

## 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.

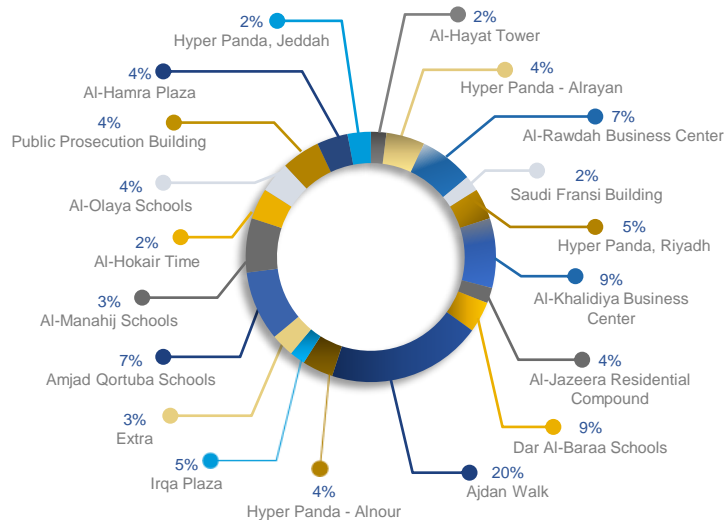
## Fund Factsheet

<b>Fund Size Upon Listing</b>	SAR 600,000,000
<b>Number of Units Upon Listing</b>	60,000,000 Units
<b>Fund Size After Increasing the Fund's Assets</b>	SAR 1,175,000,000
<b>Number of Units After Increasing the Fund's Assets</b>	117,500,000 Units
<b>Currency</b>	Saudi Riyals (SAR)
<b>Headquarter</b>	Jeddah, Kingdom of Saudi Arabia
<b>Operation Date</b>	1 April 2018
<b>Listing Date</b>	1 May 2018
<b>Fund Term</b>	99 years following the date of listing

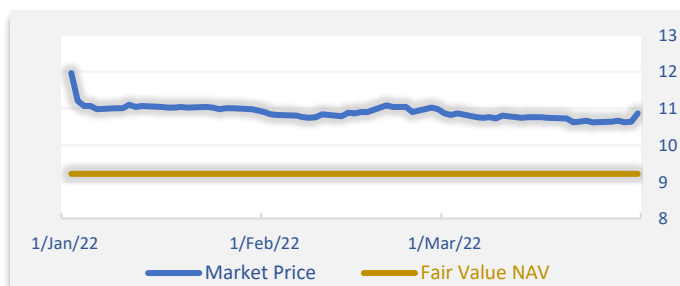
## Occupancy

#	Name	Occupancy
1	Al Hayat Hotel Apartments Tower - Riyadh	100%
2	Hyper Panda - Riyadh	100%
3	Al Jazeera Residential Compound - Riyadh	100%
4	Public Prosecution Building - Jeddah	100%
5	Al Khalidiya Business Center - Jeddah	87%
6	Hyper Panda - Jeddah	100%
7	Al Rawdah Business Center - Jeddah	90%
8	Building leased to Banque Saudi Fransi-Dammam	100%
9	Hyper Panda - Alrayan - Dammam	100%
10	Al Hokair Time - Dammam	100%
11	Ajdan Walk - Al Khobar	100%
12	Al Manahij Schools - Riyadh	100%
13	Dar Al Baraa Schools - Riyadh	100%
14	Amjad Qortuba Schools - Riyadh	100%
15	Al Olaya Schools - Riyadh	100%
16	Al Hamra Plaza - Riyadh	100%
17	Irqa Plaza - Jeddah	97%
18	Extra - Dammam	100%
19	Hyper Panda - Alnour - Dammam	100%

## Assets Allocation



## Performance of Unit Price



## Dividends

All the distributions below are from the proceeds of leasing, and the Fund has not previously made any distributions from proceeds of sale.

	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
<b>Total Distributed Dividends (SAR)</b>	20,268,750	9,750,000	9,750,000	9,150,000	9,150,000
<b>Number of Existing Units</b>	117,500,000	60,000,000	60,000,000	60,000,000	60,000,000
<b>Dividends Distributed Per Unit (SAR)</b>	0.1725	0.1625	0.1625	0.1525	0.1525
<b>% of Distribution from NAV</b>	1.91%	1.81%	1.81%	1.62%	1.62%
<b>Eligibility Date</b>	11 APR 2022	28 DEC 2021	30 SEP 2021	30 JUN 2021	05 APR 2021

## Expenses and Fees

Description	Amount	% to Total Assets Value	Cap (Limit)
Operating expenses	3,284,283	0.19%	Not to exceed 7% of the rental income of the property
Management fees	2,796,065	0.16%	1% of the Fund's net assets according to the latest financial statements
Finance fees	4,628,612	0.26%	NA
Professional fees	162,695	0.01%	NA
Other costs	626,208	0.04%	1% of the Fund's net assets according to the latest financial statements
Depreciation and amortization	6,392,045	0.37%	NA
<b>Total expenses</b>	<b>17,889,908</b>	<b>1.02%</b>	-

## Financial Indicators

<b>Unit Price at the End of Quarter</b>	10.86
<b>Rental Income per Unit</b>	0.28
<b>Rental Income on the Unit Price</b>	2,980,468
<b>Expense Ratio and Percentage of Total Fees and Charges</b>	1.70%
<b>Percentage of the Fund's Costs to the Fund's Total Assets Value</b>	1.02%
<b>Percentage of borrowing to the fund's total assets value, period for fulfillment and due date</b>	36%   Period: NA   Due date: 31 DEC 2024
<b>NAV (Book Value)</b>	1,054,235,749
<b>NAV/Unit (Book Value)</b>	8.9722
<b>NAV (Fair Value for Real Estate Investments) *</b>	1,083,200,090
<b>NAV/Unit (Fair Value)</b>	9.2187
<b>Fund's Total Assets Value</b>	1,749,774,642

\*NAV (Fair Value) is based on the latest valuations as of 31 December 2021.

## Changes that Affect the Fund's Function

- The facility limit has been increased by SAR 450,000,000. Thus, the total amount of facilities granted to the Fund is SAR 1,050,000,000.
- A 5-year lease agreement has been signed with a local operator for Burj Al-Hayat property in Riyadh, starting from 01/01/2022G. The annual rental value for the first three years should be SAR 1,500,000, and it will rise by 6.7% to reach SAR1,600,000 over the fourth and fifth years.

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