



Emirates REIT announces today its monthly update:

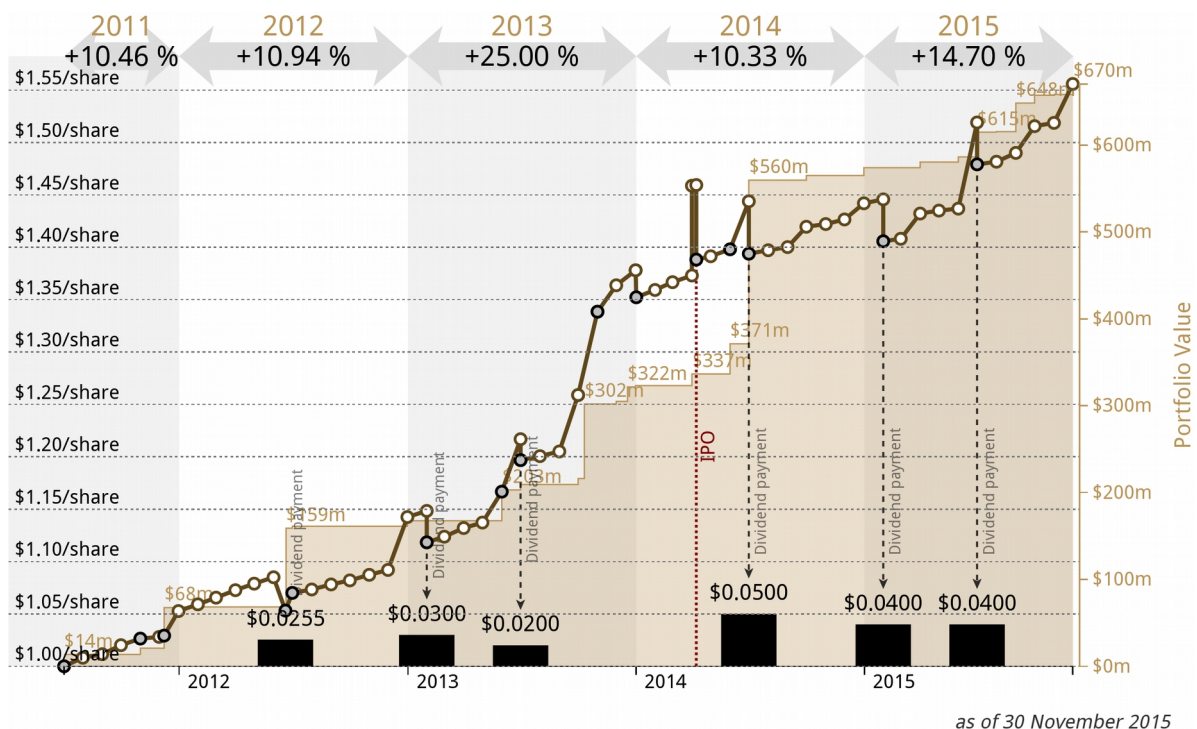
Net Asset Value as at 30 November 2015

- ◆ The **Net Asset Value**⁽¹⁾ has increased to **USD 1.5559** per share.
- ◆ The total Net Asset Value stands at **USD 466.2 million** (AED 1.7 billion).
- ◆ The **Portfolio Value** stands at **USD 670 million** (AED 2.5 billion)
- ◆ **REIT performance:** the annualized total return for the first eleven months of 2015 is **14.7%**.

The net asset value at 30 November 2015 includes revaluation gains recognised in the month of USD 10.65 million (AED 39.1 million). These revaluation gains relate to certain office floors at Index Tower that were revalued as part of the USD 109 million (AED 400 million) finance facility that Emirates REIT announced earlier this month.

The **total occupancy** rate across the portfolio increased by 9% within the past 5 months, with an occupancy rate of **77%** as at 30 November 2015 compared to 68% as at 30 June 2015. **Occupancy at Index Tower Offices increased to 16%** as at 30 November 2015, up from 14% in October 2015.

(1) The unaudited Net Asset Value attributable to the ordinary shares is calculated under International Financial Reporting Standards (IFRS) by the REIT’s independent Fund Administrator.



For further information

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About Emirates REIT

Emirates REIT, (NASDAQ Dubai: REIT; ISIN: AEDFXA1XE5D7), the first Shari'a compliant Real Estate Investment Trust listed on NASDAQ Dubai, is a Dubai-based real estate investment trust established to principally invest in income-producing real estate in line with Shari'a principles.

Emirates REIT is categorized as a domestic fund, an Islamic fund, a property fund and a real estate investment trust and benefits from an exclusive Ruler's Decree permitting to purchase properties in onshore Dubai through its onshore Dubai branch. Emirates REIT has acquired various freehold, leasehold and contractual interests in eight properties all located in Dubai.