

# SEDCO Capital REIT Fund

Quarterly Statement

Q4 2022



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## Quarterly Statement – Q4 2022



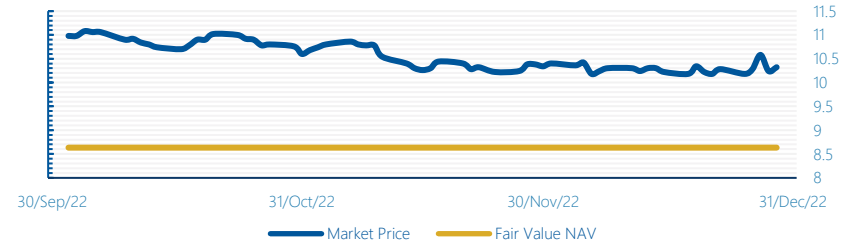
### Fund Objectives and Dividend Policy

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

### Performance of Unit Price



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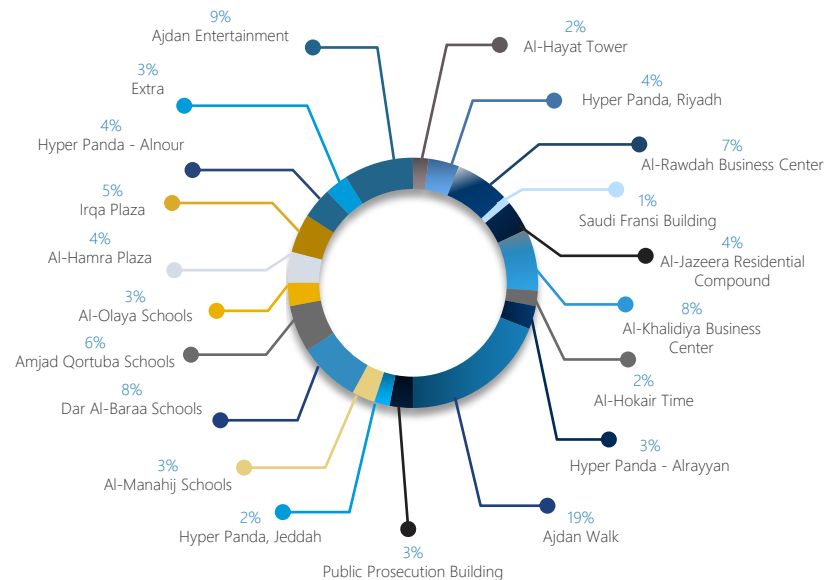
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### Occupancy

#	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	85%
6	Hyper Panda - Jeddah	100%
7	Al Rawdah Business Center - Jeddah	93%
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	Irqqa Plaza - Jeddah	97%
18	Extra - Dammam	100%
19	Hyper Panda - Alnour - Dammam	100%
20	Ajdan Entertainment	100%

### Assets Allocation



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### Dividends

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

	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
Total Distributed Dividends (SAR)	21,296,875	21,296,875	20,562,500	20,268,750	9,750,000
Number of Existing Units	117,500,000	117,500,000	117,500,000	117,500,000	60,000,000
Dividends Distributed Per Unit (SAR)	0.18125	0.18125	0.1750	0.1725	0.1625
% of Distribution from NAV	2.05%	2.05%	1.94%	1.91%	1.81%
Eligibility Date	29 DEC 2022	6 OCT 2022	13 JUL 2022	11 APR 2022	28 DEC 2021

### Expenses and Fees

Description	Amount	% to Total Assets Value	Cap (Limit)
Operating expenses	2,714,472	0.14%	Not to exceed 7% of the rental income of the property
Management fees	2,798,329	0.15%	1% of the Fund's net assets according to the latest financial statements
Finance fees	13,166,336	0.70%	NA
Professional fees	557,577	0.03%	NA
Other costs	-701,670	-0.04%	1% of the Fund's net assets according to the latest financial statements
Depreciation and amortization	7,352,258	0.39%	NA
Total expenses	25,887,302	1.38%	-



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### Financial Indicators

Unit Price at the End of Quarter	10.32
Rental Income per Unit	0.31
Rental Income on the Unit Price	3,497,297
Expense Ratio and Percentage of Total Fees and Charges	2.61%
Percentage of the Fund's Costs to the Fund's Total Assets Value	1.40%
Percentage of borrowing to the fund's total assets value, period for fulfillment and due date	43%   Period: NA   Due date: October 2027
NAV (Book Value)	990,366,812
NAV/Unit (Book Value)	8.4287
NAV (Fair Value for Real Estate Investments)*	1,014,708,297
NAV/Unit (Fair Value)	8.6358
Fund's Total Assets Value	1,876,763,304

\*NAV (Fair Value) is based on the latest valuations as of 30 June 2022.

### Changes that Affect the Fund's Function

- A shariah-compliant facility agreement was signed with its strategic partner (Al-Jazira Bank) at a value of SAR 1,716,000,000.
- The Fund Manager signed an agreement to purchase a commercial complex located in Jeddah at a value of SAR 492,500,000 excluding real estate transaction tax and other acquisition costs) on 05/17/1444 H corresponding to 12/11/2022 G, this is a continuation of the procedures for the increase in the total value of the Fund's assets, noting that the agreement is subject to completing the legal procedures to increase the total value of the Fund's assets by offering additional units, including the completion of the due diligence procedures, and obtaining the approvals of Capital Market Authority, Saudi Stock Exchange (Tadawul), the unitholders and any other regulatory requirements.

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