

## Fund Objectives and Dividend Policy

Acquire developed and ready to use properties in order to generate regular rental income and distribute at least 90% of the Fund's net profit to the unitholders throughout the term of the Fund. The Fund Manager is expected to announce dividends, record dates and distribution dates within 40 business days from the end of June and December of each calendar year. Dividends will be deposited within 90 business days of the announcement. Excluding capital gains from the sale of assets which may be reinvested for acquiring assets for the interests of unitholders.

## Fund Factsheet

<b>Fund Size Upon Listing</b>	SAR 600 million
<b>Number of Units Listed</b>	60 million units
<b>Fund Currency</b>	Saudi Riyals (SAR)
<b>Headquarters</b>	Kingdom of Saudi Arabia
<b>Operation Date</b>	1 April 2018
<b>Date of listing the Fund in TADAWUL</b>	1 May 2018
<b>Fund Term</b>	99 years following the date of listing

## Performance of Unit Price



## Profit Paid After the Last Disclosed Report

On 01 April 2021, the Fund Manager announced a dividend distribution of SAR 9,150,000 for Q1 2021. That is, SAR 0.1525 per unit (being 6.10% annualized).

## Changes that Affect the Fund's Function

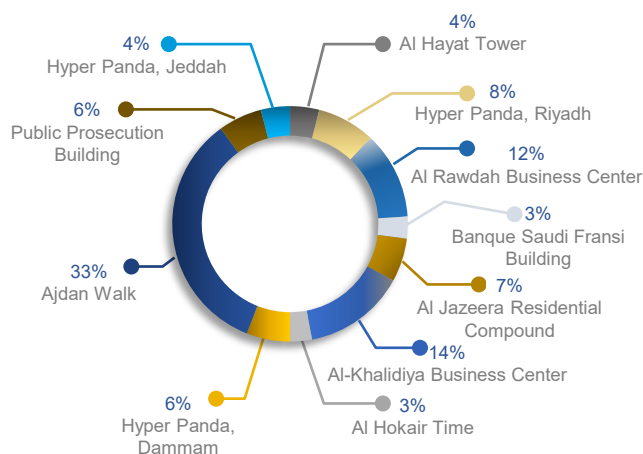
The Fund Manager announced that the final verdict from the Appellate Court came endorsing the verdict to terminate the lease contract of Burj Al Hayat Hotel in Riyadh. The Fund Manager continues to diligently assess several operational options and Value-add opportunities to enhance the performance of the property and minimize the financial impact of the current situation. For more details, please refer to the announcement on the Exchange's and the Fund Manager's websites dated 23 February 2021.

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<b>Unit Price at the End of Quarter</b>	9.40
<b>Rental Income per Unit</b>	0.30
<b>Rental Income on the Unit Price</b>	1,897,780
<b>Expense Ratio and Percentage of Total Fees and Charges</b>	%2.24
<b>Percentage of the Fund's Costs to the Fund's Total Assets Value</b>	%1.17
<b>Percentage of Borrowing to the Fund's Total Assets Value</b>	%46.75
<b>NAV</b>	543,586,242
<b>NAV/Unit</b>	9.0598
<b>NAV (Fair Value)*</b>	571,654,638
<b>NAV/Unit (Fair Value)</b>	9.5276

\*NAV (Fair Value) is based on the latest valuations as of 31 December 2020

## Names and Percentages of Real-Estate in the Fund's Portfolio



## Dividends Distribution for Fiscal Year 2021

Announcement Date	Distribution Date	Amount
01 APR 2021	NA*	0.1525

\*The distributions will be paid within 60 days