

Factsheet – H1 2024

Fund Summary

Oman REIT is a closed-ended real estate investment fund, publicly traded on Muscat Stock Exchange. The fund's portfolio is currently comprised of 19 assets, across industrial, residential, retail, and office asset classes. The fund's strategy is to further develop the portfolio's size with a focus on enhancing the dividend yield and WAULT, resulting in stable and sustainable cash flows for our investors.

Oman REIT is managed by FIM Partners, a specialized asset manager with north of USD 3.6 billion of assets under management with regulated offices in Dubai, Muscat, Riyadh, and London.

Fund Overview

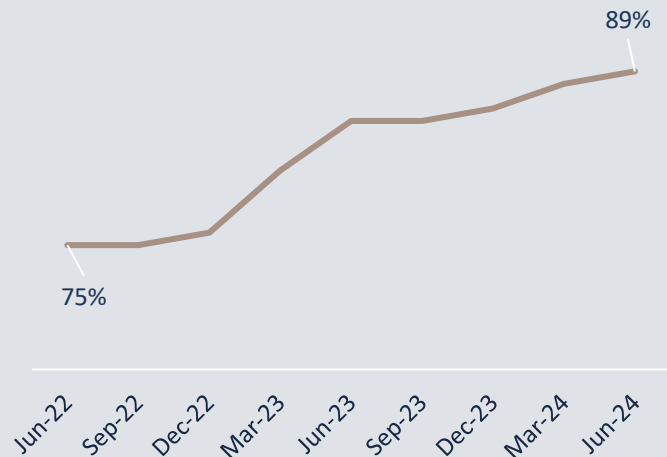
Fund currency	OMR
Dividend distribution	Quarterly
Valuation frequency	Annual
Units outstanding	490,836,386
Gross Asset Value (GAV)	OMR 63,569,691
Net Asset Value (NAV)	OMR 50,824,543
NAV per unit	OMR 0.104
Weighted Average Unexpired Lease Term (WAULT)	4.2 years
Portfolio occupancy	89%

Income Metrics - H1'24

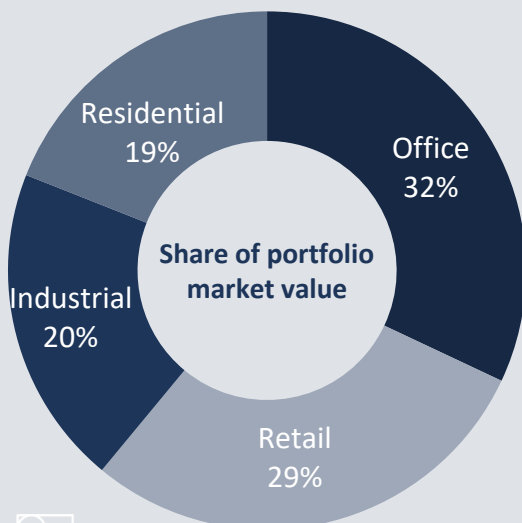
OMR

Revenue	1,323,595
Operating expenses	282,903
Net operating income	1,040,692
Net profit	707,363

Portfolio Occupancy



Portfolio Composition



Leverage

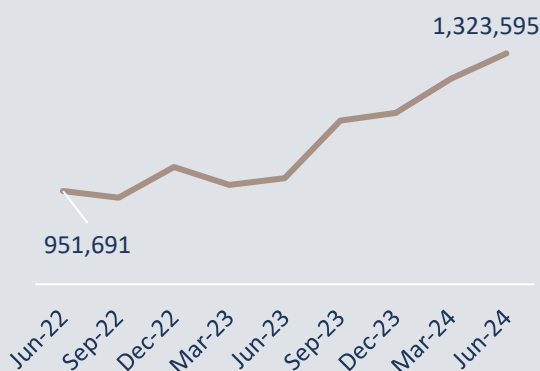
Utilization*	OMR 16,228,354
Available limit*	OMR 13,771,646
Debt maturity	13 years
Leverage* (Debt/Assets)	23%
Projected leverage	37%

*As of July 31st 2024

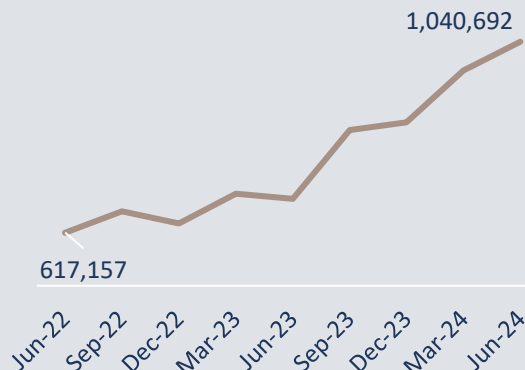


Performance

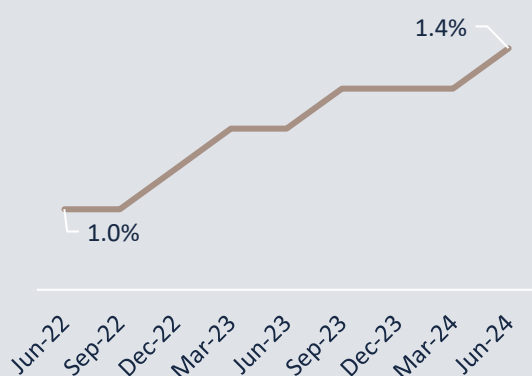
Revenue Growth (OMR)



NOI Growth (OMR)



Dividend Yield – On Par Value

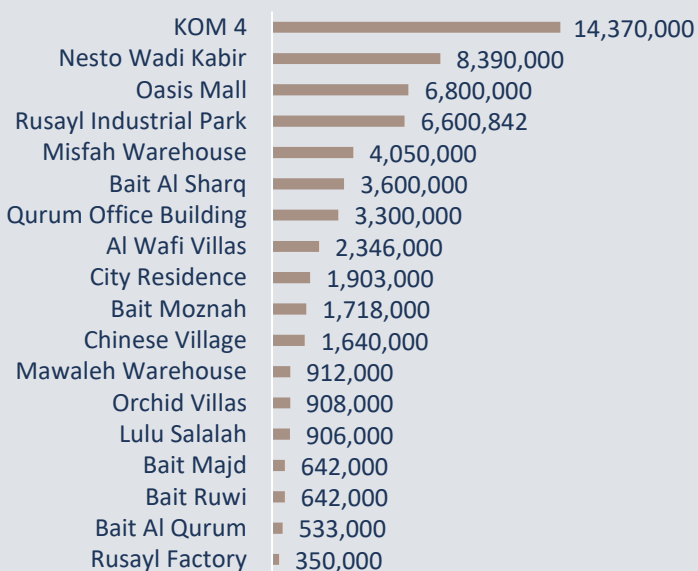


Dividend yield has been enhanced by 40% over the past two years, reaching 1.4% for Q2 2024's corresponding dividend, noting Q2 income excludes the acquisition of Rusayl Industrial Park II which was completed in July 2024.

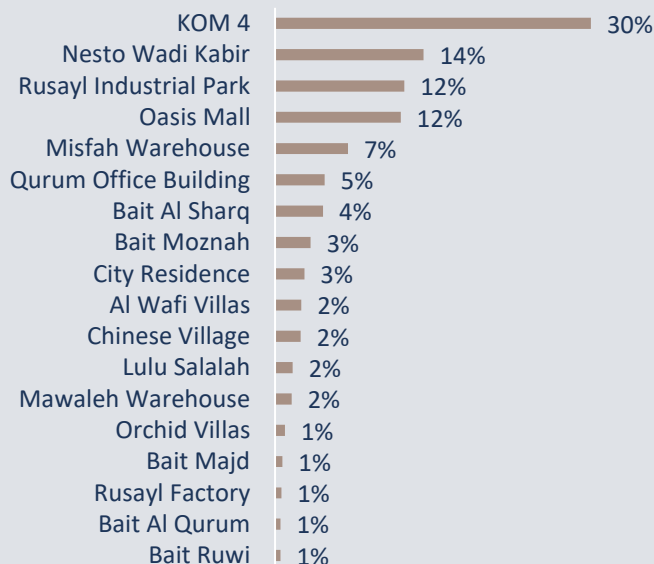
The fund's target is to reach a quarterly dividend yield on par value of 1.75% by 2025, representing a 75% increase in yield from June 2022, and a 25% increase from current levels.

Assets

Market Value (OMR)



Proportions by Revenue



Business Plan Implementation

Acquisitions



Community Retail Asset

Nesto Wadi Kabir
Acquired in July 2023 for
OMR 7.6M - Net Yield 9.4%
WAULT 15 years



Industrial Asset

Rusayl Industrial Park
Acquired in January 2024 for
OMR 6.55M - Net Yield 8.5%
WAULT 4 years



Industrial Asset

Rusayl Industrial Park II
Acquired in July 2024 for
OMR 5.9M - Net Yield 8.5%
WAULT 4 years

Cost Optimization



Facility Management

Renegotiated PM & FM contracts
30% cost savings YoY



Maintenance

Streamlined maintenance expenses
Deployed mobile maintenance team
30% opex reduction relative to revenue



Utilities

Efficiency measures
implemented, 5% reduction in
relative consumption

Value-Add Initiatives – Conducted on Three Assets

Bait Moznah

Wafi Villas

KOM-4



Façade painted



LED lighting upgraded



Pantry and communal
seating installed



Internal courtyard
converted into play area



Additional landscaping



Entertainment area
created with pool
and foosball tables



Wi-Fi Installed



Gym upgraded



6 meeting rooms &
conference room with
online booking system



Refreshed lobbies and
common areas



Added poolside furniture



Social event launching the
new space hosted for
tenants

Occupancy up from 65%, 64%, & 55% in July '22, to 97%, 83%, & 78% in July '24



عمان ريت
OMAN REIT

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