continuing to deliver strong returns to our shareholders.”*

ENBD REIT is a leading Shari’a compliant Real Estate Investment Trust, invested in properties across Dubai’s office, residential, and alternative real estate asset classes. In March 2017, the Company successfully raised USD 105 million when it listed on Nasdaq Dubai. The REIT’s predecessor fund, Emirates Real Estate Fund (“EREF”) consistently paid a semi-annual dividend since inception in 2005.

-Ends-

## PRESS RELEASE

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## ABOUT ENBD REIT

ENBD REIT (CEIC) Limited ("ENBD REIT") is a Shari'a compliant real estate investment trust managed by Emirates NBD Asset Management Limited (the "Fund Manager"), listed on Nasdaq Dubai under ticker ENBDREIT. ENBD REIT is a closed-ended investment company that was incorporated by the Fund Manager to invest in a diversified Portfolio of Shari'a-compliant real estate assets in the UAE. ENBD REIT has an unlimited duration and was established in the DIFC by the Fund Manager on 18 July 2016 under the Companies Law with the name "Emirates Real Estate Fund Limited" and with registration number 2209. The Fund subsequently changed its name to "ENBD REIT (CEIC) Limited". ENBD REIT is categorised under DFSA law and regulations as a Public Fund, a Domestic Fund, an Islamic Fund, a Property Fund and a Real Estate Investment Trust (REIT). ENBD REIT has been established with the main investment objective of generating income returns and capital appreciation from real estate assets. ENBD REIT plans to achieve its objectives through the following strategies: (i) prudent acquisitions with a focus on achieving diversification; and (ii) active asset management and enhancement. For more information, visit: [www.enbdreit.com](http://www.enbdreit.com)

## PORTFOLIO

### Office:

#### Al Thuraya 1 (Dubai Media City)

A G+29-story high rise commercial tower, located at a prime location in Dubai Media City with views over Barsha Heights and Palm Jumeriah.

#### Burj Daman (DIFC)

Two and a half floors (the fund fully owns the 10th and 14th floors and half of the 15th floor) in the commercial portion of the tower in the DIFC.

#### DHCC 49 (Dubai Healthcare City)

G+5-story commercial complex located in the Dubai Healthcare City free zone.

#### DHCC 25 (Dubai Healthcare City)

G+6-story commercial tower located in the Dubai Healthcare City free zone.

## PRESS RELEASE

### Residential:

#### Arabian Oryx House (Barsha Heights)

A residential tower with 128 units in the free zone Barsha Heights, Dubai. Mainly comprises units of one, two and four-bed apartments.

#### Binghatti Terraces (Dubai Silicon Oasis)

A residential tower with 201 residential and 5 retail units in Dubai Silicon Oasis, constructed by developers with an established track record.

#### Remraam Residential (Dubailand)

Two residential towers offering 105 units in mainly 1 & 2 bedroom apartments. The tower is fully-leased to the hotel company Media Rotana for its staff requirements.

### Alternative:

#### Uninest Dubailand (Dubailand)

A 424-bed student accommodation property located close to Dubai Academic City, serving students attending university across the city.

### HIGHLIGHTS

<b>Property portfolio value</b>	USD 349 million		
<b>NAV</b>	USD 297 million (USD 1.17 per share)		
<b>LTV (on GAV)</b>	32%		
<b>Occupancy</b>	86%		
<b>WAULT (years)</b>	2.23		
<b>No. of properties</b>	8		
<b>Sectors</b>	Office	61%	
	Residential	29%	
	Alternative	10%	