

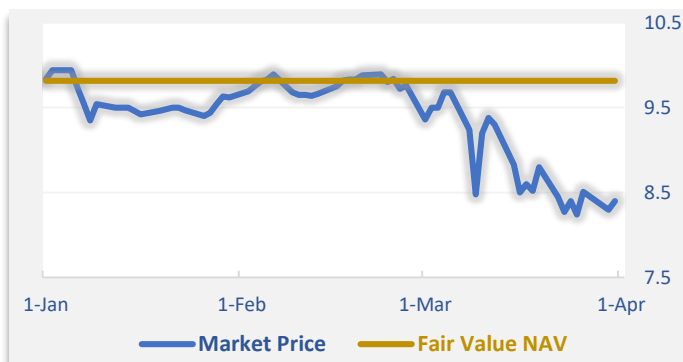
## Fund Objectives and Dividend Policy

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. Dividend will be paid out within 30 business days following the end of June and December of each calendar year (The Fund Board of Directors approved in 2018 the distribution mechanism to be changed from semi-annual distributions to quarterly distributions), 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



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

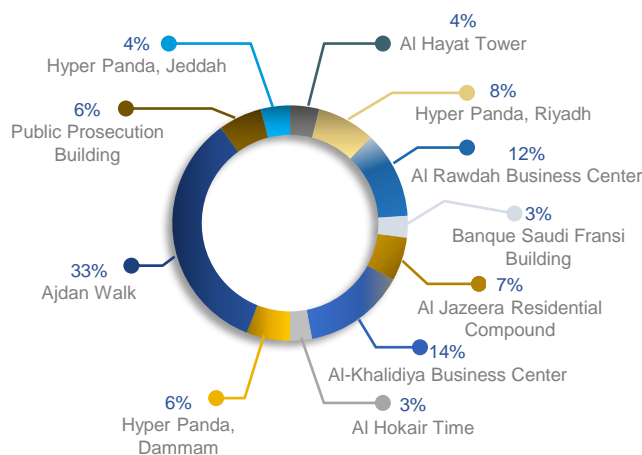
- The Fund aims to acquire a real estate portfolio with a value of more than SAR 900 million, consisting of 10 developed income-generating properties in different sectors located between Riyadh and the Eastern region.
- SEDCO Capital, in its capacity as the Fund Manager of SEDCO Capital REIT Fund wishes to assure the unitholders that we are closely monitoring the current global situation and latest developments associated with the COVID-19 pandemic. For more details, please refer to the announcement on Tadawul dated 7 April 2020.

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<b>Unit Price at the End of Quarter</b>	8.40
<b>Rental Income per Unit</b>	0.32
<b>Rental Income on the Unit Price</b>	2,265,791.58
<b>Expense Ratio and Percentage of Total Fees and Charges</b>	2.55%
<b>Percentage of the Fund's Costs to the Fund's Total Assets Value</b>	1.35%
<b>Percentage of Borrowing to the Fund's Total Assets Value</b>	45.49%
<b>NAV</b>	566,132,794.77
<b>NAV/Unit</b>	9.4355
<b>NAV (Fair Value)*</b>	596,879,183.81
<b>NAV/Unit (Fair Value)</b>	9.9480

\*NAV (Fair Value) is based on the latest valuations as of 31 December 2019.

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



## Any Profit Paid After the Last Disclosed Report

Dividends Distributed to the Unitholders	
<b>Announcement Date</b>	7 April 2020
<b>Record Date</b>	9 April 2020
<b>Total Dividend Distribution</b>	SAR 9,150,000
<b>Dividend Distribution Amount per Unit</b>	SAR 0.1525
<b>Percentage of Dividend to initial unit price</b>	6.10% on an annualized basis
<b>Period</b>	Q1 2020