ENBD REIT
Managed by Emirates NBD Asset Management

SUSTAINED MOMENTUM,
POSITIONED FOR THE MOMENT,
ENHANCING RETURNS

Annual Report
2026

Assets

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Al Thuraya Tower 1

2

The Edge

3


Arabian Oryx House

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South View School

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Uninest

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Souq Extra Retail Centre

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Binghatti Terraces

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Burj Daman

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DHCC 25

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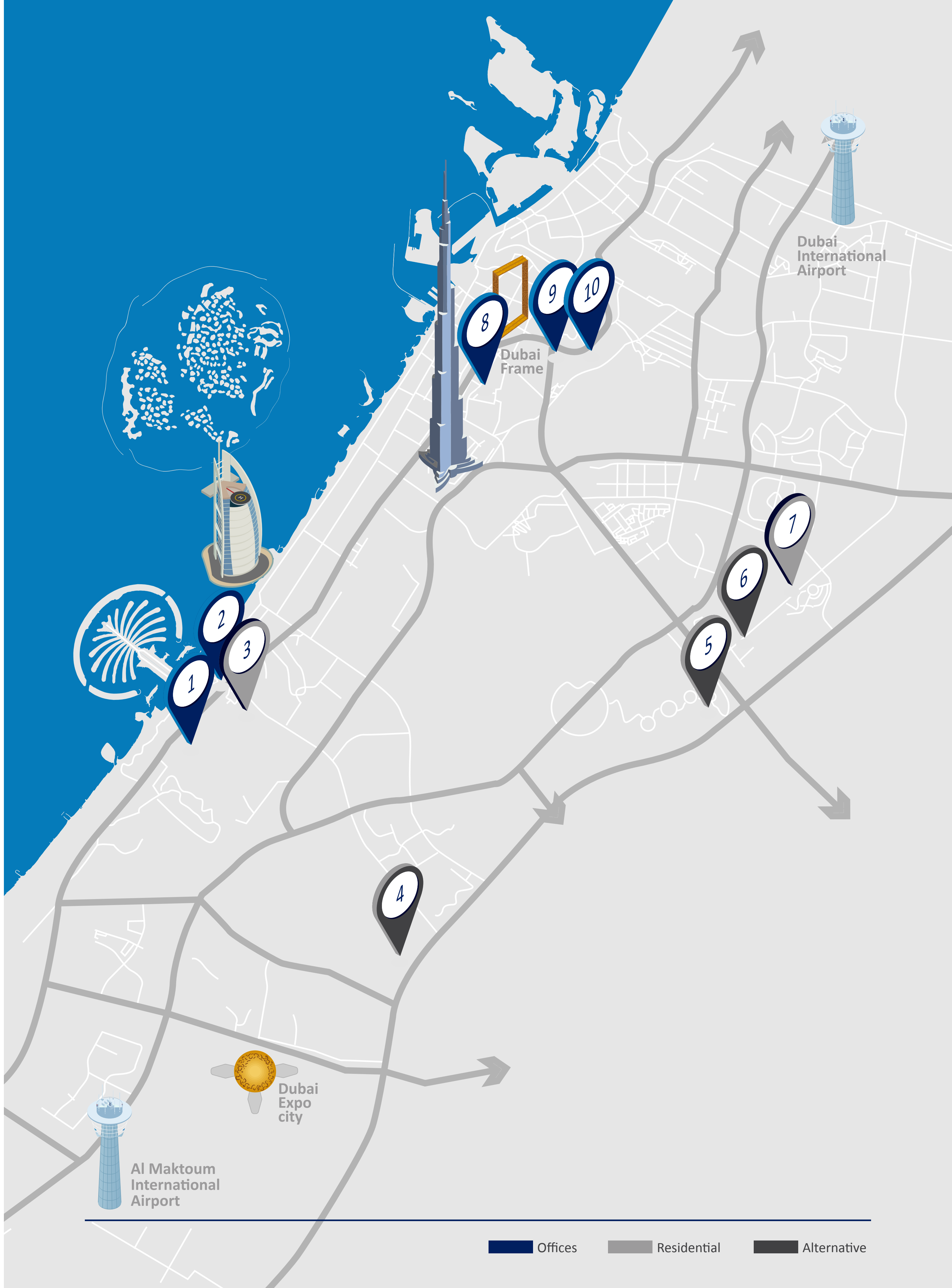
DHCC 49



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http://www.enbdreit.com/reit/investor-relations/

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https://www.linkedin.com/showcase/enbd-reit

Burj Daman

01 STRATEGIC REVIEW

ENBD REIT in Brief

Snapshot

Property portfolio value
USD **430m**

Properties
10

Occupancy
95%

WAULT (years)
3.00

LTV ratio
42%

Gross yield
8.90%

Portfolio segmentation

Offices:
72%

Residential:
13%

Alternative:
15%

As at 31st March 2026

Based in Dubai, ENBD REIT is a Shari'ah-compliant real estate investment trust investing directly in income-generating properties, with a focus on the UAE. In March 2017, ENBD REIT's ordinary shares were offered for trading on Nasdaq Dubai, under the ticker symbol ENBDREIT. The REIT's investment holdings represent a diverse portfolio, covering office, residential, and alternative real estate assets.

ENBD REIT is managed by Emirates NBD Asset Management Limited (the "Fund Manager"), which is one of the leading asset managers in the GCC, with USD 8.9 billion in assets under management across a range of public funds and discretionary portfolios. The Fund Manager is a wholly owned subsidiary of Emirates NBD Bank PJSC, one of the MENA region's largest banks.

As at 31st March 2026, ENBD REIT held 10 assets across Dubai:

Office

- **The Edge Building**
  (Dubai Internet City)
- **Al Thuraya Tower 1**
  (Dubai Media City)
- **Burj Daman**
  (two and a half floors, Dubai International Financial Centre (DIFC))
- **DHCC 49**
  (Dubai Healthcare City)
- **DHCC 25**
  (Dubai Healthcare City)

Residential

- **Binghatti Terraces**
  (Dubai Silicon Oasis)
- **Arabian Oryx House**
  (Barsha Heights)

Alternative

- **Uninest**
  (Dubailand)
- **South View School**
  (Dubailand)
- **Souq Extra Retail Centre**
  (Dubai Silicon Oasis)

The purpose of the REIT is to provide investors with a professionally managed means of participating in the United Arab Emirates ("UAE") institutional real estate market. The primary investment objective of ENBD REIT is to achieve regular rental income and long-term capital growth from a diversified portfolio of commercial, residential, and alternative properties. All investments by the REIT are made in compliance with Shari'ah guidelines, as defined by the Shari'ah Supervisory Board.

Binghatti Terraces

Sustained Momentum, Positioned for the Moment, Enhancing Returns

The 2026 financial year represents a year of continuity and resilience for ENBD REIT. Building on a strengthened operational base, the focus this year has been on sustaining portfolio performance, retaining high quality occupancy, and delivering consistent returns to shareholders. That foundation has held firm, and its results continue to be reflected across income, valuations, and asset values.

The year was characterised by disciplined execution and consistent delivery. Occupancy levels were maintained at record highs, rental income grew through uplifts secured across key assets, and property valuations continued to improve. The four strategic pillars that have guided the REIT, portfolio optimisation, income growth, cost efficiency, and ESG, remain in place and continue to provide a coherent framework for decision-making. The emphasis has been on executing against these priorities steadily and in a manner befitting the environment.

The broader UAE real estate market has provided a supportive backdrop throughout the year. Demand for quality office space in established locations has remained healthy, strengthened by business growth and an expanding occupier base. The residential market has sustained its momentum, driven by a growing community of long-term residents. These conditions have reinforced income stability across the portfolio and supported the capture of rental uplifts where lease events have allowed.

Sustainability continues to be a core thread running through the REIT's strategy, reflecting both the direction of the market and the expectations of tenants and investors. The LEED Gold certification achieved at South View School in the prior year marked a meaningful milestone, and the commitment to expanding the portfolio's environmental credentials remains active. Green-certified assets increasingly command stronger tenant demand, better retention, and improved valuations, making sustainability not a peripheral consideration but an integral driver of long-term performance.

The wider global climate calls for attentiveness and prudent navigation, and ENBD REIT is positioned to respond accordingly. The UAE has demonstrated time and again its capacity to remain a stable and attractive environment for real estate investment, and that foundation uplifts the confidence with which the REIT looks to the period ahead.

This Annual Report reflects a business that understands what it owns, is clear on what it needs to do, and remains focused on delivering for shareholders. With a high-quality, income-generating portfolio and a consistent strategic framework, ENBD REIT is well positioned to sustain its momentum and continue enhancing returns in the years ahead.

The Edge

Chairman's Statement

It is with great pride that I present ENBD REIT's Annual Report for 2026. This has been a year in which the UAE has continued to affirm its position as a steadfast and forward-looking economy. Supported by visionary leadership, a diversified economic base, and a resilient population, the country continues to attract meaningful global interest. The real estate sector remains an important reflection of that confidence, drawing investors and residents who see long-term value in what the UAE has to offer.

ALI AL MAZROEI
CHAIRMAN

> ENBD REIT delivered a year of steady and meaningful progress. The portfolio maintained strong record occupancy levels, saw improvements in property valuations, and continued to grow its net asset value – outcomes that reflect the sustained strategic effort of recent years.

The UAE has designated 2026 as the Year of Family, a national initiative centred on the belief that strong families are the foundation of a prosperous and cohesive society. The slogan "Growing in Unity" speaks to a commitment that resonates with how we think about our own responsibilities as a REIT. The spaces we own and manage, particularly our residential assets, are places where families live, work, and build their lives. We take that responsibility seriously, and we remain committed to maintaining our portfolio to a high standard in support of the people and organisations that depend on it.

The UAE real estate sector
The UAE's real estate market has continued its positive trajectory throughout the year. Demand across the commercial and residential sectors has continued to perform well, supported by overall population growth, an expanding business community, and the UAE's ongoing appeal as a place to live and invest. In the office segment, quality space in established locations has remained in demand, with supply relatively constrained. The residential market has seen the momentum of recent years continue, increasingly driven by longer-term residents rather than short-cycle investors and occupiers. These conditions have provided a broadly supportive environment for a portfolio of ENBD REIT's nature and positioning, though we remain responsive to the wider global climate and any need that may arise for onward prudent navigation.

We approach the year ahead with clear conviction, grounded in the quality of our portfolio and the discipline of our asset management.

ENBD REIT's performance
ENBD REIT delivered a year of steady and meaningful progress. The portfolio maintained strong record occupancy levels, saw improvements in property valuations, and continued to grow its net asset value – outcomes that reflect the sustained strategic effort of recent years. Rental income grew as the team secured uplifts across key assets, particularly within the office portfolio, where Burj Daman and Al Thuraya Tower 1 both performed well. Dividend payments to shareholders were maintained, supported by the resilience of cash flow generation across the portfolio.

Looking ahead, our priorities remain clear: to retain occupancy, sustain income, and proactively manage our assets to protect and grow their long-term value. We will continue to assess the external environment carefully in line with the relevant authorities and respond with the measured discipline that has characterised our approach throughout this year.

Acknowledgements
I would like to close by expressing my deepest gratitude to H.H. Sheikh Mohamed Bin Zayed Al Nahyan, President of the UAE and Ruler of Abu Dhabi, and H.H. Sheikh Mohammed Bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai, for their wise and visionary leadership.

I also extend my sincere appreciation to my fellow Directors for their strategic oversight and steadfast support. My gratitude goes equally to Jonathan and the entire ENBD REIT team for their dedication and disciplined execution throughout what has been a demanding year.

Finally, I would like to thank our shareholders, business partners, and tenants for their continued trust and support. Together, we remain committed to advancing ENBD REIT's strategic ambitions and reinforcing our position as a leading real estate investment trust in the UAE.

Key Highlights since IPO

2017

March
IPO on Nasdaq Dubai raising USD 105 million

May
Acquisition of Dubai's first purpose-built student accommodation

August
Acquisition of South View School, ENBD REIT's first education asset

October
ENBD REIT announces it has fully deployed all capital raised by IPO

December
Acquisition of Souq Extra community retail centre in Dubai Silicon Oasis

2018

April
Announcement of energy saving programme

July
Official opening of Souq Extra Retail Centre

November
USD 75 million in debt funding secured from Standard Chartered Bank

December
South View School formally inaugurated in Dubai's Remraam Community

2019

February
ENBD REIT announces completion of its reduction of share capital and commencement of its share buyback programme

July
USD 177 million financing facility secured from Mashreq Bank

September
Completion of share buy-back programme

2020

January
Proposed restructuring presented to shareholders

May
Announcement of rent relief measures for tenants impacted by COVID-19

July
Implementation of Yardi property management system

August
USD 109 million hedge secured

September
Refurbishment upgrades to Al Thuraya Tower 1 commencing with the appointment of Savills and Bluehaus Group

October
Announcement of lease renewal by Oracle, ENBD REIT's largest tenant

2021

September
Refurbishment upgrades to Al Thuraya Tower 1 reaching the halfway stage

December
Announcement of USD 200 million debt refinancing through Emirates NBD and Commercial Bank of Dubai

2022

January
Successful renegotiation of lease with student accommodation tenant, Uninest

March
The Edge Building awarded LEED Gold certification by the U.S. Green Building Council and the completion of refurbishment upgrades to Al Thuraya Tower 1

2023

January
WELL Health and Safety Rating achieved for Al Thuraya Tower 1

March
Refurbishment programme at DHCC 25 and 49 completed

2024

January
Refurbishments completed at Arabian Oryx House

February
Major renovations concluded at DHCC 25 and 49

March
Enhancements completed at Binghatti Terraces

March
WELL Health Safety Rating renewed for Al Thuraya Tower 1

June
South View School awarded prestigious LEED Gold Certification

July
Divestment of Remraam Residential Towers

2025

March
Refurbishments completed for Arabian Oryx House

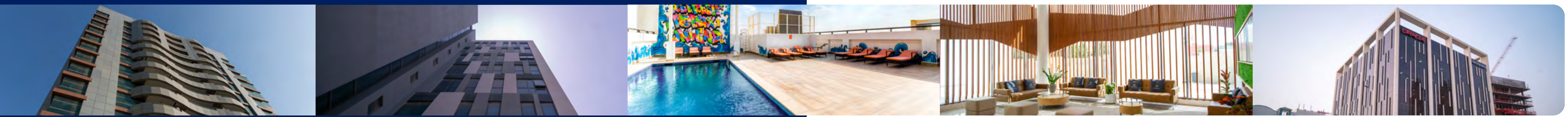
December
Renewed LEED Gold at The Edge

2026

January
Sira CCTV upgrades
Al Thuraya Tower 1

February
Refurbishments in DHCC25 common areas

March
The Edge tenant expansion and lease renewal



Market Overview

THE FOLLOWING MACROECONOMIC SUMMARY IS PROVIDED BY EMIRATES NBD RESEARCH

UAE Economic Snapshot

Dubai Residential Review - Q1 2026

- Following the exceptional year of growth in transaction volumes, market activity remained buoyant in the first two months of 2026. More than 32,200 residential units were transacted in January and February, up by 12% year-on-year.
- The growth momentum, however, was disrupted by the conflict as transactions dropped to 12,900 units in March from an average of 16,100 units sold during the first two months of the year.
- Despite the drop in transactions in March, the total number of units sold across Dubai in Q1 was up 4% year-on-year, with more than 45,200 property transfers across the city.
- Properties priced above AED 10 million saw a significant increase in demand during Q1, with more than 2,076 transactions recorded. The number of units sold was up 57% year-on-year compared with the 1,319 units sold in Q1 2025.
- The projected handover of more than 50,000 units by the end of the year and the uncertain economic conditions are weighing on property prices, especially across locations with large supply.

Uninest

THE FOLLOWING REAL ESTATE MARKET REVIEW HAS BEEN PROVIDED BY JLL, AN INDEPENDENT VALUER

Office Market

Dubai's office market experienced tight conditions in Q4, with citywide vacancy rates declining to 7.1% from 9.0% the previous year. Prime office properties achieved exceptionally tight occupancy with just 0.2% availability, while Grade A assets maintained 3.4% vacancy. Dubai's total office inventory reached 100.4 million sq. ft. of GLA, incorporating approximately 615,700 sq. ft. of Grade A quality space delivered during the year.

The constrained supply environment fuelled persistent rental escalation across all segments. Prime offices witnessed a 15.5% annual appreciation to reach USD 101 (AED 373) per sq. ft. per annum, while Grade A and Grade B segments achieved notable increases of 23.1% and 27.3% to average USD 71 (AED 261) per sq. ft. per annum and USD 57 (AED 209) per sq. ft. per annum, respectively. Given these strong market dynamics and limited space availability, some landlords may strategically withhold their remaining vacant units to capitalise on escalating rental rates.

Transaction activity demonstrated the challenging environment for new space procurement, with new contract volumes declining by 7.0% as occupiers struggled to secure fresh leasing arrangements. However, renewal contracts increased by 1.5%, demonstrating strong occupier commitment to retaining existing space amid current market conditions and limited alternatives.

Dubai's office market is experiencing faster growth in leasing inquiries from regional companies compared to multinational corporations, with new hedge funds and finance firms driving most occupier activity. Additional demand from legal, defence, and technology sectors is anticipated to remain buoyant. This diversified demand base across multiple sectors strengthens overall market health and resilience by reducing dependency on any single industry, sustaining leasing momentum that supports rental growth and occupancy levels.

The development pipeline indicates substantial supply additions expected to ease current market constraints, with 1.5 million sq. ft. scheduled for completion in 2026 and 1.4 million sq. ft. planned for 2027. This diversification of both demand and upcoming supply will prove to be a strong driving factor for the UAE's office market over the forthcoming period.

Residential Market

Dubai's residential sales market demonstrated robust performance throughout 2025, sustaining strong demand and achieving an 18.0% growth in total transaction volume compared to the previous year. This significant expansion was predominantly led by the off-plan sector, which continued to dominate market activity by maintaining a commanding 72.0% share of all residential transactions. The off-plan segment emerged as the primary growth driver, recording a substantial 24.5% increase in transaction volume year-over-year. This performance reflected continued investor and buyer confidence in Dubai's development pipeline and the market's forward-looking investment appetite. In contrast, the secondary residential market experienced more measured expansion, registering a 3.9% growth rate during the same period. The differing performance between these segments can be attributed to the steady influx of new residential stock. The wave of new launches has effectively channelled buyer and investor preferences towards off-plan opportunities, where buyers can capitalise on attractive pre-completion pricing and payment plans.

Dubai's residential rental market registered a more moderate but balanced expansion of 7.7% in total rental registrations for 2025. The market reflected a relatively even distribution of activity, with renewals maintaining a 61.5% market share while growing at a measured 7.4% pace in terms of volume. Concurrently, new rental contracts demonstrated slightly stronger momentum with an 8.1% growth rate, despite representing the smaller segment of overall market activity. This balanced growth pattern reveals two key market dynamics. The significant influx of new residential supply is effectively accommodating rising demand and expanding market capacity. Meanwhile, the stronger performance of new contracts compared to renewals indicates that tenants are increasingly exploring alternative options within the growing stock rather than automatically renewing existing leases. This trend reflects a market environment where expanding supply is affording tenants greater choice and flexibility in their accommodation decisions.

In terms of sales prices, villa properties led price appreciation with a 15.0% annual increase to reach USD 634 (AED 2,328) per sq. ft., while apartments ticked by 11.7%, reaching USD 501 (AED 1,839) per sq. ft. The stronger performance in the villa segment reflects premium market dynamics, where limited supply and high-end buyer demand are driving greater price increases compared to the more accessible apartment market.

Dubai's residential rentals continued stabilisation during Q4, with aggregate rental rates increasing by 5.5% year-on-year. Apartment units recorded the highest increase at 6.1%, to reach USD 34 (AED 125) per sq. ft., while villa properties recorded more modest gains of 2.0%, achieving USD 29 (AED 106) per sq. ft. Villa rental rates had previously experienced significant appreciation, reaching elevated levels that have prompted a natural market correction. The current deceleration in villa rental growth reflects market forces responding to price sensitivity and demand elasticity.

Looking at supply, around 37,400 residential units were delivered in 2025, which increased the total housing stock to approximately 884,800 units. The development pipeline remains active with 50,800 units planned for 2026 and 74,700 units for 2027. Over three-quarters of this future supply consists of apartments, while villas and townhouses comprise the balance. The apartment-heavy supply indicates developers are positioning to serve Dubai's expanding professional demographic and increasing expatriate population, while measured villa and townhouse supply maintains exclusivity in the premium segments.

While Dubai's residential market is poised for overall growth, any localised adjustments will reflect market forces responding to pricing levels that have outpaced the underlying value proposition of certain neighbourhoods. While prime and well-connected areas with modern inventory will likely maintain their pricing momentum, submarkets with infrastructure limitations or outdated developments face natural market recalibration. This segmented adjustment represents healthy market dynamics where price discovery mechanisms are restoring equilibrium between property quality, location, and pricing, ultimately creating more sustainable long-term value propositions.

Al Thuraya Tower 1

THE FOLLOWING REAL ESTATE MARKET REVIEW HAS BEEN PROVIDED BY CBRE

Dubai Office Market Overview

Amidst heightened regional tensions, many UAE based companies have implemented a temporary remote work policy for onsite staff, adhering to governments' stay safe and shelter warnings.

Whilst this trend has been most visible across global corporate occupiers, it has also affected other parts of the business landscape. In response, a number of large multinationals temporarily closed their offices and/or relocated some staff to other overseas locations to continue working remotely, including several high-profile international banks and global technology firms. Whilst some have since started to normalise operations and to return physically to the office, particularly local and regional firms, many other large global corporates continue to work remotely.

Whilst new leases are being signed, demand has shown signs of moderation as some tenants appear to be slowing their momentum, trying to gain more time for decision making. However, with the market continuing to experience an undersupply of quality office space, there has been no obvious change in performance, with occupancy and rents remaining firm.

On the other side, landlords remain broadly bullish, with no real deviation in negotiating stance on renewals or new leases. However, whilst the market is demonstrating resilience, should non-oil sector conditions weaken materially from the current position, we may start to see a more noticeable rise in sub-leasing activity, as occupiers recalibrate requirements for future growth.

Rents were flat quarter-on-quarter, as the market has taken a pause from recent growth. In year-on-year terms, average office rents rose 14%, with prime rents rising 16%.

Occupancy rates remained steady at 95%, with little change from the previous quarter and without significant new supply to rebalance fundamentals, the sector is set to face tight conditions through 2027.

Projected office completions in 2026 and 2027 total 400,000 sq. m. (4.3 million sq. ft.), much of which will be handed over pre-let.

Completions during the quarter included DIFC Square, which opened fully pre-leased. This is set to be followed by Techno Hub Building 04 in Dubai Silicon Oasis during Q2, while Sweid One in DMCC will also complete later in the year. A further phase of offices at Dubai CommerCity is also currently under development, following the recent delivery of Buildings A1-A3 from the Phase 1 expansion.

14%
Increase in average rental rates (year-on-year)

95%
Average occupancy rates

THE FOLLOWING REAL ESTATE MARKET REVIEW HAS BEEN PROVIDED BY KNIGHT FRANK

Dubai Residential Market Review

Dubai's residential property market continued to demonstrate strong performance through 2025 and into early 2026, although the pace of price growth has begun to moderate following the rapid post-pandemic recovery. Average residential values increased by approximately 19% during 2024, with prices now standing around 13% above the previous 2014 market peak.

Transaction activity also remained robust during 2025, with residential sales reaching record levels. Total transactions exceeded 205,000 deals, representing an increase of approximately 18% year-on-year, while the overall value of sales rose by around 25% to AED 544 billion.

Average residential prices across Dubai currently stand at approximately AED 1,690 per sq. ft., reflecting substantial growth since 2020, when average values were close to AED 1,030 per sq. ft.. This sustained uplift reflects strong demand from both end-users and international investors attracted by Dubai's favourable tax environment, residency incentives, and comparatively high rental yields.

Apartment values have continued to record steady growth, with median prices now averaging approximately AED 1,729 per sq. ft. across the Emirate. Typical apartment transactions average around AED 1.3 million, although pricing varies significantly depending on location, building quality, and amenities.

Villa and townhouse markets have generally outperformed apartments over the past several years, driven by continued demand for larger homes and premium waterfront properties. Luxury villa markets in particular have seen strong demand from high-net-worth international buyers seeking second homes or long-term investments in the Emirate.

While the strongest price growth continues to be recorded in prime and ultra-prime locations, more affordable inland communities have also experienced solid demand due to their relative affordability and appeal to end-user buyers. Communities such as Dubai Hills Estate, Dubai South, and Jumeirah Village Circle remain among the most active residential markets in terms of transaction volumes.

Overall, the Dubai residential market remains supported by strong population growth, continued foreign investment, and government initiatives designed to attract global talent and capital. However, the pace of capital value growth is expected to moderate compared with the exceptional increases recorded between 2021 and 2024, as additional residential supply is gradually delivered to the market.

Letter from the Management

This financial year has been one of steady delivery and operational consistency, with a focus on retaining high quality occupancy, growing income where the market allows, and managing the portfolio with the discipline that long-term value creation demands. The results of that focus are reflected across occupancy, income, and valuations.

Jonathan McGloin
HEAD OF REAL ESTATE, ENBD REIT

Portfolio occupancy has been sustained at 95%, a record level that reflects both the quality of assets under management and the importance of location in driving tenant demand.

A year of consistent execution
Portfolio occupancy has been sustained at 95%, a record level that reflects both the quality of assets under management and the importance of location in driving tenant demand.

The office portfolio has been the principal driver of performance this year. Al Thuraya Tower 1 in Dubai Media City has continued its positive trajectory, with occupancy growing meaningfully over the course of the year. Burj Daman in DIFC has delivered strong rental uplifts at renewal, reflecting the depth of demand for well-located, high quality office space in the city's most established commercial districts. The Edge in Dubai Internet City secured a major lease renewal alongside an expansion from an existing tenant, reinforcing the income stability of one of the portfolio's strongest performing assets. Residential assets have remained essentially fully occupied, while active efforts to capture rental uplifts as leases have rolled.

The financial performance of the portfolio reflects this operational strength. The total value of the property portfolio reached USD 430 million, representing an 8.6% increase year-on-year. Net Asset Value rose to USD 255 million, or USD 1.02 per share. Funds from Operations came in at USD 12.5 million, demonstrating the income-generating capacity of the portfolio and the effectiveness of the leasing strategy pursued throughout the year. Dividend payments to shareholders were maintained, supported by the consistency of cash flow generation across the portfolio.

Operating expenses increased by 9.2% year-on-year, driven primarily by higher direct costs associated with sustained occupancy levels, including utilities and building maintenance. These movements are in line with expectations given the scale and activity level of the portfolio. Fund expenses increased by 1.8%, portraying higher management fees linked to improved asset valuations.

The portfolio's Weighted Average Unexpired Lease Term (WAULT) stands at 3 years. The office portfolio holds a WAULT of 1.56 years, residential at 1.12 years, and alternative assets at 10.76 years. While the natural expiry of certain larger tenancy agreements has brought the overall figure down modestly, this has been partially offset by new leases signed across the commercial portfolio, maintaining income visibility and occupancy momentum.

Investing in the portfolio's future
ESG remains a central consideration in how the portfolio is managed and how assets are positioned for the future. The Edge and South View School both hold LEED Gold certification, and the WELL Health-Safety Rating at Al Thuraya Tower 1 has been successfully renewed during the year. Work is ongoing to identify further certification opportunities across the portfolio, with assessments underway to determine where additional sustainability upgrades can be practically implemented and will deliver meaningful long-term value.

Capital expenditure during the year has been directed toward targeted improvements that support both asset quality and energy performance, including works at DHCC25 and enhancements to common areas at Al Thuraya Tower 1. The link between sustainability performance and long-term financial returns is increasingly evident, and it remains a core part of how value is being built across the portfolio.

Positioned for what lies ahead
The UAE real estate market has provided a broadly supportive environment throughout the year. Business growth and an expanding occupier base have sustained demand, particularly in the office sector, while population growth during the year has continued to strengthen residential performance.

We remain attentive to the wider global climate and will continue to assess the external environment carefully, responding with the measured discipline that has characterised our approach throughout this year. The structural qualities that make the UAE an attractive destination for business and investment remain firmly intact, and it is on that foundation that we look onwards with confidence.

Looking into the year ahead, the priorities are clear. We aim to retain occupancy, sustain and grow income, and continue to manage and enhance assets proactively. The portfolio is well positioned to support these objectives, and the team remains committed to delivering consistent performance for shareholders.

I would like to thank the Board of Directors for their continued guidance, and the ENBD REIT team for their commitment and professionalism throughout the year. I would also like to extend my gratitude to our shareholders, tenants, and business partners for their continued confidence and support.

Strategic Overview

ENBD REIT enters the 2026 financial year with a portfolio that is performing well and a strategic direction that is clearly defined. The priorities that have guided the business in recent years remain relevant and intact, and the emphasis this year has been on executing against them with consistency and care. The four pillars that underpin the strategy continue to provide a coherent framework for how the portfolio is managed and how decisions are made.

1

Optimising occupancy and rental income through proactive asset management and disciplined tenant engagement

2

Managing costs efficiently, ensuring that operational and fund expenditure remains proportionate and that service quality is maintained

3

Maintaining ESG as an underlying component of long-term value creation, with sustainability considerations integrated into both investment decisions and day-to-day asset management

These pillars represent the strategic foundation on which ENBD REIT continues to build. Their application this year has been shaped by a market environment that rewards consistency and a management team that understands the portfolio deeply. Occupancy has been sustained at record levels, income has grown, and the portfolio's asset values have continued to improve. The business is in a stable and productive position.

Portfolio management and income

The portfolio has performed with notable consistency throughout the year. Occupancy across the ten assets has been maintained at 95%, portraying both the quality of the properties under management and the strength of the occupier relationships that have been carefully cultivated. Location has continued to be the single most important driver of demand, and the portfolio's concentration in established, high-demand areas has served it well.

Within the office portfolio, the focus has been on capturing the rental uplifts that the market has made available, while maintaining the occupancy levels that support income stability. Burj Daman in DIFC has been a standout performer in this regard, with meaningful rental growth secured at renewal as tenants responded to the depth of demand for well-located office space in the centre. Al Thuraya Tower 1 in Dubai Media City has continued its upward trajectory, with occupancy rising steadily as the benefits of the refurbishment programme undertaken in prior years continue to be realised. The asset's WELL Health-Safety Rating has been renewed during the year, reinforcing its appeal to quality conscious occupiers.

The two Dubai Healthcare City assets, DHCC 25 and DHCC 49, continue to operate in a more competitive environment. Both assets face pricing pressure from alternative options within the free zone, and the management team has responded with targeted incentives, competitive leasing terms, and ongoing investment in the appearance and condition of both buildings. Refurbishment works focused on common areas, pantries, and building facilities have been completed, and their impact on tenant retention and new leasing activity is expected to become more visible in the period ahead.

UNINEST

Residential assets have remained essentially fully occupied throughout the year. Arabian Oryx House and Binghatti Terraces have both benefited from the broader strength of the residential rental market, and active lease management has allowed the portfolio to capture uplifts as tenancies have rolled. Capital investment at Arabian Oryx House has maintained its appeal to incoming tenants.

Alternative assets have continued to deliver the stable, long-term income that characterises this segment of the portfolio. South View School and Uninest remain fully occupied under long-term leases, providing reliable income visibility. Souq Extra Retail Centre has maintained full occupancy, supported by an active approach to tenant retention and a diverse mix of everyday retail occupiers that serves the surrounding community well.

Cost management and operational discipline
Operating expenses have increased modestly during the year, in line with the higher activity levels associated with sustained portfolio occupancy. Utilities and building maintenance costs have risen as a direct result of the portfolio being more fully occupied, and this movement is consistent with expectations. The management team has continued to review service contracts and supplier arrangements actively, seeking to ensure that costs remain proportionate and that value for money is maintained across the portfolio, without compromising the standard of service delivered to tenants.

Fund expenses have increased in line with improved asset valuations, reflecting the management fee structure tied to net asset value. This movement is a natural result of portfolio growth and is considered within the expected range given the scale of performance achieved during the year.

Sustainability as a driver of value
Sustainability has continued to move from a commitment on paper to a measurable contributor to portfolio performance. The LEED Gold certifications held by The Edge and South View School represent a meaningful benchmark, and the renewal of the WELL Health-Safety Rating at Al Thuraya Tower 1 during the year demonstrates that the portfolio's environmental and wellness credentials are being actively maintained rather than simply accumulated.

The assessment of further certification opportunities across the portfolio is ongoing. Specialist advisory support has been engaged to identify practical ESG enhancement upgrades that can be implemented across assets where the business case is clear. This work is being approached with the same rigour applied to other areas of asset management, with a focus on upgrades that will deliver tangible improvements in energy performance, tenant appeal, and long-term asset value.

Tenants are increasingly selective about the environmental credentials of the space they occupy, and investors are applying greater scrutiny to the sustainability profile of real estate portfolios. ENBD REIT's commitment to progressing its ESG agenda is therefore both a reflection of its values and a response to the market realities that will shape performance over the coming years.

Outlook
The priorities for the year ahead are a natural continuation of what has driven performance in 2026. Retaining occupancy, growing income, managing costs, and advancing the sustainability agenda remain the defining objectives. The portfolio is well positioned to support these goals, and the management team has a clear and grounded understanding of what each asset requires to perform at its best.

The UAE real estate market is expected to remain broadly supportive, with demand for quality space in established locations continuing to underpin both occupancy and rental performance. The business community continues to expand, and the residential market retains its appeal to a growing population of long-term residents. These are conditions that suit a portfolio of ENBD REIT's character well.

The wider environment calls for attentiveness. Global macroeconomic conditions, including inflationary pressures, energy price volatility, and supply chain dynamics, present considerations that require ongoing monitoring. The external environment will be assessed carefully and responded to with the measured discipline that has characterised the management approach throughout this year. The portfolio's income resilience, quality asset base, and clear strategic direction provide a sound foundation from which to navigate whatever the period ahead may bring.


Binghatti Terraces

Asset in Focus

Each year, ENBD REIT turns the spotlight on one asset from its portfolio, exploring in depth the story behind the numbers and the asset management thinking that has shaped its performance. This year's featured asset sits at the heart of the office portfolio and represents one of the clearest expressions of what disciplined leasing strategy and sustained asset quality can deliver in a market that continues to reward both.

Last year's focus was on Al Thuraya Tower 1 in Dubai Media City, which illustrated the tangible results that targeted refurbishment and proactive leasing can unlock over time. This year, attention turns to The Edge in Dubai Internet City, an asset that tells a different but equally compelling story, one centred on tenant confidence, lease continuity, and the value of getting the fundamentals right.

The Edge
The Edge is a G+6 storey office building situated in one of Dubai's most established and in-demand commercial districts. Home to a concentration of technology, media, and multinational businesses, Dubai Internet City has remained one of the most resilient office submarkets in the city, and The Edge has been a consistent beneficiary of the depth of demand that characterises it.

At the close of the financial year, The Edge stands at 99% occupancy, effectively fully let, with a gross rental yield of 8.8% and a market value of USD 77 million. These figures speak to an asset that is performing at the top of its range, but the more instructive story this year lies in how that performance has been secured and sustained.

During the year, leasing activity at The Edge reinforced both the depth of tenant confidence in the asset and its standing within the submarket. A 30,000 sq. ft. lease renewal was secured with one of the building's anchor tenants, locking in a significant portion of the asset's income for the period ahead. Alongside this, an existing tenant committed to an expansion of 15,000 sq. ft. This reflects a deliberate and sustained approach to tenant relationship management, a commitment to maintaining the building to a standard that gives occupiers confidence in their long-term presence, and a leasing strategy that prioritises income continuity alongside rental growth. In a market where quality tenants have options, retaining and growing with them is as much a measure of asset management quality as attracting new ones.

The Edge holds LEED Gold certification, awarded by the U.S. Green Building Council, a credential that has become increasingly important to the multinational and corporate occupiers that form its tenant base. As businesses deepen their own sustainability commitments, the buildings they choose to occupy become part of that story. The Edge's environmental credentials have supported its competitive positioning and contributed to the quality and stability of its tenant mix.

Beyond the asset itself, the broader Dubai Internet City submarket has continued to provide a supportive backdrop. Demand from technology firms, regional headquarters, and professional services businesses has remained strong, with limited new supply in the immediate vicinity maintaining the supply and demand balance that supports rental performance. These conditions have supported the team's ability to secure renewals on favourable terms while maintaining the full occupancy that defines the asset's income profile. Conclusively, The Edge is an asset that demonstrates the value of consistency. It delivers reliable, high-quality income, retains its tenants through a period of market uncertainty, and reinforces its position as one of the stronger performing assets in the portfolio. In a year defined by the importance of sustaining momentum, that is precisely the kind of performance that matters.

The Edge

Performance Summary

As of March 31st 2026, ENBD REIT's property portfolio was valued at USD 430 million, an 8.6% increase from the previous year. The Net Asset Value (NAV) rose 16.5% Y-o-Y to USD 254.7 million or USD 1.02 per share. This performance portrays the effectiveness of leasing and asset management initiatives, supported by a favourable market environment.

With the improved market conditions, ENBD REIT's balanced asset management strategy improved occupancy rates to 95% at the year-end.

The total leasable area across 10 properties was 1.17 million sq. ft. ENBD REIT will continue to explore attractive opportunities for asset disposals or acquisitions that align with management's LTV targets and ensure an optimal portfolio mix.

ENBD REIT had a 9.2% increase in operating expenses as direct expenses increased in line with improved occupancies and resultant utilities and building repairs. Fund expenses rose by 1.8% on the back of higher management fees driven by improved valuations. Finance costs decreased by 10.0% from the previous year.

	31st Mar 2026
Property portfolio value	USD 430 m
Gross Asset Value (GAV)	USD 440 m
Net Asset Value (NAV)	USD 255 m
NAV per share	USD 1.02
Net yield on NAV	7.06%
Total Expense Ratio* (% GAV):	1.13%

*TER includes expenses directly related to the management of the fund.

Dubai Healthcare City 49

Share Price and Dividend Distribution

ENBD REIT's ordinary shares were offered for trading on Nasdaq Dubai on 23rd March 2017. For live and custom information relating to ENBD REIT's stock (ticker symbol: ENBDREIT), visit our Investor Relations website: www.enbdreit.com/reit/investorrelations

ENBD REIT's Board has proposed a final dividend of USD 5.0 million, or USD 0.02 per share, for the financial year ending 31st March 2026. This brings the total dividend for the year to USD 10.1 million, or USD 0.0404 per share, consistent with the prior year.

Subject to shareholder approval of the dividend at the Annual General Meeting on 24th June 2026, the shares will trade ex-dividend on 7th July 2026, with the record date set as 8th July 2026 and the payment date on 22nd July 2026.

	31st Mar 2026	31st Mar 2025	31st Mar 2024
Share price	0.05	USD 0.55	USD 0.35
Dividend % per share	8.1%	7.3%	8.6%

For more information, visit:
www.enbdreit.com/reit/investor-relations/

Binghatti Terraces

02 PORTFOLIO

The Edge

Portfolio Summary

As at 31st March 2026, ENBD REIT's portfolio comprised 10 assets across the office, residential, and alternative segments, with a combined market value of USD 430 million and a net leasable area of 1.17 million sq. ft. The portfolio closed the year at a blended occupancy rate of 95%, with a Weighted Average Unexpired Lease Term (WAULT) of 3.00 years.

The portfolio's assets are concentrated within Dubai's most established and well-connected commercial and residential districts, including Dubai International Financial Centre (DIFC), Dubai Media City, Dubai Internet City, Dubai Healthcare City, Dubai Silicon Oasis, Barsha Heights, and Dubailand. This positioning reflects a long-standing approach to favouring locations where occupier demand is structurally supported, where the quality of infrastructure and services is high, and where the prospects for sustainable rental income and capital appreciation are most credible.

Each property is directly overseen by ENBD REIT's asset management team, working in close coordination with carefully selected third-party property and facility managers. This hands-on model allows for active engagement with tenants, timely response to operational matters, and consistent attention to the long-term condition and competitiveness of each asset. The objective remains constant: to protect and grow value for shareholders while delivering an experience that meets the expectations of the tenants and communities the portfolio serves.

ENBD REIT's portfolio currently consists of the following assets:

Office

- The Edge Building (Dubai Internet City)
- Al Thuraya Tower 1 (Dubai Media City)
- Burj Daman (two and a half floors, DIFC)
- DHCC 49 (Dubai Healthcare City)
- DHCC 25 (Dubai Healthcare City)

Residential

- Binghatti Terraces (Dubai Silicon Oasis)
- Arabian Oryx House (Barsha Heights)

Alternative

- Uninest (Dubailand)
- South View School (Dubailand)
- Souq Extra Community Retail Centre Phase 1 (Dubai Silicon Oasis)

The Edge

Office Portfolio

AL THURAYA TOWER 1

A G+29-storey high rise commercial tower, located at a prime location in Dubai Media City with views over the Dubai Marina, Dubai Internet City, Emirates Living and Palm Jumeirah.

As at 31st March 2026

Location	Acquired	Market value
Dubai Media City	**November 2006**	**USD 79 million**
% of portfolio value	**Net leasable area (sq. ft.)**	**Occupancy rate**
19%	**204,082**	**90%**
WAULT (years)	**Gross rental yield***	
1.64	**11.3%**	

*12-month historical average

Asset management highlights

- 90% leased following a transformative refurbishment.
- Occupancy increased 4% in the last 12 months.
- Renewal of WELL Health-Safety Rating Certificate from the International Well Building Institute and strategically positioned to attract regional HQ tenants.
- Long-term leases secured to existing tenant expansion requirements and new leases.

Challenges

- Being a legacy tower with full occupancy on full floors, vertical or spatial expansion is structurally limited, restricting high-yield custom leasing configurations for large tenants.
- Achievement of minimum levels of energy and waste to attain LEED Certification.

Proposed solutions

- Continue engaging reputed agencies and TECOM to achieve a 100% occupancy.
- Continuous monitoring of Energy and Waste consumption and implementation of additional energy saving initiatives to attain minimum levels for required for LEED Certification.

Office Portfolio

THE EDGE

A G+6-storey office tower, located in a prime location in Dubai Internet City with prominent frontage and Grade A tenants.

As at 31st March 2026

Location	Acquired	Market value
Dubai Internet City	October 2017	USD 77 million
% of portfolio value	**Net leasable area (sq. ft.)**	**Occupancy rate**
18%	92,208	99%
WAULT (years)	**Gross rental yield***	
1.44	8.8%	

*12-month historical average

Asset management highlights

- Achieved a 99% occupancy on the asset.
- LEED Gold Certification achieved, recognising the building's sustainable design and operations.
- Hosts a diverse range of Grade A tenants, including multinational corporations.

Challenges

- Limited off-street parking in the surrounding area.

Proposed solutions

- Continue cost saving initiatives and monitor Asset performance.

Office Portfolio

BURJ DAMAN

ENBD REIT's interest consists of two and a half floors (the REIT fully owns the 10^{th} and 14^{th} floors and half of the 15^{th} floor) in the commercial portion of the tower in the DIFC.

As at 31^{st} March 2026

Location
Dubai International Financial Centre

Acquired
June 2015

Market value
USD 100 million

% of portfolio value
23%

Net leasable area (sq. ft.)
83,512

Occupancy rate
100%

WAULT (years)
1.57

Gross rental yield*
6.0%

*12-month historical average

Asset management highlights

- 100% occupancy, supported by strong tenant retention.
- Focus on long-term tenants, including multinational corporations with high-credit tenants to ensure stable income streams.
- LEED Gold certified Building.

Challenges

- Limited expansion flexibility.

Proposed solutions

- Continue monitoring of office's space availability in the building and the DIFC..

Office Portfolio

DUBAI HEALTHCARE CITY 49

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

As at 31st March 2026

Location
Dubai Healthcare City

Acquired
April 2007

Market value
USD 77 million

% of portfolio value
6%

Net leasable area (sq. ft.)
81,483

Occupancy rate
94%

WAULT (years)
1.61

Gross rental yield*
10.2%

*12-month historical average

Asset management highlights

- Occupancy stable at 94% reflecting strong demand recovery in the healthcare and consultancy sectors.
- Diversified tenant's mix, including medical service providers, diagnostic labs, and regional healthcare operators.

Challenges

- Asset is over 12 years old and requires regular repair and maintenance of services to maintain its competitive advantage.
- Cheaper rental options available in the DHCC makes new leasing and renewals more challenging.
- Options for companies to locate within other free zones in Dubai with a DHCC license.

Proposed solutions

- Monitor and align asking rentals with market.
- Use incentives to attract prospective tenants.
- Improve services and appearance through continuous refurbishments.

Office Portfolio

DUBAI HEALTHCARE CITY 25

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

As at 31st March 2026

Location	Acquired	Market value
Dubai Healthcare City	July 2007	USD 23 million

% of portfolio value	Net leasable area (sq. ft.)	Occupancy rate
5%	71,034	73%

WAULT (years)	Gross rental yield*
1.66	10.4%

*12-month historical average

Asset management highlights

- Occupancy stable at 73%.
- Active negotiations underway to push occupancy.

Challenges

- Cheaper rental options available in the DHCC makes new leasing and renewals more challenging.
- Options for companies to locate within other free zones in Dubai with a DHCC license.

Proposed solutions

- Offer competitive leasing rates and incentives.
- Improve building look and feel through planned upgrades of building facilities.

Residential Portfolio

ARABIAN ORYX HOUSE

A residential tower with 128 units in the Barsha Heights community. The building comprises of one, two and four-bedroom apartments.

As at 31st March 2026

Location	Acquired	Market value
Barsha Heights	October 2014	USD 77 million

% of portfolio value	Net leasable area (sq. ft.)	Occupancy rate
6%	132,008	99%

WAULT (years)	Gross rental yield*
0.48	9.4%

*12-month historical average

Asset management highlights

- Occupancy stable above 95%, indicating strong tenant demand and effective leasing strategies.
- Replacement of the outdoor air-conditioning (AC) units to enhance energy efficiency, reduce carbon emission, and align with the latest Dubai Energy Efficiency and Sustainability standards.
- Energy saving and waste reduction initiatives continue.

Challenges

- Limited potential of increasing renewal rentals.

Proposed solutions

- Monitor market trends and renew leases in line with RERA Index.
- Upgrades to continue to attract new tenants and retain existing ones.

Residential Portfolio

BINGHATTI TERRACES

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

As at 31st March 2026

Location
Dubai Silicon Oasis

Acquired
May 2016

Market value
USD 30 million

% of portfolio value
7%

Net leasable area (sq. ft.)
178,907

Occupancy rate
99%

WAULT (years)
1.71

Gross rental yield*
8.8%

*12-month historical average

Asset management highlights

- Occupancy above 99%
- Energy saving and waste reduction initiatives continue.

Challenges

- Limited potential of increasing renewal rentals .

Proposed solutions

- Rationalisation of operating expenses through energy savings and renegotiation of existing contracts
- Continue planned refurbishments to improve building amenities

Alternative Portfolio

UNINEST

A purpose built 424 bed student accommodation building conveniently located in the heart of Dubailand.

As at 31st March 2026

Location
Dubailand

Acquired
May 2017

Market value
USD 22 million

% of portfolio value
5%

Net leasable area (sq. ft.)
160,264

Occupancy rate
100%

WAULT (years)
5.42

Gross rental yield*
7.3%

*12-month historical average

Asset management highlights

- Current occupancy is 100%.
- Long lease with regular rental payments.

Challenges

- Large supply of rooms in Academic City at competitive pricing.
- Aging asset that could require upgrade in the near future.

Proposed solutions

- Work with tenant on planned upgrades.

Alternative Portfolio

SOUTH VIEW SCHOOL

Mid-market British curriculum school located in Dubailand within Remraam, a prominent middle-income community at the Hessa Street / Emirates Road (E611) intersection.

As at 31st March 2026

Location	Acquired	Market value
Dubailand	August 2017	USD 21 million

% of portfolio value	Net leasable area (sq. ft.)	Occupancy rate
5%	132,000	100%

WAULT (years)	Gross rental yield*
27.35	9.0%

*12-month historical average

Asset management highlights

- Steady occupancy at 100%.
- Long lease up to 2053.
- Achievement of LEED Gold certification.

Challenges

- Improvement of the area and parking facilities surrounding the school.

Proposed solutions

- Liaising with the developer to improve the area surrounding the school.

Alternative Portfolio

SOUQ EXTRA COMMUNITY RETAIL CENTRE

Phase 1 is a well-situated community retail centre in Dubai Silicon Oasis, with 42 retail tenants including Carrefour Market, KFC, McDonalds and Starbucks.

As at 31st March 2026

Location
Dubai Silicon Oasis

Acquired
December 2017

Market value
USD 22 million

% of portfolio value
5%

Net leasable area (sq. ft.)
36,821

Occupancy rate
100%

WAULT (years)
0.28

Gross rental yield*
11.6%

*12-month historical average

Asset management highlights

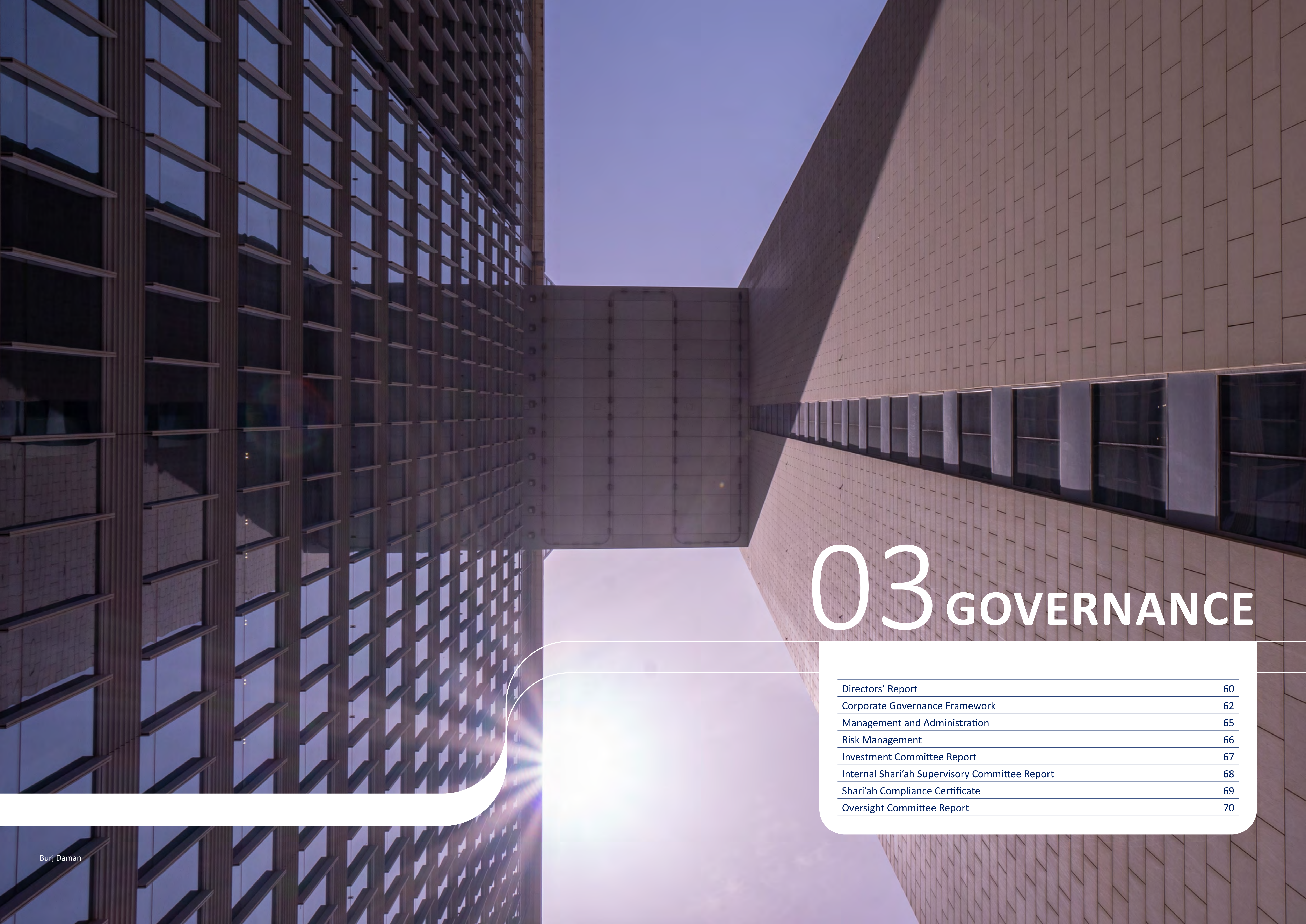
- Occupancy remained stable above 97% over the last year.

Challenges

- Availability of alternative retail shops in the area including Silicon Central by the Lulu Group International.

Proposed solutions

- Tenant retention through competitive pricing.
- Active marketing of the property to improve footfall.



Burj Daman

03 GOVERNANCE

Directors' Report

Incorporation

ENBD REIT (CEIC) PLC – a DIFC Company with Registration Number 2209 (the "Company" or "ENBD REIT") was incorporated on 18 July 2016. ENBD REIT and its subsidiaries and Special Purpose Vehicle (SPVs) are collectively referred to as the "Group".

ENBD REIT was incorporated as a company limited by shares under the Companies Law, DIFC Law No. 2 of 2009 and has been renamed to ENBD REIT (CEIC) PLC from ENBD REIT (CEIC) Limited due to the introduction of the new DIFC Companies Law, DIFC Law No. 5 of 2018.

Structure

On 23 March 2017, the shares of ENBD REIT were admitted to the Dubai Financial Services Authority ("DFSA") list of shares to trade on Nasdaq Dubai after the Initial Public Offering (the "IPO").

Investment Policy and Objectives

The purpose of the Group is to provide investors with a professionally managed means of participating in the United Arab Emirates ("UAE") real estate market. The primary investment objective of the Group is to achieve regular rental income and long-term capital growth from a diversified portfolio of commercial, residential, and alternative properties. Investment decisions under the supervision of the Directors of the Group will be made on behalf of the Group by the Fund Manager and will reflect the medium- to long-term objective to maximise total return made up of rental income and capital appreciation.

The Group shall have the capacity to seek finance in a manner compliant with Islamic Shari'ah to aid further property acquisitions from time to time with an aim to further increase shareholders' returns. The Group may invest in properties via offshore special purpose vehicles ("SPVs"). A single SPV may be used to hold each separate property, and any finance sought for the property acquisitions will be either at the Group level or at the SPV level.

All investments of the Group will take place according to Shari'ah guidelines, as defined by the Internal Shari'ah Supervisory Committee of the Group ("ISSC" or "Shari'ah Supervisory Board"). The Shari'ah Supervisory Board monitors activities of ENBD REIT through three independent lines of defence, to ensure Shari'ah compliance.

Results and Distributions

The results for the period are set out in the consolidated statement of profit or loss and other comprehensive income on page 11. During the current year, a final dividend of USD 0.020 per share amounting to USD 5,000,000 (2.29% of NAV) was declared and approved for the year ended 31st March 2025 and paid on 22nd July 2025 (31st March 2024: USD 4,000,000). Subsequent to 30th September 2025, an interim dividend of USD 0.0204 per share amounting to USD 5,100,000 (2.10% of NAV) was approved on 28th November 2025 and paid on 19th December 2025 (30th September 2024: USD 5,000,000).

Property Valuations

The values of the properties that form the bulk of the assets in the Group are determined regularly by CB Richard Ellis, Knight Frank, and Jones Lang LaSalle, independent experts in real estate valuations. The Directors express comfort in the level of expertise applied to the valuation process which requires significant accounting estimates and judgements (refer note 2(p) of the consolidated financial statements).

Declaration

The Directors have analysed the Group's ability to continue as a going concern and have not identified a material uncertainty that may cast significant doubt about the Group's ability to continue as a going concern. The Group prepared these consolidated financial statements on a going concern basis as the Group is currently under the process of refinancing Islamic finance payable USD 185.39 million (2025: USD 182.82 million). The Group is confident to meet its financial obligations as and when they fall due, therefore, they have prepared the consolidated financial statements of the Group for the year ended 31st March 2026 on a going concern basis.

Deloitte & Touche M.E. were appointed as external auditors of the Group for the year ended 31st March 2026. The Board of Directors has recommended the appointment of Deloitte & Touche M.E. as the auditor for 2026-27 for approval by the shareholders at the forthcoming Annual General Meeting.

Signed on behalf of the Board

Director: Ali Al Mazroei
Date: 21st May 2026

Corporate Governance Framework

ENBD REIT's corporate governance framework is managed in accordance with the responsibilities of three independent boards and committees, reporting directly to the Board of Directors. The activities and membership of the Board of Directors and ENBD REIT's boards and committees are outlined below.

Board of Directors

Responsibilities
The Board assumes overall responsibility to shareholders for the success of ENBD REIT, as well as for oversight of its strategic direction, investment policy and corporate governance. The Board answers directly to the General Assembly of Shareholders, with responsibility for approving ENBD REIT's audited financial statements and dividend distributions.

Members

Ali Rashid Humaid Al Mazroei
Chairman

With over 23 years of experience, Ali is Group Director and CEO at Bahri & Mazroei Group, a diversified investment group established in 1968. Prior to this, Ali worked at Citibank N.A where he held various positions at the regional and country level including TMEA Business Planning & Analysis Head, UAE Regulatory Head, and Director of Citi Business. He is also a Board Member of Dubai Financial Market (DFM) since 2010, National Bonds since 2011 and Taaleem Holding since 2016. Ali holds an MBA from Southern New Hampshire University and Bachelor of Business Administration from American University in Dubai.

Khalid Al Fahim
Director

Khalid has over 20 years of professional experience in management and board advisory, and has been an active member of various organisations and industries in the UAE, including Al Fahim Group (UAE), where he has held offices from business development to council member and executive management, most recently sitting as an advisor to the Board since 2012. He also represents the Group as a director of a number of its subsidiaries and affiliated companies. From 2010 to 2012, Khalid served as an Executive Director of Dubai Pearl. In 2007 he joined the UAE Professional Football League Assessment Committee and was later appointed to the first Board of the UAE Professional League. He is a partner of Quintessentially, the leading luxury lifestyle and concierge group, in Abu Dhabi, and since 2009 has served as a Director of the philanthropic Abdul Jalil Al Fahim & Family Endowment. Khalid holds a degree in Business Administration from the American Intercontinental University in London and a Master's degree in Diplomacy from the University of Westminster, London.

Rashed Mohammad Al Awadhi
Director

Rashed has over 17 years of real estate industry experience and is currently Chief Real Estate Officer at Wasl where he leads the team overseeing the portfolio of lands, freehold and leasehold, as well as the real estate development and property management departments. Throughout his career, Rashed held various key positions in the sector before joining Wasl. Since then, he has overseen iconic projects that have supported Dubai's growth and development including Wasl1, Wasl Tower, Wasl Gate, Mandarin Oriental Jumeira, MGM Island Dubai, and W Mina Seyahi. Rashed holds several Board directorships including with the Dubai Sports Corporation, Almak Finance, Jumeirah Golf Estates, Wasl Gate Development, and is a member of the Industrial and Investment Land Asset Management Committee of the Government of Dubai.

Mark Creasey
Director

In addition to his position on the Board of ENBD REIT, Mark acts as an Independent Non-Executive Director on the boards of a number of collective investment funds investing in Commercial and Residential Real Estate; Private Equity; UK, European, African, and MENA securities; and venture capital. Mark is a Chartered Certified Accountant, qualifying with KPMG in Jersey in 1995. He has over twenty six years' experience in the finance sector covering Audit, Finance, Banking, and Funds, with his most recent focus on Funds Services. In 1998, he joined Standard Bank Jersey Limited, where he held a number of senior roles, including six years as a Director in their funds division. In 2011 he moved to JTC Group Limited where he was a Director in the fund services division. Since July 2015 he has been acting as an Independent Non-Executive Director. He has extensive experience in both conventional and Shari'ah compliant structures, in a variety of regulatory jurisdictions. He is a fellow of the Chartered Association of Certified Accountants and is a Member of the Chartered Institute for Securities & Investment.

Investment Committee

Responsibilities
The Committee reviews and confirms investment opportunities recommended by ENBD REIT's management, subject to no objections being raised based on the committee members' expertise as long-standing real estate or investment professionals. The Investment Committee is not actively involved in the daily management of ENBD REIT.

Members
- Khalid Al Fahim
- James Cresswell
- Christopher Seymour

Oversight Committee

Responsibilities
The Committee provides independent oversight and supervision of ENBD REIT and its management. It ensures that financial and governance controls are in place to secure regulatory compliance, reporting findings directly to the Board of Directors for their attention or that of the DFSA.

Members
- Abdulla Mohammed Al Awar
- Hari Bhambra
- James Anderson

Shari'ah Supervisory Board

Responsibilities
The Shari'ah Supervisory Board undertakes Shari'ah supervision of all business activities, services, contracts, documents and code of conducts of ENBD REIT, by monitoring (through Internal Shari'ah Control Department and Internal Shari'ah Audit Department) ENBDI REIT's compliance with Shari'ah. Furthermore, the Board issues Shari'ah opinions and resolutions that are binding upon ENBD REIT. The members of Shari'ah Supervisory Board are accountable for the resolutions and opinions they issue, and their compliance with the resolutions and standards issued by the higher Shari'ah authority ("HSA") of UAE Central Bank.

Members
- Prof. Mohammad Abdul Rahim Sultan Al-Olama
- Prof. Mohamed El Gari
- Dr. Salim Ali Al-Ali
- Dr. Muhammad Qaseem

Management and Administration

Directors of ENBD REIT (CEIC) PLC
Ali Al Mazroei
Khalid Al Faheem
Rashed Mohammad Al Awadhi
Mark Creasey

Independent Auditor
Deloitte & Touch (M.E.)
Building 3, Level 6
Emaar Square, Downtown Dubai
P.O. Box 4254
United Arab Emirates

Registered Office
Emirates NBD Asset Management Limited
8th Floor East Wing
DIFC – The Gate Building
PO Box 506578
Dubai, United Arab Emirates

Administrator
Apex Fund Services (Dubai) Ltd.
Office C1408, Level 14,
Burj Daman, DIFC
PO Box 506534
Dubai, United Arab Emirates

Fund Manager
Emirates NBD Asset Management Limited
8th Floor East Wing
DIFC – The Gate Building
PO Box 506578
Dubai, United Arab Emirates

Custodian
Apex Fund Services (Guernsey) Limited
1st Floor Tudor House Le Bordage,
St. Peter Port
Guernsey GY1 1DB

Shari'ah Supervisory Board
Internal Shari'ah Supervisory Committee, Emirates NBD Group
Prof. Mohammad Abdul Rahim Sultan Al-Olama (Chairman and Executive Member)
Prof. Mohamed El Gari (Vice Chairman)
Dr. Salim Ali Al-Ali (Member)
Dr. Muhammad Qaseem (Member)

Company Secretary
(From December 2025)
Waystone Compliance Solutions (Middle East) Limited
107-108, Level 1 Gate village 1
Dubai International Financial Centre (DIFC) PO Box 506733
PO Box 506543
Dubai, United Arab Emirates

(Prior to December 2025)
Equiom Corporate Services (Middle East) Ltd
Office 302, Liberty House, DIFC
PO Box 506543,
Dubai, United Arab Emirates

Risk Management

Transparency is at the heart of ENBD REIT's risk and governance culture. ENBD REIT's approach to risk management within the portfolio is to spread risk by acquiring high quality assets across a diverse range of properties, both in terms of asset type and location. The portfolio is considered to carry a medium-to-low level of risk in part due to its diversity across asset classes, which is further mitigated by an experienced, well-established and highly qualified management team. The focus of ENBD REIT's investments is on sustainable medium to long-term income generation, as opposed to short-term capital gains.

All risk-related policies are reviewed on an annual basis and presented to the Board of Directors, with Emirates NBD Group providing oversight and risk reviews on both a monthly and quarterly basis. ENBD REIT's risk strategy is driven by the Board of Directors, who meet on a quarterly basis, being highly active in robustly challenging major decisions taken by management.

ENBD REIT has a sound governance structure, with boards and committees meeting at varying degrees of regularity. The Investment Committee meets on an ad hoc basis, according to the requirements of ENBD REIT's acquisition and disposal activities, while the Oversight Committee meets on a quarterly basis and the Shari'ah Supervisory Board meets periodically. Apex Fund Management Services acts as ENBD REIT's custodian and administrator while Equiom Corporate Services is the Company Secretary. Meanwhile, ENBD REIT's regulator, the Dubai Financial Services Authority (DFSA), performs periodic risk assessments.

ENBD REIT further benefits from an internal controls programme run by the Fund Manager, Emirates NBD Asset Management. Risks relating to ENBD REIT are also discussed during Emirates NBD Asset Management board meetings, with an internal audit conducted every 18 months. The most recent internal audit of Emirates NBD Asset Management resulted in a satisfactory result. Emirates NBD Group's compliance department as part of their normal review schedule conducts additional ad hoc and themed reviews.

Risk Profile

- A publicly listed investment company subject to the rules and regulations of Nasdaq Dubai and the DFSA.
- Investment activities of acquiring and holding assets are considered to carry a medium-to-low level of risk.
- Performance is subject to conditions in the UAE real estate and equities markets, whereby fluctuations may impact share price, occupancy, rental yield and asset valuation.
- Weakened asset valuation resulting from market fluctuation may impact ENBD REIT's ability to secure financing.
- ENBD REIT's risk appetite is conservative, as advised by the Board of Directors, and is not due to change in the immediate future.

Al Thuraya Tower 1

Investment Committee Report

The Investment Committee is responsible for developing and monitoring ENBD REIT's investment strategy. The Investment Committee shall review investment opportunities and report to the Fund Manager as to whether or not it consents to such transactions. No property transaction shall be made by the Fund without the prior consent of the Investment Committee. During the reporting period, no acquisitions or disposals of any real estate assets took place.

Investment Strategy

The market continues to show resilience and growth which has positively impacted asset valuations over the last financial year, notably in the commercial sector where Grade-A office holdings' valuation, rentals, and occupancies responded favourably to market conditions and supply demand imbalance. The investment strategy continues to be focused on capitalising on enhancing the existing values of assets across the portfolio by executing an agile leasing strategy and securing commitment for future income. As part of the investment strategy, any assets with limited future income growth potential have been identified for strategic exits.

Should further strategic disposals be achieved, and in doing so freeing up capital for investment in excess of paying down current debt liabilities, management would consider reinvestment into the market in line with target allocation and geographical diversification, both within Dubai and across the wider Emirates. The opportunity to secure new opportunities in an evolving market remains of interest and in line with our longer-term strategy, subject to attractive pricing.

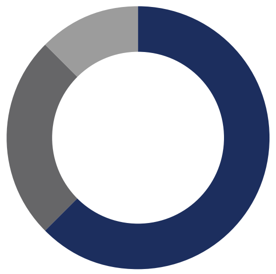
In keeping with this strategic rationale, the focus of the last year was to improve asset occupancies and rental rates, with portfolio occupancies now standing at 95%. Additionally, the Fund continues to be committed to sustainable practices, social responsibility, and strong governance, with LEED Gold certification at The Edge being successfully renewed during the reporting period and with plans to continually monitor, assess, and implement further sustainable certifications on additional assets within the portfolio in future.

Which sectors are we focusing on?

The focus is on good quality properties in the following sectors:

Which areas are we focusing on?

Whilst the current portfolio assets are all located in Dubai, ENBD REIT aims to be diversified across the UAE.



Internal Shari’ah Supervisory Committee Report

In the Name Of Allah, The Beneficent, The Merciful.

To: The Board of Directors of Emirates NBD Asset Management Limited (the “Board”) in relation to ENBD REIT (CEIC) Limited (“ENBD REIT”).

Asslam Alaikum Wa Rahamat Allah Wa Barakatuh

We have reviewed the contracts and documents relating to the transactions and investments entered into by ENBD REIT as reviewed and presented by the Internal Shari’ah Control Department, for the period 1st April 2025 to 31st March 2026 (“Financial Year”).

We have also conducted our review through the Internal Shari’ah Audit Department to form an opinion as to whether the ENBD REIT have complied with the Shari’ah rules and principles and also with the specific decisions and guidelines which were issued by us for maintenance of the ENBD REIT in compliance with Shari’ah, as interpreted by us.

The senior management is responsible for compliance of the Islamic activities of ENBD REIT with Shari’ah in accordance with the Higher Shari’ah Authority’s (“HSA”) resolutions, fatwas, and opinions, and the resolutions of Internal Shari’ah Supervision Committee of ENBD Group (“ISSC”) within the framework of the rules, principles, and standards set by the HSA (“Compliance with Islamic Shari’ah”) in all ENBD REIT’s activities, and the Board bears the ultimate responsibility in this regard.

It is our responsibility to express an independent opinion based on our review of ENBD REIT.

The ISSC acknowledges that it has carried out all of its duties independently and with the support and cooperation of the senior management and the Board of ENBD REIT. The ISSC received the required assistance to access all documents and data, and to discuss all amendments and Shari’ah requirements.

Premised on information and explanations that were provided to us with the aim of ascertaining compliance with Shari’ah, the ISSC has concluded with a reasonable level of confidence, that ENBD REIT activities (for the period of the Financial Year) are in compliance with Shari’ah.

The ISSC formed its opinion, as outlined above, exclusively on the basis of information provided to the ISSC during the financial year.

Signed on behalf of the Internal Shari’ah Supervision Committee of the Emirates NBD Group:

Prof. Mohammad Abdul Rahim Sultan Al-Olama
(Chairman and Executive Member)

Prof. Mohamed Bin Ali El Gari (Vice Chairman)

Dr. Salim Ali Al-Ali (Member)

Dr. Muhammad Qaseem (Member)

Date: 13th of July 2026

Shari’ah Compliance Certificate

Emirates NBD Islamic | Emirates NBD Asset Management الإمارات دبي الوطني إدارة الأصول | الإمارات دبي الوطني الإسلامي

بسم الله الرحمن الرحيم

In the name of Allah, the Most Gracious, the Most Merciful

Shari’ah Certificate
for
ENBD REIT (the “**REIT**”)

Premised on information and explanations that were provided to us with the aim of ascertaining the REIT’s compliance with Islamic Shari’ah for the period from April 2025 to end of March 2026, the Internal Shari’ah Supervisory Committee has concluded that the REIT complies with Islamic Shari’ah.

شهادة شرعية

لصندوق الاستثمار العقاري الإمارات دبي الوطني ريت (الصندوق)

بناء على المعلومات والإيضاحات التي قدمت لنا بهدف التأكد من امتثال الصندوق مع أحكام الشريعة الإسلامية عن الفترة ما بين أبريل 2025 إلى نهاية مارس 2026، فقد خلصت لجنة الرقابة الشرعية الداخلية إلى أن الصندوق متوافق مع أحكام الشريعة الإسلامية.

أ. د. محمد القري
نائب الرئيس
Prof. Mohamed El Gari (Vice Chairman)

أ. د. محمد عبدالرحيم سلطان العلماء
الرئيس والعضو التنفيذي
Prof. Mohammad Abdul Rahim Sultan Al-Olama
(Chairman and Executive Member)

د. محمد قسيم
عضو اللجنة
Dr. Muhammad Qaseem (Member)

د. سالم آل علي
عضو اللجنة
Dr. Salim Ali Al-Ali (Member)

لجنة الرقابة الشرعية الداخلية لمجموعة بنك الإمارات دبي الوطني

Internal Shari’ah Supervisory Committee, Emirates NBD Group

14-07-2026

Oversight Committee Report

In line with the DFSA Collective Investment Law, Markets Law, Collective Investment Rules, and Markets Rules (hereinafter the applicable regulations), the Oversight Committee supervises and reviews the activities of the Fund Manager for ENBD REIT and provides independent updates to the Board of Directors on the Fund Manager's internal system and controls, compliance with applicable articles, laws and regulations, risk management, and safekeeping of ENBD REIT assets.

The Oversight Committee has adequate resources and access to accurate, timely, and comprehensive information relating to the management of ENBD REIT and can report any actual or suspected compliance breaches or inadequacies that they identify and have recourse to the Directors.

During the course of the year, the Oversight Committee has considered the Fund Manager's compliance, inter alia, with the following:

- Ensuring that ENBD REIT's articles of association (the "Articles") remains in compliance with the applicable regulations;
- Ensuring that the Fund Manager is complying with the terms and conditions of its license, particularly with respect to the management of ENBD REIT;
- The investment and financing limitations as imposed on ENBD REIT under the Collective Investment Law or CIR have not been transgressed;
- The issue, sale, redemption and cancellation, and calculation of the price of the Units and the application of ENBD REIT's income, has been carried out in accordance with the applicable regulations and the Articles;
- NAV/Valuation process has been considered, and due regard also given to the feedback of the External Auditors, noting that the Fund Manager has also satisfied the related obligations;
- Discussion with the Compliance Officer and review of related compliance and risk reports, noting that the Fund Manager has systems and controls in place to operate as intended and remain adequate while further complying with the applicable regulations;
- Shari'ah compliance status of the ENBD REIT is as per annual report and Shari'ah certification issued by the Shari'ah Supervisory Board, as disclosed in this document;
- The audit report confirmed that all safekeeping requirements have been complied with; and
- All conflicts of interest and related party transactions are brought to the attention of the Oversight Committee and approved by the Board.

The important areas considered by the Oversight Committee are as below:

Calculation of Net Asset Value ("NAV")
The Oversight Committee considers that the process of calculation and publication of the NAV is satisfactory. The calculation of the NAV is done by an external and independent fund administrator based in the DIFC and regulated by the DFSA and is published on a quarterly basis on the ENBD REIT's website and ENBD REIT's regulatory announcement service.

Risk & Compliance Overview
The Fund Manager's compliance and risk infrastructure has been reviewed and reconfirmed in the Fund Manager's ORCA, IRAP, ICAAP, Compliance Monitoring Plan, and Business Risk Assessment (collectively 'compliance framework'). The size and scale of the structure is appropriate to support ENBD REIT.

The Fund Manager made available to the Oversight Committee, the IRAP, ICAAP, Operational Risk review (ORCA), Business Risk Assessment, and Compliance Monitoring Plan. The Oversight Committee was satisfied that the systems and controls in place within the Fund Manager operate as intended and remain adequate in so far as they relate to ENBD REIT.

Valuation of Properties and Revised Valuation Policy
All investment properties are valued independently by external valuation companies. The Oversight Committee considered the valuation methodology and process adopted and is satisfied that the valuations of the properties were conducted appropriately in accordance with the rules. The external auditors confirmed that they had, as part of their financial audit, assessed the competence, independence, and integrity of the valuation process and thereafter confirmed that reasonable valuations were adopted by the Fund Manager.

With an aim to maintain the integrity, robustness, and accuracy of the portfolio, ENBD REIT's valuation policy is in line with international best practice and DFSA's regulations. The policy stipulates that changes of appointed valuers is required every five years unless re-appointed by tender process and will include a rotation mechanism to ensure each asset in the portfolio is valued by a new valuer every 3-4 years. Furthermore, each external valuer will be invited to present to the Board at least annually to explain their assumptions and movements in valuation during that period.

The valuation policy has been approved by the ENBD REIT Board and reviewed by the Oversight Committee.

Investment
ENBD REIT owns only investments that are consistent with its Constitutional documents and Prospectus. All investments were made in compliance with Shari'a and investments in corporate entities, for e.g. investment holding SPVs, were made only where the liability of shareholders is limited. ENBD REIT also remained compliant with its maximum limit of 40% for investment in cash, government, and public securities.

Financials
The Oversight Committee met with and reviewed the materials presented by the external audit team to assess the accuracy of, and any issues relating to, the financial information of the Fund manager and the financial position of ENBD REIT. No material issues were noted.

Dividends
For the year ended 31st March 2026, a final dividend of USD 0.02 per share, amounting to USD 5,000,000, was declared and approved and subsequently paid on 22nd July 2026. Furthermore, an interim dividend of USD 0.0204 per share, amounting to USD 5,100,000, for the 6-month period ended 30th September 2025 was declared and approved and subsequently paid on 19th December 2024.

At the Annual General Meeting ("AGM") to be held in June 2026, the Board of Directors will propose a final dividend of USD 0.02 per share, amounting to USD 5,000,000 (1.96% of NAV), for the 6-month period ended 31st March 2026. The final dividend has been determined based on the actual net rental return and funds from operations ("FFO") generated during the 12-month period. All dividends, either paid or proposed in relation to the year ended 31st March 2026, are distributed in accordance with the applicable regulations.

Financing
The Oversight Committee noted that ENBD REIT's total outstanding financing amounted to USD 186 million, which represents 42% of the Gross Asset Value of ENBD REIT, amounting to USD 440m as of 31st March 2026. This is in compliance with the CIL and CIR in terms of financing (debt) limits.

The members of the Oversight Committee have enquired that the Fund Manager, through its operations, has provided sufficient evidence of compliance with the applicable laws and regulations.

Burj Daman

04 FINANCIAL STATEMENTS

Independent Auditor's Report

ENBD REIT (CEIC) PLC and its subsidiaries

Directors' Report

Incorporation

ENBD REIT (CEIC) PLC – a DIFC Company with Registration Number 2209 (the "Company" or "ENBD REIT") was incorporated on 18 July 2016. ENBD REIT and its subsidiaries and Special Purpose Vehicle (SPVs) are collectively referred to as the "Group".

ENBD REIT was incorporated as a company limited by shares under the Companies Law, DIFC Law No. 2 of 2009 and has been renamed to ENBD REIT (CEIC) PLC from ENBD REIT (CEIC) Limited due to the introduction of the new DIFC Companies Law, DIFC Law No. 5 of 2018.

Structure

On 23 March 2017, the shares of ENBD REIT were admitted to the Dubai Financial Services Authority ("DFSA") list of shares to trade on Nasdaq Dubai after the Initial Public Offering (the "IPO").

Investment policy and objectives

The purpose of the Group is to provide investors with a professionally managed means of participating in the United Arab Emirates ("UAE") real estate market. The primary investment objective of the Group is to achieve regular rental income and long-term capital growth from a diversified portfolio of commercial, residential and alternative properties. Investment decisions under the supervision of the Directors of the Group will be made on behalf of the Group by the Fund Manager and will reflect the medium to long-term objective to maximise total return made up of rental income and capital appreciation.

The Group shall have the capacity to seek finance in a manner compliant with Islamic Shari'a law to aid further property acquisitions from time to time with an aim to further increase shareholders' returns. The Group may invest in properties via offshore special purpose vehicles ("SPVs"). A single SPV may be used to hold each separate property, and any finance sought for the property acquisitions will be either at the Group level or at the SPV level.

All investments of the Group will take place according to Shari'a guidelines, as defined by the Shari'a Supervisory Board of the Group. The Shari'a Supervisory Board will also periodically review that all implemented investment decisions of the Fund Manager remain within Shari'a guidelines.

Results and distributions

The results for the period are set out in the consolidated statement of profit or loss and other comprehensive income on page 11. During the current year, a final dividend of USD 0.020 per share amounting to USD 5,000,000 (2.29% of NAV) was declared and approved for the year ended 31 March 2025 and paid on 22 July 2025 (31 March 2024: USD 4,000,000). Subsequent to 30 September 2025, an interim dividend of USD 0.0204 per share amounting to USD 5,100,000 (2.10% of NAV) was approved on 28 November 2025 and paid on 19 December 2025 (30 September 2024: USD 5,000,000).

Property valuations

The values of the properties that form the bulk of the assets in the Group are determined regularly by CB Richard Ellis, Knight Frank and Jones Lang LaSalle, independent experts in real estate valuations. The Directors express comfort in the level of expertise applied to the valuation process which requires significant accounting estimates and judgements (refer note 2(p) of the consolidated financial statements).

ENBD REIT (CEIC) PLC and its subsidiaries

Directors' Report

Declaration

The Directors have analysed the Group's ability to continue as a going concern and have not identified a material uncertainty that may cast significant doubt about the Group's ability to continue as a going concern. The Group prepared these consolidated financial statements on a going concern basis as the Group is currently under the process of refinancing Islamic finance payable USD 185.39 million (2025: USD 182.82 million). The Group is confident to meet its financial obligations as and when they fall due, therefore, they have prepared the consolidated financial statements of the Group for the year ended 31 March 2026 on a going concern basis.

Deloitte & Touche M.E. were appointed as external auditors of the Group for the year ended 31 March 2026. The Board of directors has recommended the appointment of Deloitte & Touche M.E. as the auditor for 2026-27 for approval by the shareholders at the forthcoming Annual General Meeting.

Signed on behalf of the Board

Director:
Ali AlMazroei

Date: 21 May 2026

Deloitte.

Deloitte & Touche (M.E.)
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Downtown Dubai
P.O. Box 4254
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United Arab Emirates

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Fax:+971 (0) 4 376 8899
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INDEPENDENT AUDITOR'S REPORT

To the Shareholders of
ENBD REIT (CEIC) PLC
Dubai
United Arab Emirates

Report on the the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of ENBD REIT (CEIC) PLC (the "REIT") and its subsidiaries (together, the "Group") which comprise the consolidated statement of financial position as at 31 March 2026, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements give a true and fair view of the financial position of the Group as at 31 March 2026, and its financial performance and its cash flows for the year then ended in accordance IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) as applicable to audits of consolidated financial statements of public interest entities, together with the ethical requirements of the Dubai Financial Services Authority (DFSA) and other ethical requirements that are relevant to our audit of the consolidated financial statements in the United Arab Emirates, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Deloitte.

INDEPENDENT AUDITOR'S REPORT
To the Shareholders of ENBD REIT (CEIC) PLC, Dubai, United Arab Emirates (continued)

Key Audit Matters (continued)

Key audit matter	How the matter was addressed in our audit
Valuation of Investment properties	
The Group's investment properties amounted to USD 438 million (2025: USD 404 million) as at31 March 2026 (93% of total assets) and the unrealised fair value gain recorded in the consolidated statement of profit or loss amounted to USD 33 million (2024: USD 23 million). The Group measures these properties at their fair value, and their measurement is inherently subjective due to the individual nature and location of each property. The determination of fair value of these properties is based on external valuations conducted by independent certified property valuers on a quarterly basis in accordance with the Royal Institute of Chartered Surveyors ("RICS") valuation - Professional Standards using, relevant market information generated from transactions of comparable properties and discounted cash flows. A high degree of judgment may be required from these professional valuers when observable information is not available or when significant adjustments are made to the observable market information. The portfolio includes completed investment properties. The valuation of the Group's portfolio is inherently subjective due to, among other factors, the individual nature of each property, its location and the expected future rentals for that particular property. The wider challenges currently facing the real estate sector as the impact of current geopolitical situation further contributed to the subjectivity and material uncertainty at 31 March 2026. The valuations take into account the property-specific information including the current tenancy agreements and rental income, condition and location of the property, and future rental prospects, as well as prevailing market yields and market transactions.	Our audit procedures included, but were not limited to, the following: • We obtained an understanding of the process adopted by management to determine the fair value of investment property, including the key controls in this process. • We evaluated the abovementioned controls to determine if they had been appropriately designed and implemented; • We assessed the skills, competency, independence and objectivity of the external valuers; • We reviewed the terms of engagement between the external valuers and the Group to determine if the scope of their work was sufficient for audit purposes; • We assessed and discussed management's process for reviewing and challenging the work of the external valuers; • We made enquiries of external valuers to understand the assumptions used in relation to the key drivers in the property valuations. • With the assistance of our internal valuation specialists, we challenged the assumptions, including those arising from the current geopolitical situation, used in relation to the key drivers in the valuation such as rental income, occupancy, yields and property management costs.; • We agreed a sample of the information provided to the external valuers to underlying lease agreements. • We determined if the disclosure in the consolidated financial statements relating to this matter, was in accordance with the requirements of IFRS Accounting Standards.

Deloitte.

INDEPENDENT AUDITOR'S REPORT
To the Shareholders of ENBD REIT (CEIC) PLC, Dubai, United Arab Emirates (continued)

Key Audit Matters (continued)

Key audit matter	How the matter was addressed in our audit
Valuation of Investment properties (continued)	
The valuation of these properties is considered as a key audit matter because of the complexities inherent in the determination of fair values, which is underpinned by a number of judgments and assumptions as it requires the estimation of property yields, rental growth, occupancy and management costs and thus requires a significant level of audit effort. A small change in these assumptions could have a significant impact on the valuation of these properties. In addition, investment properties is quantitatively significant to the financial statements. Refer to note 2 significant accounting policies and critical estimates and judgments as well as note 3 investment properties in the consolidated financial statements for more information relating to this matter.	

Other Information

The Fund Manager is responsible for the other information. The other information comprises the Directors' Report but does not include the consolidated financial statements and our auditor's report thereon. Our opinion on the consolidated financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements, or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards as issued by the IASB and their preparation in compliance with the applicable provisions of Markets Law No.1 of 2012 (as amended) and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Deloitte.

INDEPENDENT AUDITOR'S REPORT
To the Shareholders of ENBD REIT (CEIC) PLC, Dubai, United Arab Emirates (continued)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Fund Manager.
- Conclude on the appropriateness of the Fund Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the Group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the Group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Deloitte.

INDEPENDENT AUDITOR'S REPORT
To the Shareholders of ENBD REIT (CEIC) PLC, Dubai, United Arab Emirates (continued)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

Further, we report that the company's financial statements have been properly prepared in accordance with the applicable provisions of the Market Law No 1 of 2012 (As Amended).

Deloitte & Touche (M.E.)

Firas Anabtawi
DFSA Reference Number 1009923
21 May 2026
Dubai
United Arab Emirates

ENBD REIT (CEIC) PLC and its subsidiaries

Consolidated Statement of Financial Position

As at 31 March 2026

	Notes	31 Mar 2026 USD	31 Mar 2025 USD
Assets			
Non-current assets			
Investment properties	3 & 15	437,744,891	403,711,441
Positive fair value of derivative	7	74,429	252,680
Total non-current assets		**437,819,320**	**403,964,121**
Current assets			
Trade and other receivables	4	6,120,210	7,127,942
Other assets		151,767	174,499
Cash and cash equivalents	5	25,146,370	24,356,841
Total current assets		**31,418,347**	**31,659,282**
Total assets		**469,237,667**	**435,623,403**
Liabilities			
Current liabilities			
Trade and other payables	6	11,448,101	12,574,048
Finance cost payable on Islamic financing	8	185,393,992	-
Lease liabilities	9	1,132,781	1,049,967
Total current liabilities		**197,974,874**	**13,624,015**
Non-current liabilities			
Trade and other payables	6	2,137,122	3,297,646
Islamic finance payable	8	-	182,824,923
Negative fair value of derivative	7	392,680	3,102,363
Lease liabilities	9	14,025,767	14,153,284
Total non-current liabilities		**16,555,569**	**203,378,216**
Total liabilities		**214,530,443**	**217,002,231**
Equity			
Share capital	10 (a)	250,000	250,000
Capital redemption reserve	10 (c)	962,457	962,457
Special reserve	10 (b)	5,101,506	5,612,308
Hedge reserve	10 (d)	(457,559)	(1,093,170)
Retained earnings		248,850,820	212,889,577
Total equity		**254,707,224**	**218,621,172**
Total equity and liabilities		**469,237,667**	**435,623,403**

This consolidated financial statement were approved and authorised for issue by the Directors on 21 May 2026 and signed on behalf of the Board by:

Director
Ali AlMazroei
Date: 21 May 2026

Director
Khalid AlFaheem
Date: 21 May 2026

The accompanying notes on page 85 to 107 form an integral part of these consolidated financial statements.
The independent auditor's report on the consolidated financial statement is set out on page 76.

ENBD REIT (CEIC) PLC and its subsidiaries

Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the year ended 31 March 2026

	Note	31 Mar 2026 USD	31 Mar 2025 USD
Income			
Rental income		37,548,303	36,908,632
Property operating expenses	11	(7,643,785)	(7,000,724)
Total operating income		**29,904,518**	**29,907,908**
Expenses			
General and administrative expenses	12	(1,214,830)	(1,447,523)
Management fees	13	(3,783,134)	(3,186,415)
Property valuation fees		(153,006)	(68,629)
Total administration and other expenses before expected credit loss		**(5,150,970)**	**(4,702,567)**
Allowance for impairment against trade receivables	4	(157,173)	(500,799)
Total administration and other expenses after expected credit loss		**(5,308,143)**	**(5,203,366)**
Net operating profit		**24,596,375**	**24,704,542**
Lease liability finance cost	9	(811,489)	(810,688)
Islamic financing costs		(11,902,048)	(13,229,360)
Profit on Islamic deposits	13	660,656	565,059
Profit before gain on fair valuation of investment properties		**12,543,494**	**11,229,553**
Unrealised gain on fair valuation of investment properties, net		**33,006,947**	**22,506,402**
Profit for the year		**45,550,441**	**33,735,955**
Other comprehensive income			
Fair value adjustments to cash flow hedge	10 (d)	635,611	(799,351)
Total comprehensive income for the year		**46,186,052**	**32,936,604**
Earnings per share			
Basic earnings per share (USD)	18	0.18	0.13

The accompanying notes on page 85 to 107 form an integral part of these consolidated financial statements.

The independent auditor's report on the consolidated financial statement is set out on page 76.

ENBD REIT (CEIC) PLC and its subsidiaries

Consolidated Statement of Changes in Equity

For the year ended 31 March 2026

	Share Capital USD	Capital Redemption Reserve USD	Special Reserve USD	Hedge Reserve USD	Retained Earnings USD	Total USD
As at 1 April 2024	**250,000**	**962,457**	**5,704,232**	**(293,819)**	**188,061,698**	**194,684,568**
Total comprehensive income for the year						
Profit for the year	-	-	-	-	33,735,955	33,735,955
Other comprehensive income	-	-	-	(799,351)	-	(799,351)
Total comprehensive income for the year	**-**	**-**	**-**	**(799,351)**	**33,735,955**	**32,936,604**
Transactions with shareholders recorded directly in equity						
Transfer from reserves (note 10)	-	-	(91,924)	-	91,924	-
Dividend distribution (note 17)	-	-	-	-	(9,000,000)	(9,000,000)
At 31 March 2025	**250,000**	**962,457**	**5,612,308**	**(1,093,170)**	**212,889,577**	**218,621,172**
As at 1 April 2025	**250,000**	**962,457**	**5,612,308**	**(1,093,170)**	**212,889,577**	**218,621,172**
Total comprehensive income for the year						
Profit for the year	-	-	-	-	45,550,441	45,550,441
Other comprehensive loss	-	-	-	635,611	-	635,611
Total comprehensive income for the year	**-**	**-**	**-**	**635,611**	**45,550,441**	**46,186,052**
Transactions with shareholders recorded directly in equity						
Transfer from reserves (note 10)	-	-	(510,802)	-	510,802	-
Dividend distribution (note 17)	-	-	-	-	(10,100,000)	(10,100,000)
At 31 March 2026	**250,000**	**962,457**	**5,101,506**	**(457,559)**	**248,850,820**	**254,707,224**

The accompanying notes on page 85 to 107 form an integral part of these consolidated financial statements.

The independent auditor's report on the consolidated financial statement is set out on page 76.

ENBD REIT (CEIC) PLC and its subsidiaries

Consolidated Statement of Cash Flows

For the year ended 31 March 2025

	Note	31 Mar 2026 USD	31 Mar 2025 USD
Cash flows from operating activities			
Profit for the year		45,550,441	33,735,955
Adjustments for:			
Unrealised gain on investment properties, net		(33,006,947)	(22,506,402)
Profit on Islamic deposits		(660,656)	(565,059)
Allowance for impairment against trade receivables	4	157,173	500,799
Islamic financing cost		11,902,048	13,229,360
Finance cost on lease liabilities	9	811,489	810,688
		24,753,548	**25,205,341**
Changes in:			
Trade and other receivables		850,559	(42,318)
Prepaid expenses		22,732	(100,409)
Trade and other payables		(2,286,471)	2,332,663
Net cash flows generated from operating activities		**23,340,368**	**27,395,277**
Cash flows from investing activities			
Capital expenditure on investment properties	3	(1,026,503)	(2,176,867)
Proceeds on divestment of investment properties		-	14,320,719
Profit on Islamic deposits		660,656	565,059
Net cash flows generated from investing activities		**(365,847)**	**12,708,911**
Cash flows from financing activities			
Dividend distribution to ordinary shareholders	17	(10,100,000)	(9,000,000)
Islamic financing cost paid		(11,228,800)	(12,722,992)
Payment of lease liabilities	9	(856,192)	(812,890)
Repayment of Islamic financing		-	(14,320,329)
Net cash flows used in financing activities		**(22,184,992)**	**(36,856,211)**
Net increase / (decrease) in cash and cash equivalents for the year		529,789	3,247,977
Cash and cash equivalents at the beginning of the year	5	24,356,841	21,108,864
Cash and cash equivalents at the end of the year	**5**	**25,146,370**	**24,356,841**

The accompanying notes on page 85 to 107 form an integral part of these consolidated financial statements.

The independent auditor’s report on the consolidated financial statement is set out on page 76.

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements

For the year ended 31 March 2026

1. General information

ENBD REIT (CEIC) PLC – a DIFC Company with registration number 2209 (“the Company” or “ENBD REIT”) was incorporated on 18 July 2016. On 15 February 2017, the name of the Company was changed from Emirates Real Estate Fund to ENBD REIT (CEIC) Limited, subsequently the Company changed its name from ENBD REIT (CEIC) Limited to ENBD REIT (CEIC) PLC following the introduction of the Companies Law, DIFC Law No. 5 of 2018. ENBD REIT is registered as a Public Fund with the Dubai Financial Services Authority (“DFSA”). The Company is regulated by the DFSA and is governed by, amongst others, the Collective Investment Law No. 2 of 2010 (“CIL”), the Collective Investment Rules module of the DFSA Rules (“CIR”), the Markets Law DIFC Law No. 1 of 2012 (the “Markets Law”), the Markets Rules module of the DFSA Rules (“Markets Rules”) and the applicable Dubai International Financial Centre (“DIFC”) companies law. The Company is categorised under the CIL as a Public Fund and the CIR as a Domestic Fund, an Islamic Fund, a Property Fund and a Real Estate Investment Trust (REIT). ENBD REIT and its subsidiaries and special purpose vehicles (“SPV”) are collectively referred to as “the Group”. The registered address of the Company is 8th Floor, East Wing, Dubai International Financial Centre, The Gate Building, PO Box 506578, Dubai, United Arab Emirates.

ENBD REIT has been established as a Shari’a compliant company limited by shares under the DIFC Companies Law. The principal activity of the Group is to participate in the United Arab Emirates (“UAE”) real estate market to achieve regular rental income and long-term capital growth from a diversified portfolio of property and property related assets. All investments of the Group take place according to Shari’a guidelines, as defined by the Shari’a Supervisory Board of the Group. The Shari’a Supervisory Board also periodically review that all investment decisions made by the Fund Manager are within Shari’a guidelines.

On 23 March 2017, the shares of ENBD REIT were admitted to the Dubai Financial Services Authority (“DFSA”) list of shares to trade on Nasdaq Dubai after an Initial Public Offering (the “IPO”).

2. Material accounting policy information

a. Basis of presentation

The consolidated financial statements for the year ended 31 March 2026 have been prepared in accordance with International Financial Reporting Standards (“IFRS Accounting Standards”) as issued by the International Accounting Standards Board (“IASB”), Islamic Shari’a rules and principles as determined by the Shari’a Supervisory Board of the Group and in accordance with the applicable regulatory requirements of the DFSA. The consolidated financial statements are prepared under the historical cost convention basis except for investment properties which are stated at fair value. The preparation of financial statements in conformity with IFRS requires the Directors to make certain accounting estimates, judgement and assumptions. Actual results may differ from those estimates and assumptions. It also requires the Directors to exercise judgement in the process of applying the Group’s accounting policies. Critical accounting estimates, judgements and assumptions are set out in Note 2(d).

b. New standards, Amendments and Interpretations issued

i) New standards and amendments effective from 1 January 2025

The accounting policies used in the preparation of these consolidated financial statements are consistent with those used in the previous year. In the current year, the Group has applied the below amendments to IFRS Standards and Interpretations issued that are effective for annual period that begins on or after 1 January 2025. Their adoption has not had any material impact on the disclosures or on the amounts reported in these consolidated financial statements.

Standards / amendments to standards / interpretations	Effective date
Amendments to IAS 21- The Effects of Changes in Foreign Exchange Rates relating to Lack of Exchangeability	1 January 2025

The application of these revised IFRSs has not had any material impact on the amounts reported for the current and prior years but may affect the accounting for future transactions or arrangements. Other than the above, there are no other significant IFRSs and amendments that were effective for the first time for the financial year beginning on after 1 January 2025.

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

2. Material accounting policy information (continued)

b. New standards, Amendments and Interpretations issued (continued)

ii) New and amended standards issued but not effective for the financial year beginning 1 January 2026 and not early adopted:

At the date of authorisation of these financial statements, the Company has not applied the following new and revised IFRS Standards that have been issued but are not yet effective:

Standards / amendments to standards / interpretations	Effective date
Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures regarding the classification and measurement of financial instruments	1 January 2026
Annual improvements to IFRS Accounting Standards- Volume 11	1 January 2026
The pronouncement comprises the following amendments: • IFRS 1: Hedge accounting by a first-time adopter • IFRS 7: Gain or loss on derecognition • IFRS 7: Disclosure of deferred difference between fair value and transaction price • IFRS 7: Introduction and credit risk disclosures • IFRS 9: Lessee derecognition of lease liabilities • IFRS 9: Transaction price • IFRS 10: Determination of a “de facto agent” • IAS 7: Cost method	
IFRS 18 Presentation and Disclosure of Financial Statements issued	1 January 2027
IFRS 19 Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendment to IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures (2011) relating to treatment of sale or contribution of assets from investors to its associates or joint ventures	Effective date deferred indefinitely. Adoption is still permitted.

The Company anticipates that these new standards, interpretations and amendments will be adopted in the Group’s financial statements as and when they are applicable and adoption of these new standards, interpretations and amendments may have no material impact on the financial statements of Group in the period of initial application

c. Basis of Consolidation

The consolidated financial statements comprise the financial statements of the Company and its wholly owned subsidiaries at 31 March 2026, as listed below.

Subsidiaries

Arabian Oryx Property SPV 1 Limited
Blanford Fox Property SPV 2 Limited
Camel Property SPV 3 Limited
Dana Property SPV 4 Limited
Ewan Property SPV 5 Limited
Fajr Property SPV 6 Limited
Gazal Property SPV 7 Limited
Hesan Property SPV 8 Limited
Ibex Property SPV 9 Limited

The subsidiaries are consolidated from the date on which control is transferred to the Group and will cease to be consolidated from the date on which control is transferred from the Group. Control exists when the Group is exposed to, or has rights to, variable returns from its involvement with the subsidiary and has the ability to affect those returns through its power over the Subsidiary. Control of the subsidiaries transferred to the Group on the acquisition dates detailed above. Intragroup balances, and any unrealised gains and losses or income and expenses arising from intragroup transactions, are eliminated in preparing the consolidated financial statements. The Group does not meet the Investment Entity definition under IFRS 10.

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

2. Material accounting policy information (continued)

c. Basis of Consolidation (continued)

Common control transactions

Common control transactions are accounted at book value on the basis that the investment has transferred from one part of the group to another. Accordingly, the Group recognises the assets acquired and liabilities assumed using the book values in the financial statements of the entity transferred. Difference between the consideration paid and the capital of the acquiree, if any, is disclosed as an adjustment in equity under group restructuring reserve.

Loss of control

When the Group loses control over a subsidiary, the assets and liabilities of the subsidiary and any retained interest in the entity is remeasured at fair value. The difference between the carrying amount of the retained investment at the date when control is lost and its fair value is recognised in profit or loss.

d. Financial instruments

(i) Classification and measurement of financial assets and financial liabilities

Under IFRS 9, on initial recognition, a financial asset is classified as measured at: amortised cost; fair value through other comprehensive income (“FVOCI”) – debt investment; FVOCI – equity investment; or fair value through profit or loss (“FVTPL”). The classification of financial assets under IFRS 9 is generally based on the business model in which a financial asset is managed and its contractual cash flow characteristics.

Financial assets that meet the following conditions are subsequently measured at amortised cost less impairment loss and deferred income, if any (except for those assets that are designated as at fair value through other comprehensive income on initial recognition):

1. the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
2. the contractual terms of the instrument give rise to cash flows on specified dates that are solely payments of principal and profit on the principal amount outstanding.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

A financial asset (unless it is a trade receivable without a significant financing component that is initially measured at the transaction price) is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition.

The following accounting policies apply to the subsequent measurement of financial assets.

Financial assets at FVTPL

These assets are subsequently measured at fair value. Net gains and losses, including any profit or dividend income, are recognised in profit or loss.

Financial assets at amortised cost

These assets are subsequently measured at amortised cost using the effective profit method. The amortised cost is reduced by impairment losses. Profit income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Financial liabilities

The Group classifies its financial liabilities at amortised cost unless it has designated liabilities at FVTPL. The Group derecognises a financial liability when its contractual obligations are discharged or cancelled or expire.

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

2. Material accounting policy information (continued)

d. Financial instruments (continued)

(ii) Impairment

The impairment model applies to financial assets measured at amortised cost or FVOCI and contract assets, but not to investments in equity instruments. The financial assets at amortised cost consist of trade and other receivables, Islamic deposits and cash at banks.

Under IFRS 9, loss allowances are measured on either of the following bases:

- 12-month ECLs: these are ECLs that result from possible default events within the 12 months after the reporting date; and
- lifetime ECLs: these are ECLs that result from all possible default events over the expected life of a financial instrument.

The Group measures loss allowances at an amount equal to lifetime ECLs, except for cash at banks and Islamic deposits, which are measured as 12-month ECLs for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment and including forward-looking information.

Since the Group's rent and service income receivables have a short credit period of 12 months or less and do not involve a significant financing component, it adopts the simplified approach under IFRS 9. This approach requires the recognition of expected lifetime losses for these receivables.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due. The Group considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or
- the financial asset is more than 90 days past due.

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortised cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

The Group is required to assess at regular intervals whether there is any objective evidence of impairment of the rent receivables amount reflected in the balance sheet. If such evidence exists, the Group is required to do a detailed calculations to determine whether an impairment loss should be recognised. The calculation is done on an individual tenant basis and can be further enhanced/adjusted on a consolidated property and fund level. The evidence of impairment will be determined by the days past due of the receivables. The information about the ECLs on the Company's rental income receivables is disclosed in note 4.

Write-off policy

The company applies a write-off policy for receivables deemed irrecoverable due to specific criteria outlined below. This policy ensures the accurate presentation of financial statements and adheres to prudent financial management practices.
A receivable will be written off once it meets any of the following conditions:

1. A legal compromise settlement is reached with the obligator, where the percentage of the write-off will depend on the terms of the settlement agreement.
2. The obligator is placed under receivership, resulting in the complete inability to recover the receivable (100% write-off).
3. The obligator is liquidated or declared bankrupt, and recovery of the receivable is no longer possible (100% write-off).
4. The obligator has absconded, and there is no method of recovering the receivable from local assets (100% write-off).

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

2. Material accounting policy information (continued)

d. Financial instruments (continued)

(ii) Impairment (Continued)

The Board of Directors reserves the right to exercise their discretion in applying the 100% write-off percentage stated above, ensuring flexibility in exceptional circumstances.

Presentation of impairment

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

(iii) Derivative financial instruments

The Group enters into a derivative financial instruments to manage its exposure to currency risks, including foreign exchange forward contracts, options and cross currency swaps. Derivatives are recognised initially at fair value at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset whereas a derivative with a negative fair value is recognised as a financial liability. Derivatives are not offset in the financial statements unless the Group has both a legally enforceable right and intention to offset. A derivative is presented as a non-current asset or a non-current liability if the remaining maturity of the instrument is more than 12 months and it is not due to be realised or settled within 12 months.

Hedge accounting

The Group designates certain derivatives as hedging instruments in respect of foreign currency risk and interest rate risk in fair value hedges, cash flow hedges, or hedges of net investments in foreign operations. Hedges of foreign exchange risk on firm commitments are accounted for as cash flow hedges.

At the inception of the hedge relationship, the Group documents the relationship between the hedging instrument and the hedged item, along with its risk management objectives and its strategy for undertaking various hedge transactions. Furthermore, at the inception of the hedge and on an ongoing basis, the Group documents whether the hedging instrument is effective in offsetting changes in fair values or cash flows of the hedged item attributable to the hedged risk, which is when the hedging relationships meet all of the following hedge effectiveness requirements:

- There is an economic relationship between the hedged item and the hedging instrument
- The effect of credit risk does not dominate the value changes that result from that economic relationship
- The hedge ratio of the hedging relationship is the same as that resulting from the quantity of the hedged item that the Group actually hedges and the quantity of the hedging instrument that the Group actually uses to hedge that quantity of hedged item

If a hedging relationship ceases to meet the hedge effectiveness requirement relating to the hedge ratio but the risk management objective for that designated hedging relationship remains the same, the Group adjusts the hedge ratio of the hedging relationship (i.e. rebalances the hedge) so that it meets the qualifying criteria again.

Cash flow hedges

The effective portion of changes in the fair value of derivatives and other qualifying hedging instruments that are designated and qualify as cash flow hedges is recognised in other comprehensive income and accumulated under the heading of cash flow hedging reserve, limited to the cumulative change in fair value of the hedged item from inception of the hedge. The gain or loss relating to the ineffective portion is recognised immediately in profit or loss, and is included in the 'other gains and losses' line item.

Amounts previously recognised in other comprehensive income and accumulated in equity are reclassified to profit or loss in the periods when the hedged items affects profit or loss, in the same line as the recognised hedged item. However, when the hedged forecast transaction results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously recognised in other comprehensive income and accumulated in equity are removed from equity and included in the initial measurement of the cost of the non-financial asset or non-financial liability. This transfer does not affect other comprehensive income. Furthermore, if the Group expects that some or all of the losses accumulated in the cash flow hedging reserve will not be recovered in the future, that amount is immediately reclassified to profit or loss.

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

2. Material accounting policy information (continued)

d. Financial instruments (continued)

(iii) Derivative financial instruments (Continued)

The Group discontinues hedge accounting only when the hedging relationship (or a part thereof) ceases to meet the qualifying criteria (after rebalancing, if applicable). This includes instances when the hedging instrument expires or is sold, terminated or exercised. This discontinuation is accounted for prospectively. Any gain or loss recognised in other comprehensive income and accumulated in cash flow hedge reserve at that time remains in equity and is reclassified to profit or loss when the forecast transaction occurs. When a forecast transaction is no longer expected to occur, the gain or loss accumulated in the cash flow hedge reserve is reclassified immediately to profit or loss.

e. Foreign currency translation

(i) Functional and presentation currency

The functional currency, which is the currency of the primary economic environment in which the Group operates is United Arab Emirates Dirham ("AED"). The presentation currency of these financial statements is United States Dollar ("USD"). The AED is currently pegged at a conversion rate of AED 3.673 (2025: AED 3.673) for every USD.

(ii) Transactions and balances

Transactions in foreign currencies are translated at the foreign currency exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated to USD at the foreign currency closing exchange rate ruling at the reporting date. Foreign currency exchange differences arising on retranslation and realised gains and losses on disposals or settlements of monetary assets and liabilities are recognised in the consolidated statement of profit or loss and other comprehensive income.

f. Investment properties

All properties owned by the Group are classified as investment properties, as they are held for the purpose of earning rental income or for capital appreciation or a combination of the two. Investment properties are recognised as an asset when it is probable that the future economic benefits that are associated with the investment properties will flow to the group and the cost of the investment properties can be measured reliably. Property that is held under a lease is capitalised and treated as investment property.

Investment properties are measured initially at cost including transaction costs. Subsequent to initial recognition, investment properties are recognised at fair value at the reporting date. Gains and losses attributable to changes in fair value of investment properties are recognised in the period in which they arise in the profit or loss as "Unrealised gain / loss on investment properties". Gains or losses from the sale or disposal of investment properties are calculated as the difference between the selling price and the carrying value of the property.

Right-of-use assets are measured at cost at initial recognition comprising the following:

The amount of the initial measurement of lease liability;
Any lease payments made at or before the commencement date less any lease incentives received;
Any initial direct costs; and
Restoration costs.

g. Cash and cash equivalents

Cash and cash equivalents comprise cash at bank. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash. For the purposes of the consolidated statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above.

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

2. Material accounting policy information (continued)

h. Expenses

The Group is responsible for the payment of management fees, administration fees and custodian fees, which are accrued on a monthly basis and the payment of other expenses as detailed in the Prospectus of the Company. Expenses are accounted for on an accrual's basis.

i. Dividend distribution

Collective Investment Rules ("CIR") requires a Real Estate Investment Trust to distribute to its shareholders at least 80% of its audited annual net income. Accordingly, at the reporting date, the Group has an obligation to its shareholders to pay at least 80% of its net profits as dividend and Management will propose a final dividend to the shareholders for their approval to comply with the CIR rule.

j. Leases

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to consolidated statement of profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The right-of-use asset is fair valued as on the reporting date.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

Fixed payments (including in-substance fixed payments), less any lease incentives receivable;
Variable lease payment that are based on an index or a rate;
Amounts expected to be payable by the lessee under residual value guarantees;
The exercise price of a purchase option if the lessee is reasonably certain to exercise that option; and
Payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be determined, the lessee's incremental borrowing rate is used, being the rate that the lessee would have to pay to borrow the funds necessary to obtain an asset of similar value in a similar economic environment with similar terms and conditions.

Payments associated with short-term leases and leases of low-value assets are recognised on a straight-line basis as an expense in the consolidated statement of profit or loss. Short-term leases are leases with a lease term of 12 months or less.

Where the Group leases out property under the terms of which the Group retains substantially all the risks and rewards of ownership, such leases are classified as operating leases. Receipts from operating leases are credited to the consolidated statement of profit or loss and other comprehensive income on a straight-line basis over the period of the lease.

All of the Group's properties are leased out on an operating lease basis.

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

2. Material accounting policy information (continued)

k. Provision

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and the amount of obligation can be estimated reliably.

l. Finance income and costs

Finance income and expense are recognised within 'Profits on Islamic deposits' and 'Finance Cost on Islamic financing in profit or loss using the effective yield method, except for borrowing costs relating to qualifying assets, which are capitalised as part of the cost of the asset. The Group has chosen to capitalise borrowing costs on all qualifying assets irrespective of whether they are measured at fair value or not.

The effective yield method is a method of calculating the amortised cost of a financial asset or liability and of allocating profit income or profit expense over the relevant period. The effective yield rate is the rate that exactly discounts estimated future cash payments or receipts throughout the expected life of the financial instrument, or a shorter period where appropriate, to the net carrying amount of the financial asset or financial liability. When calculating the effective yield rate, the Group estimates cash flows considering all contractual terms of the financial instrument (for example, prepayment options) but does not consider future credit losses. The calculation includes all fees and points paid or received between parties to the contract that are an integral part of the effective yield rate, transaction costs and all other premiums or discounts.

m. Earnings per share

Basic earnings per share are calculated by dividing the net profit attributable to shareholders by the weighted average number of ordinary shares in issue during the year.

The company has no dilutive potential ordinary shares; therefore, the diluted earnings per share are the same as the basic earnings per share.

n. Operating segment

The Group has only one operating segment in the UAE.

o. Critical accounting estimates and judgements

The preparation of consolidated financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies that affect the reported amounts of assets and liabilities, income and expenses. The estimates and assumptions that have a significant risk of causing material adjustment to the carrying amounts of the assets and liabilities relates to Investment Properties and allowance for impairment losses on financial assets.

p. Valuation of investment properties

The Group follows the fair value model under IAS 40 whereby investment property owned for the purpose of generating rental income or capital appreciation, or both, are fair valued based on valuation carried out by an independent registered valuer in accordance with RICS Appraisal and Valuation Manual issued by the Royal Institute of Chartered Surveyors.

Investment properties are stated at fair value, being the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or in its absence, the most advantageous market to which the Group has access at that date. The value of a liability reflects its non-performance risk.

The fair values have been determined by taking into consideration discounted cash flows where the Group has on-going lease arrangements. In this regard, the Group's current lease arrangements, which are entered into on an arm's length basis and which are comparable to those for similar properties in the same location, have been taken into account.

In case where the Group does not have any on-going lease arrangements, fair values have been determined, where relevant, having regard to recent market transactions for similar properties in the same location as the Group's investment properties. These values are adjusted for differences in key attributes such as property size.

The Group's management has reviewed the assumptions and methodologies used by the independent registered valuer and, in their opinion, these assumptions and methodologies appears reasonable as at the reporting date.

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

2. Material accounting policy information (continued)

q. Corporate income tax

On 3 October 2022, the United Arab Emirates (UAE) Ministry of Finance ("MoF") issued Federal Decree Law No 47 of 2022 on the Taxation of Corporations and Businesses, Corporate Tax Law ("CT Law") to implement a new CT regime in the UAE. The new CT regime is applicable for accounting periods beginning on or after 1 June 2023.

Generally, UAE businesses will be subject to a 9% CT rate, however a rate of 0% could be applied to taxable income not exceeding a particular threshold or to certain types of entities, to be prescribed by way of a Cabinet Decision.

Based on the Fund Manager's assessment, the Company is exempt from Corporate Tax.

3. Investment properties

	As at 31 Mar 2026 USD	As at 31 Mar 2025 USD
Balance at start of the year	**390,729,333**	**379,932,909**
Capital expenditure on investment properties	1,026,503	2,176,867
Divestment of investment properties (Note 3.1)	-	(14,320,719)
Changes in fair value	37,811,276	27,664,251
Accrued lease income	(4,366,603)	(4,723,975)
	425,200,509	**390,729,333**
Right-of-use assets	12,544,382	12,982,108
Balance at end of the year	**437,744,891**	**403,711,441**

Investment properties as at 31 March 2026 were valued by CB Richard Ellis, Jones Lang LaSalle and Knight Frank who are qualified external independent property valuation companies and carried out the valuation in accordance with the RICS Valuation Global Standards. Property valuations are carried out in accordance with the Appraisal and Valuation Standards published by the Royal Institution of Chartered Surveyors ("RICS") and are undertaken by appropriately qualified valuers who are members of RICS and who have recent experience in the locations and categories of the properties being valued. Fair value is estimated based on the Investment Method as described below and benchmarked to comparable transactions wherever applicable.

For certain investment properties, the valuer has used the Market Approach to value the apartments, where fair value was determined by taking into consideration market comparable and benchmarked from sale transactions of similar properties.

Under the investment method, fair value is a product of rent and yield derived using comparison techniques. In undertaking the valuation of properties under this method, an assessment has been made on the basis of a collation and analysis of appropriate comparable investment, rental and sale transactions, together with evidence of demand within the vicinity of the subject property. With the benefit of such transactions, capitalisation rates have been applied to the properties taking into account size, location, terms, covenants and other material factors at the valuation date.

During the year ended 31 March 2022, the Group recommended to refine the valuation accounting approach in determining fair value and move from a net to a gross valuation (excluding transaction costs) in line with DFSA, IFRS and RICS guidance. Had the investment properties been valued on a net basis at 31 March 2026 then their value would have been 3.25% (2025: 3.27%) lower.

Accrued lease income of USD 4.4 million (31 March 2025: USD 4.7 million) as at the reporting date, relating to the accounting for operating lease rentals on a straight-line basis has been eliminated from the valuation of investment properties, in order to avoid double counting of assets and liabilities.

Investment properties with carrying value of USD 429.6 million (31 March 2025: USD 395.5 million) are mortgaged against bank borrowing. Depreciation for the year ended 31 March 2026 on right-of-use assets amounted to USD 437,726 (31 March 2025: USD 437,229).

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

3. Investment properties (continued)

3.1 Material Uncertainty around valuation

The ongoing crisis across the wider Middle East stems from escalating geopolitical tensions and regional conflicts, leading to significant disruption and uncertainty. These challenges might have macroeconomic implications, including supply chain disruptions, heightened volatility in global energy markets and inflationary pressures impacting economies far beyond the region. It has introduced an unprecedented level of volatility into the local and regional real estate markets.

As at the valuation date, the full extent of the impact on investor sentiment, short-term liquidity, and tourism-linked hospitality assets remains largely unknown.

The speed at which the security situation is evolving means that traditional comparable evidence from prior months may no longer accurately reflect the risk appetite of market participants. As with any economic forecasts, the projections and likelihoods of the occurrence are subject to a high degree of inherent uncertainty and therefore the actual outcomes may be significantly different to those projected.

For the avoidance of doubt, the inclusion of the 'material uncertainty' declaration does not mean that the valuation cannot be relied upon. Rather, the declaration has been included to ensure transparency of the fact that in the current extraordinary circumstances less certainty can be attached to the valuation than would otherwise be the case. The material uncertainty clause is to serve as a precaution and does not invalidate the valuation.

3.2 Sensitivity analysis to significant changes in unobservable inputs within Level 3 of the hierarchy

The fair value measurement for the investment properties has been categorised as Level 3 based on the inputs to the valuation technique used except for Remraam which was categorised as Level 2. For all investment properties, the current use of the property is considered to be highest and best use. The significant unobservable inputs used in the fair value measurement of investment properties are:

- Estimated Rental Value ("ERV")
- Long-term vacancy rate (with the exception of fully occupied property void, periods of 6 months – 12 months were applied for units that were vacant as at the reporting date, which is over and above 3% - 10% permanent void periods applied on these properties)
- Equivalent yield (31 March 2026: 6.5% - 11.5% (31 March 2025: 7% - 11%))
- Estimated impact of current geopolitical situation
- Estimated impact of current geopolitical situation

Significant increases / (decreases) in the ERV (per sqm p.a.) in isolation would result in a significantly higher / (lower) fair value measurement. Significant increases / (decreases) in the long-term vacancy rate and equivalent yield in isolation would result in a significantly lower / (higher) fair value measurement. Generally, a change in the assumption made for the ERV (per sqm p.a.) is accompanied by:

- a similar change in the equivalent yield, and
- an opposite change in the long-term vacancy rate

Although the Group has considered the impact of current geopolitical situation on the valuation of its investment properties using the best available information, any future impact on the valuations are subject to a high level of uncertainty because of the unavailability of forward-looking information. Management believes that a 25 basis points change in the yield, with all the other factors remaining constant, would result in a decrease in fair value by approximately USD 14 million.

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Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

4. Trade and other receivables

	As at 31 Mar 2026 USD	As at 31 Mar 2025 USD
Rent receivable		
Gross amount receivable	3,523,626	4,065,323
Less: allowance for impairment	(2,850,964)	(2,693,791)
	672,662	**1,371,532**
Other Receivables		
Deposits for utilities	966,366	966,365
Profit receivable on Islamic deposits	85,431	25,527
Accrued lease income	4,395,751	4,764,518
	5,447,548	**5,756,410**
Total trade and other receivables	**6,120,210**	**7,127,942**
Movement in allowance for impairment		
Balance at start of the year	(2,693,791)	(2,586,253)
Allowance for impairment written off	-	393,261
Charge for the year	(157,173)	(500,799)
Balance at end of the year	**(2,850,964)**	**(2,693,791)**

5. Cash and cash equivalents

	As at 31 Mar 2026 USD	As at 31 Mar 2025 USD
Cash at GSO Portal (in AED account)	8,237	9,743
Cash at bank (in USD accounts) (Note 13)	4,474,783	5,602,560
Cash at bank (in AED accounts) (Note 13)	3,060,649	8,982,174
Islamic deposits (Note 13)	17,602,701	9,762,364
Total cash and cash equivalents	**25,146,370**	**24,356,841**

Cash at bank are held with Emirates NBD Bank (PJSC). Islamic deposits represent Wakala deposits with Emirates NBD Bank (PJSC).

6. Trade and other payables

	As at 31 Mar 2026 USD	As at 31 Mar 2025 USD
Current liabilities:		
Rent received in advance and unearned income	6,593,567	9,258,200
Tenants' security deposits	1,565,691	397,117
Management fees (Note 13)	958,747	876,351
Payable for investment property	-	214,309
Sundry creditors	2,330,096	1,828,071
	11,448,101	**12,574,048**
Non-current liabilities:		
Tenants' security deposits	2,137,122	3,297,646

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Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

7. Derivatives

Derivatives are presented below:

	As at 31 Mar 2026 USD	As at 31 Mar 2025 USD
Positive fair value of derivative Commercial Bank of Dubai		
Profit rate swap	22,068	179,409
Emirates NBD Bank (PJSC)		
Profit rate swaps	52,361	73,271
Total positive fair value of derivative	**74,429**	**252,680**
Negative fair value of derivative Emirates NBD Bank (PJSC)		
Currency Swap	(392,680)	(3,102,363)
Total negative fair value of derivative	**(392,680)**	**(3,102,363)**

8. Islamic financing

The Group has entered into an Islamic financing facility of USD 200,000,000 with Emirates NBD Bank (PJSC) and Commercial Bank of Dubai on 7th December 2021. The facility consists of tranche A of USD 120 million at a profit margin of 1.75% above the quarterly SOFR and tranche B of GBP equivalent to USD 80 million at a profit margin of 1.95% above the quarterly SOFR. The Group has hedged the exposure on GBP loan by entering into a cross currency profit rate swap with Emirates NBD Bank (PJSC). The swap is effective from 9th December 2021 and the termination date is 7th December 2026. During the year ended 31 March 2025, the Group has made a payment of USD 14 million against Tranche A.

On 24th March 2023, the Group has entered into two profit rate swap contracts with Emirates NBD bank (PJSC) and Commercial Bank of Dubai for a notional amount of USD 25 million each with an effective date of 3rd April 2023 for a fixed rate of 3.645% and 3.65% respectively and the termination date for both contracts is 7th December 2026.

On 4th May 2023, the Group similarly entered into two profit rate swap contracts with Emirates NBD bank (PJSC) and Commercial Bank of Dubai for a notional amount of USD 25 million each with an effective date of 8th May 2023 for a fixed rate of 3.59% and 3.59% respectively and the termination date for both contracts is 7th December 2026.

The Group prepared these consolidated financial statements on a going concern basis as the Group is currently under the process of refinancing Islamic finance payable USD 185.39 million (2025: USD 182.82 million). The Group's Islamic financing facility payable is maturing in next 12 months due to which Group's current liabilities of USD 197.97 million (2025: USD 13.62 million) significantly exceeded its current assets of USD 31.42 million (2025: USD 31.66 million).

The Group is confident to meet its financial obligations as and when they fall due, considering the positive progress in refinancing of Islamic finance payable.

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

The facilities are payable as follows:

	As at 31 Mar 2026 USD	As at 31 Mar 2025 USD
Contractual cash flows		
- Less than one year	194,076,940	11,992,827
- Between one and five years	-	192,170,282
	194,076,940	**204,163,109**
Future finance costs not recognised in the consolidated financial statements	(8,257,960)	(20,239,950)
	185,818,980	183,923,159
Less: Deferred finance costs (refer note i below)	(424,988)	(1,098,236)
Net Islamic finance liability – carrying value	**185,393,992**	**182,824,923**

Net Islamic financing liability is presented in these consolidated financial statement as follows:

	As at 31 Mar 2026 USD	As at 31 Mar 2025 USD
- Less than one year	185,393,992	-
- More than one year	-	182,824,923

i) This represents the arrangement fees paid for obtaining the Islamic financing facilities.

Movement in the Islamic finance during the year is as follows:

	As at 31 Mar 2026 USD	As at 31 Mar 2025 USD
Balance at start of the year	183,923,159	196,456,692
Repayments during the year	-	(14,320,329)
Movement due to currency revaluation	1,895,821	1,786,796
Balance at end of the year	**185,818,980**	**183,923,159**

9. Lease liabilities

The following table shows the movement of lease liability recognised by the REIT.

	As at 31 Mar 2026 USD	As at 31 Mar 2025 USD
Balance at start of the year	**15,203,251**	**15,205,453**
Finance cost on lease liability during the year	811,489	810,688
Lease liability paid during the year	(856,192)	(812,890)
Balance at end of the year	**15,158,548**	**15,203,251**
Shown as:		
Current lease liabilities	1,132,781	1,049,967
Non-current lease liabilities	14,025,767	14,153,284

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

10. Share capital

a) Share capital

The authorised share capital of the Group is USD 500,000 divided into 500,000,000 fully paid Ordinary Shares at a nominal value of USD 0.01 per share. The fully paid ordinary shares of the Company are 250,000,000 (31 March 2025: 250,000,000). Pursuant to reduction in share capital (note 10(b)) and shares buy-back (note 10(c)), the share capital of the Group is USD 250,000 (31 March 2025: USD 250,000).

b) Special reserve

During the year ended 31 March 2019, shareholders in General Meeting dated 27th November 2018 approved to reduce the issued share capital of the Company and transfer the same to distributable reserve and special reserve. Subsequently, shareholders in the Annual General Meeting dated 1st July 2020 approved to reduce the issued capital of the Company further and transfer the same to distributable reserve. The purpose of the distributable reserve is to enable ENBD REIT to maintain consistent payments to shareholders despite movements in capital values. As at 31 March 2022, the Company transferred all its distributable reserve to retained earnings. As at year ended 31 March 2026 and 31 March 2025, the balance in the distributable reserve account stands at USD Nil.

The purpose of the special reserve account is for coverage of liabilities outstanding at the time of movement of share capital to the distributable reserve account. During the year a transfer of USD 0.51 million (31 March 2025: USD 0.09 million) is made from the special reserve account. As at 31 March 2026, the balance in the special reserve account stands at USD 5,101,506 (31 March 2025: USD 5,612,308).

c) Shares buy-back

Following the share capital reduction in 2019, the Company initiated a share buy-back programme for a total number of 4,401,340 shares, commencing from 21 February 2019 and completed the programme in September 2019. The surplus reserve of USD 962,457 (31 March 2025: USD 962,457) as a result of the share buy-back programme, was transferred to Capital Redemption Reserve.

d) Hedge Reserve

The hedge reserve comprises the effective portion of the cumulative net change in the fair value of hedging instruments used in cash flow hedges pending subsequent recognition in profit or loss or directly included in the initial cost or other carrying amount of a non-financial asset or non-financial liability. The balance of USD 457,559 as at 31 March 2026 (31 March 2025: USD 1,093,170) represents the balance of the hedge reserve after the mark to market gain on the currency swap and profit rate swap of USD 2,531,432 for the year (31 March 2025: mark to market gain USD 987,445) and FX loss on currency revaluation of USD 1,895,821 for year (31 March 2025: 1,786,796).

11. Property operating expenses

	For the year ended 31 Mar 2026 USD	For the year ended 31 Mar 2025 USD
Building managers' expenses	4,506,890	4,091,255
Utilities	1,448,909	1,399,738
Building maintenance expenses	1,381,912	1,216,837
Insurance	101,261	94,460
Legal & professional fees	39,367	64,231
Miscellaneous expenses	165,446	134,203
	7,643,785	**7,000,724**

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

12. General and administrative expenses

	For the year ended 31 Mar 2026 USD	For the year ended 31 Mar 2025 USD
Legal and professional fees	167,993	180,639
Board and committee fees	450,000	458,945
Fund administration custodian and related services (Note 14)	213,917	212,719
Insurance premiums	50,164	53,553
Retainer fee	66,150	66,150
Registrar fees	59,492	53,721
Transaction fee related to divestment of Remraam	-	143,207
Miscellaneous expenses	207,114	278,589
	1,214,830	**1,447,523**

13. Related parties and transactions

Related parties of the Group include significant shareholders, key management personnel, Directors and businesses which are controlled directly or indirectly by the significant shareholders or Directors or over which they exercise significant management influence. Pricing policies and terms of these transactions are approved by the Group's management and are carried out at arm's length transaction.

The following are considered related parties of the Group:

Related party	Relationship (basis for being a related party)
Emirates NBD Bank PJSC	Parent of Fund Manager
Emirates NBD Asset Management Limited	Fund Manager
Board of Directors ("the Board")	Directing and making key decisions for the Group
National Bonds	Shareholder

The basis of the fees payable to the related parties are set out below. The fees incurred during the year are disclosed in the consolidated statement of profit or loss, with amounts outstanding at the reporting date included in trade and other payables.

Related party transactions	For the year ended 31 Mar 2025 USD	For the year ended 31 Mar 2025 USD
Management fees (i)	3,783,134	3,186,415
Directors' fees (ii)	300,000	300,000
Profit on Islamic deposit (iii)	660,656	565,059
Finance cost on Islamic financing facility (iv)	6,210,519	7,140,877
Transaction fee related to divestment of Remraam (v)	-	143,207
Divestment proceeds (vi)	-	14,320,329

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

13. Related parties and transactions (continued)

i. The Group has appointed Emirates NBD Asset Management Limited as the Fund Manager. The following management fee is payable to the Fund Manager:

Total Net Assets per Fund	Management Fee
On first USD 550 million Net Assets	1.50% of NAV
On next USD 450 million Net Assets	1.25% of NAV
Over USD 1,000 million Net Assets	1.00% of NAV

The Fund Manager is entitled to receive from the Company a Performance Fee of 10% above a 7% hurdle rate on the annualised total return to investors calculated on a change in NAV per Share cum-dividend, with a High-water Mark (High-water Mark is the highest NAV from the date of the incorporation of the Company to the date of calculation of the performance fee) rebased every 12 months upwards only, provided that no Performance Fee shall be payable in respect of an increase in NAV per Share from an amount below the High-water Mark up to an amount which is still below or equal to the High-water Mark. No performance fee has been paid or is payable to the Fund Manager (31 March 2025: Nil).

The Fund Manager is also entitled to receive transaction and development fees from the Company on the acquisition and development of investment properties at an agreed rate.

ii. Each Director of ENBD REIT is entitled to a remuneration of USD 75,000 per annum. Director fees charged to the Group for the year ended 31 March 2026 were USD 300,000 (31 March 2025: USD 300,000) and there were no fees owed to Directors as of 31 March 2026 and 31 March 2025.

iii. As of 31 March 2026, an amount of USD 17,602,701 (31 March 2025: USD 9,762,364) is deposited as Wakala deposits with ENBD Bank.

iv. During the year ended 31 March 2022, the Group signed an Islamic financing facility of USD 200,000,000 with Emirates NBD and Commercial Bank of Dubai with equal proportion. Finance cost is calculated at given profit margins above quarterly SOFR plus credit adjustment spread. During the year, the Group did not make any payments of Islamic finance. (31 March 2025: USD 14,320,329)

v. 1% of the transaction value on disposal of investment property Remraam Residential Towers.

vi. During the year ended 31 March 2025, ENBD REIT effected the divestment of Remraam Residential Towers to National Bonds. The aggregate consideration of the transaction amounts to AED 52,600,000 (USD 14,320,719).

Balances with related parties

Cash and cash equivalents of the Group are placed with the Emirates NBD Bank (PJSC) amounting to USD 25,138,133

(31 March 2025: USD 24,347,098).

Islamic financing facility with Emirates NBD Bank (PJSC) as at 31 March 2026 amounts to USD 85,393,992 (31 March 2025: 82,824,923) and no finance cost was payable on this facility as of 31 March 2026 and 31 March 2025.

Derivative contracts with Emirates NBD Bank (PJSC) have a net negative fair value of USD 340,319 as at 31 March 2026 (31 March 2025: negative fair value of USD 3,029,092)

As at 31 March 2026, the Group has a management fee payable to the Fund Manager of USD 958,747 (31 March 2025: USD 876,351).

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Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

14. Financial risk and capital management

The Group's investing activities expose it to various types of risk that are associated with financial instruments and markets in which it invests. The Group's approach to some of the most important types of financial risk to which the Group is exposed, including the Group's objectives, policies and procedures for managing the risks, are summarised below:

Objectives for managing financial risks

The Group's objective for managing financial risks is to ensure that shareholder value is created and protected through ongoing identification, measurement and monitoring of the risks including assessment of the returns to ensure they are commensurate with the risks taken.

Risk management structure

The Fund Manager is responsible for the identification, measurement and controlling of financial risks. The Investment Committee of the Group provides the necessary advice and guidance in managing financial risks. The Investment Committee meets on a regular basis with the Fund Manager to discuss and monitor the Group's risk exposure.

Concentration of financial risks

In order to avoid excessive risk concentration, the Group's policies and procedures include specific guidelines to limit some geographic, counterparty, security, industry or currency exposures.

The Group's objectives for capital management are to ensure that there are adequate funds to seize investment opportunities as they arise, in line with the investment objectives. The Group may borrow for funding investments, provided that, the amount of such outstanding financing shall not, in the aggregate, exceed 50% of the Gross Asset Value ("GAV").

(i) Credit risk

Credit risk is the risk that counterparty will be unable or unwilling to meet commitments it has entered into with the Group. The Group's main credit risk derives from the possibility of defaults in rental payments by tenants and other receivables.

The table below shows the maximum exposure to credit risk as at the reporting date:

	As at 31 Mar 2026 USD	As at 31 Mar 2025 USD
Cash and cash equivalents	25,146,370	24,356,841
Positive fair value of derivative	74,429	252,680
Trade and other receivables	6,120,210	7,127,942
Maximum exposure to credit risk	**31,341,009**	**31,737,463**

The Group's objective for managing credit risk is to ensure that the exposure is limited to acceptable levels in line with the investment guidelines and risk management processes. The investment decisions under the supervision of the Directors are made on behalf of the Group by the Fund Manager, advised by the Investment Committee, and they reflect the medium to long-term objectives of the Group.

In determining the provisions, the Group considered the status of the counterparties, status of any recovery procedures and the likelihood of recovering these amounts. Cash and cash equivalents are placed with reputable financial institutions. The credit risk exposure is managed and monitored through regular reviews of the underlying issuers and making assumptions on their credit risks in relation to other rated issuers. Non-rated receivables mainly relate to deposits for utilities and accrued rental income.

The Fund Manager monitors the counterparties with whom the Group trades to ensure that they have a sound credit standing and that they do not expose the Group to unreasonably high exposure to credit risk. As provided for in the Group's Prospectus, there are specific limits on each type of investment as a proportion of the NAV of the Group in order to limit the concentration of either counterparty or investment-type risk.

Based on management judgement, an allowance for impairment for expected credit loss of USD 2,850,964 (31 March 2025: USD 2,693,791) has been recorded as at 31 March 2026.

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

14. Financial risk and capital management (continued)

(i) Credit risk (continued)

The Group's current credit risk grading framework comprises of the following categories:

Category	Description	Basis for recognising expected credit losses
Performing	The counterparty has a low risk of default and does not have any past-due amounts.	12-month ECL
Doubtful	Amount is >30 days past due or there has been a significant increase in credit risk since initial recognition	Lifetime ECL – not credit impaired
In default	Amount is >90 days past due or there is evidence indicating the asset is credit-impaired	Lifetime ECL – credit-impaired
Write-off	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery	Amount is written off

(ii) Liquidity risk

Liquidity risk is the risk that the Group will be unable to meet its financial obligations as they fall due. The financial obligations would be associated with financial liabilities that are settled by delivering cash or another financial asset. The extent of liquidity risk for the Group is dependent upon the nature of the Group and its investment objectives, which are discussed in the Directors' Report on pages 3 and 4.

The Company's objective is to ensure that there are adequate liquid resources to meet the obligations under the financial liabilities and invest in accordance with the investment objectives.

The tables below show the maturity profiles and the contractual cash flows for the financial assets and financial liabilities:

As at 31 March 2026	Carrying value USD	Less than 1 year USD	1 to 5 years USD	Over 5 years USD	Total USD
Assets					
Trade and other receivables	1,724,459	1,724,459	-	-	1,724,459
Cash and cash equivalents	25,146,370	25,146,370	-	-	25,146,370
Other financial assets	74,429	-	74,429	-	74,429
	26,945,258	**26,870,829**	**74,429**	**-**	**26,945,258**
Liabilities					
Islamic financing payable (Note 8)	185,393,992	194,076,940	-	-	194,076,940
Lease liabilities	15,158,548	1,132,781	3,661,005	10,364,762	15,158,548
Other financial liabilities	7,384,336	4,854,534	2,529,802	-	7,384,336
	207,936,876	**200,064,255**	**6,190,807**	**10,364,762**	**216,619,824**

As at 31 March 2025	Carrying value USD	Less than 1 year USD	1 to 5 years USD	Over 5 years USD	Total USD
Assets					
Trade and other receivables	2,363,424	2,363,424	-	-	2,363,424
Cash and cash equivalents	24,356,841	24,356,841	-	-	24,356,841
Other financial assets	252,680	-	252,680	-	252,680
	26,972,945	**26,720,265**	**252,680**	**-**	**26,972,945**
Liabilities					
Islamic financing payable (Note 8)	182,824,923	11,992,827	192,170,282	-	204,163,109
Lease liabilities	15,203,251	1,049,967	3,564,415	10,588,869	15,203,251
Other financial liabilities	9,715,857	3,315,848	6,400,009	-	9,715,857
	207,744,031	**16,358,642**	**202,134,706**	**10,588,869**	**229,082,217**

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Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

Reconciliation of the maturity values of the financial liabilities per the Consolidated Statement of Financial Position to the contractual cash flows:

	As at 31 Mar 2026 USD	As at 31 Mar 2025 USD
Total current liabilities per the consolidated statement of financial position	197,974,874	13,624,015
Total non-current liabilities per the consolidated statement of financial position	16,555,569	203,378,216
	214,530,443	**217,002,231**
Add: future finance costs not recognised in the consolidated financial statements (refer to note 8)	8,257,960	20,239,950
Add: deferred finance cost excluded in Islamic finance payable (refer to note 8)	424,988	1,098,236
Less: deferred income excluded in maturity profile (refer to note 6)	(6,593,567)	(9,258,200)
Total per maturity profile	**216,619,824**	**229,082,217**

(iii) Market risk

Market risk is the risk that the fair value and/or future cash flows of financial instruments will be adversely affected by the movements in market variables. The key components of market risk that the Group is exposed to are Currency Risk, Equity Price Risk, and Profit Rate Risk. These are considered in turn below:

Currency risk

Currency risk is the risk that the value of the financial instruments will fluctuate due to changes in foreign exchange rates. The Group may hold assets denominated in currencies other than its functional currency of US Dollar. The majority of the assets of the Group are denominated either in US Dollar or in currencies pegged to US Dollar. Therefore, the Group is not significantly exposed to currency risk from such currencies.

The Group's objective for managing currency risk is to ensure that the assets of the Group in a particular currency are adequate to cover the corresponding currency liabilities.

During the year ended 31 March 2022, the Group has refinanced its existing Islamic finance by entering into a Islamic financing facility of USD 200,000,000 with Emirates NBD Bank (PJSC) and Commercial Bank of Dubai. The facility consists of tranche A of USD 120M and tranche B of GBP equivalent to USD 80M. Therefore, Group has exposure to GBP currency on tranche B of the facility.

The Group seeks to minimise the effects of market risks, being currency and profit rate risks, by using derivative financial instruments to hedge these risk exposures. The use of financial derivatives is governed by the Group's policies approved by the board of directors, which provide written principles on foreign exchange risk, profit rate risk, credit risk, the use of financial derivatives and non-derivative financial instruments, and the investment of excess liquidity. Compliance with policies and exposure limits is reviewed by the internal auditors on a continuous basis. The Group does not enter into or trade financial instruments, including derivative financial instruments, for speculative purposes.

The table below sets out the Group's exposure to foreign currency exchange rates with regards to its liabilities as at 31 March 2026 and 31 March 2025.

	Total GBP	Total USD
As at 31 March 2026		
Islamic finance payable	60,569,352	80,139,310
Total per maturity profile	**60,569,352**	**80,139,310**

	Total GBP	Total USD
As at 31 March 2025		
Islamic finance payable	60,569,352	78,243,489
Total per maturity profile	**60,569,352**	**78,243,489**

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

14. Financial risk and capital management (continued)

(iii) Market risk (continued)

Profit rate risk (continued)

The Ordinary Shares of ENBD REIT are in US Dollar.

The investment restrictions provide for limits, such as maximum exposure to a particular country thereby limiting concentration to any one currency, or investing in collective funds that are, in themselves, well diversified.

The Fund analyses its interest rate exposure on a regular basis by monitoring interest rate trends and believes that the impact of such changes is not significant to the Fund.

Equity price risk

Equity price risk is the sensitivity of the Group to movements in the value of its investments in shares or units. The Group is not exposed to any equity price risk.

Profit rate risk

Profit rate risk is the risk that changes in profit rates will affect future cash flows or the fair value of financial instruments of the Group.

The Group is exposed to risks associated with the effects of fluctuations in the prevailing levels of market profit rates.

The following table sets out the contractual maturities of the Group's financial instruments that are exposed to profit rate risk as at 31 March 2026:

	Within 1 year USD	Between 1 and 5 years USD	Over 5 years USD	Total Contractual Cash Flows USD	Carrying Value USD
Floating rate					
Islamic financing payable (gross)	194,076,940	-	-	194,076,940	185,393,992

The following table sets out the contractual maturities of the Group's financial instruments that are exposed to profit rate risk as at 31 March 2025:

	Within 1 year USD	Between 1 and 5 years USD	Over 5 years USD	Total Contractual Cash Flows USD	Carrying Value USD
Floating rate					
Islamic financing payable (gross)	11,992,827	192,170,282	-	204,163,109	182,824,923

The Group considers that floating rate securities are not materially affected in their fair values by changes in profit rates. However, cash flows are affected by changes in profit rates of floating rate securities. The sensitivity analysis for the Group shows that an increase in profit rates of 50bps across Investments and Islamic financing payable would impact NAV by-0.37% (2025:-0.43%). In practice, the actual movements and sensitivity may vary and the difference could be significant.

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

15. Schedule of investment properties

Investment properties as at 31 March 2026	Opening Cost USD	Additions/ (Disposals) during the year USD	Closing Cost USD	Fair value as at 31 Mar 2026 USD	Fair value as at 31 Mar 2025 USD
DHCC 49	39,894,176	-	39,894,176	27,173,925	24,861,018
DHCC 25	34,765,788	379,554	35,145,342	23,079,465	21,517,580
Arabian Oryx House	37,315,544	539,842	37,855,386	27,068,176	27,748,819
Burj Daman (DIFC)	73,354,886	-	73,354,886	99,637,194	80,447,064
Al Thuraya Towers 1	76,017,153	59,228	76,076,381	78,642,254	76,675,363
BinGhatti Terraces	42,236,453	41,658	42,278,111	29,787,288	24,886,662
The Edge	80,495,388	6,221	80,501,609	75,014,844	70,987,731
Souq Extra	24,677,277	-	24,677,277	22,151,611	22,372,581
Uninest	33,698,053	-	33,698,053	21,284,985	20,183,726
South View School	15,579,412	-	15,579,412	21,360,767	21,048,789
Right-of-use asset Souq Extra*	3,925,771	-	3,925,771	3,308,550	3,397,771
Right-of-use asset South View School*	11,500,631	-	11,500,631	9,235,832	9,584,337
Total investment properties	**473,460,532**	**1,026,503**	**474,487,035**	**437,744,891**	**403,711,441**

All investment properties in the portfolio are secured against Islamic financing facility.

* Right-of-use asset is measured at cost less amortisation.

16. Fair value hierarchy

The Group is required to classify fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

Level 1- Quoted market price in an active market for an identical asset or liability.

Level 2- Valuation techniques based on observable inputs. This category includes an asset or liability valued using: quoted market prices in active markets for similar assets or liabilities; quoted prices for similar assets or liabilities in markets that are considered less than active; or other valuation techniques where all significant inputs are directly or indirectly observable from market data.

Level 3- Valuation techniques using significant unobservable inputs. This category includes all assets or liabilities where the valuation technique includes inputs not based on observable data and the unobservable inputs could have a significant impact on the asset or liabilities' valuation. This category includes assets or liabilities that are valued based on quoted prices for similar assets or liabilities where significant unobservable adjustments or assumptions are required to reflect differences between the assets or liabilities.

The Directors / Fund Manager appoint independent external valuers to be responsible for the external valuations of the Group's properties. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained.

The fair value measurement for investment properties has been categorised as a Level 3 fair value based on the inputs to the valuation technique used except for Remraam which is categorised as Level 2 (see note 3).

There were no transfers between, into or out of Level 1, Level 2 or Level 3 during the year ended 31 March 2026 (31 March 2025: Nil).

Derivative financial liabilities are remeasured to their fair value at each reporting date The carrying amounts of all other Group financial assets and financial liabilities approximate their fair values as at the reporting date.

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

16. Fair value hierarchy (continued)

Some of the Group's financial assets and financial liabilities are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets and financial liabilities are determined (in particular, the valuation technique(s) and input used)

Financial assets/ financial liabilities	Valuation technique(s) and key input(s)	Significant unobservable input(s)	Relationship and sensitivity of unobservable inputs to fair value
Foreign currency forward contracts and interest rate swaps	Discounted cash flow. Future cash flows are estimated based on forward exchange rates (from observable forward exchange rates at the end of the reporting period) and contract forward rates, discounted at a rate that reflects the credit risk various counterparties.	N/A	N/A

17. Dividend distribution

During the current year, a final dividend of USD 0.020 per share amounting to USD 5,000,000 (2.29% of NAV) was declared and approved for the year ended 31 March 2025 and paid on 22 July 2025 (31 March 2024: USD 4,000,000). Subsequent to 30th September 2025, an interim dividend of USD 0.0204 per share amounting to USD 5,100,000 (2.10% of NAV) was approved on 28 November 2025 and paid on 19 December 2025 (30 September 2024: USD 5,000,000).

18. Earnings per share

The calculation of basic earnings per share is based on the profit or loss attributable to Ordinary Shareholders and weighted average number of Ordinary Shares outstanding. The Group does not have any potential ordinary shares and accordingly basic and diluted earnings per share are the same.

	31 Mar 2026 USD	31 Mar 2025 USD
Profit attributable to the ordinary shareholders of the Group	45,550,441	33,735,955
Weighted number of ordinary shares in issue	250,000,000	250,000,000
Basic earnings per share	0.18	0.13

ENBD REIT (CEIC) PLC and its subsidiaries

Notes to the Consolidated Financial Statements (continued)

For the year ended 31 March 2026

19. Contingent liabilities and commitments

Operating lease commitments as a lessor

The Group leases out its investment properties. Future minimum lease receivable under non-cancellable operating leases are as follows:

	As at 31 Mar 2026 USD	As at 31 Mar 2025 USD
Less than one year	30,566,415	31,079,733
Between one and five years	55,447,334	43,997,651
More than five years	56,186,040	73,448,343
	142,199,789	**148,525,727**

20. Fair value of financial instruments

The carrying amounts of the Group's financial assets and financial liabilities approximate their fair values as at the reporting date.

21. Approval of the financial statements

The consolidated financial statements were approved by the Board of Directors on 21 May 2026.

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