

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

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

Performance of Unit Price



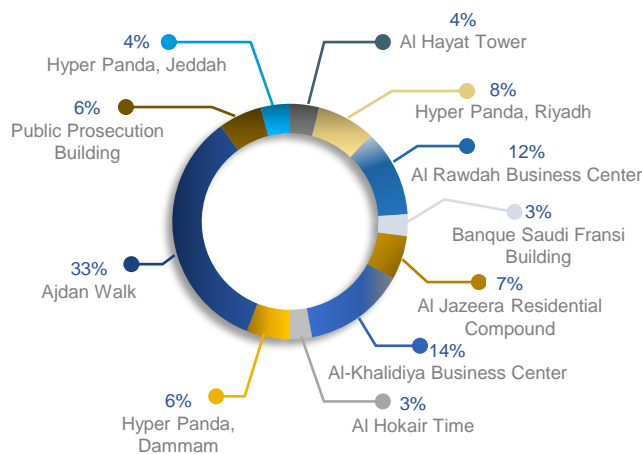
Any Fundamental, Material or Significant Changes that Affect the Fund's Function

The Fund Manager negotiated with the tenants affected by COVID-19 precautionary measures and granted discounts that represent approximately 9.87% of the Fund's total annual rental income. For more details, please refer to the announcement on the Exchange's and the Fund Manager's websites dated 27 September 2020.

Unit Price at the End of Quarter	10.18
Rental Income per Unit	0.25
Rental Income on the Unit Price	1,486,258
Expense Ratio and Percentage of Total Fees and Charges	2.39%
Percentage of the Fund's Costs to the Fund's Total Assets Value	1.25%
Percentage of Borrowing to the Fund's Total Assets Value	46.49%
NAV	549,306,502
NAV/Unit	9.1551
NAV (Fair Value)*	575,660,381
NAV/Unit (Fair Value)	9.5943

*NAV (Fair Value) is based on the latest valuations as of 30 June 2020.

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



Dividends Distribution for Fiscal Year 2020

- On 7 April 2020, the Fund Manager announced a dividend distribution of SAR 9,150,000 for Q1 2020. That is, SAR 0.1525 per unit (being 6.10% on an annualized basis). Actual distribution took place on 30 April 2020.
- On 2 July 2020, the Fund Manager announced a dividend distribution of SAR 9,150,000 for Q2 2020. That is, SAR 0.1525 per unit (being 6.10% on an annualized basis). Actual distribution took place on 11 August 2020.

Profit Paid After the Last Disclosed Report

N/A

Disclaimer: This document was produced by SEDCO Capital, the trading name of Saudi Economic and Development Securities Company (hereafter called "SC") with the greatest of care and to the best of its knowledge and belief. However, SC provide no guarantee with regard to its content and completeness and does not accept any liability for losses which might arise from making use of this information. The opinions expressed in this document are those of SC at the time of writing and are subject to change at any time without notice. If nothing is indicated to the contrary, all figures are unaudited. This document is provided for information purposes only and is for the exclusive use of the recipient. It does not constitute an offer or a recommendation to buy or sell financial instruments or banking services and does not release the recipient from exercising his/her own judgment. The recipient is in particular recommended to check that the information provided is in line with his/her own circumstances with regard to any legal, regulatory, tax or other consequences, if necessary with the help of a professional advisor. This document may not be reproduced either in part or in full without the written permission of SC.