

# Burj AlHayat Valuation Report

Al Olaya District - Riyadh

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of Sedco REIT Fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Burj AlHayat	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/VCLQEgAbfv7NbQbf6">https://goo.gl/maps/VCLQEgAbfv7NbQbf6</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	31/07/2023
	Inspection date	15/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value  Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value	Current Use/Existing Use  International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance





Report	Reference Number	230600250	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		


# 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations		-
	Limits on analysis		-
	Limits on inspection		-
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	20,393,000	
	Written	Only twenty million three hundred ninety-three thousand Saudi Riyal
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Abdulaziz Al-Twaim	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002627	1220002130	1220001954	1210000934
	Associate	Associate	Associate	Fellow
Rea Estate Sector				

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	



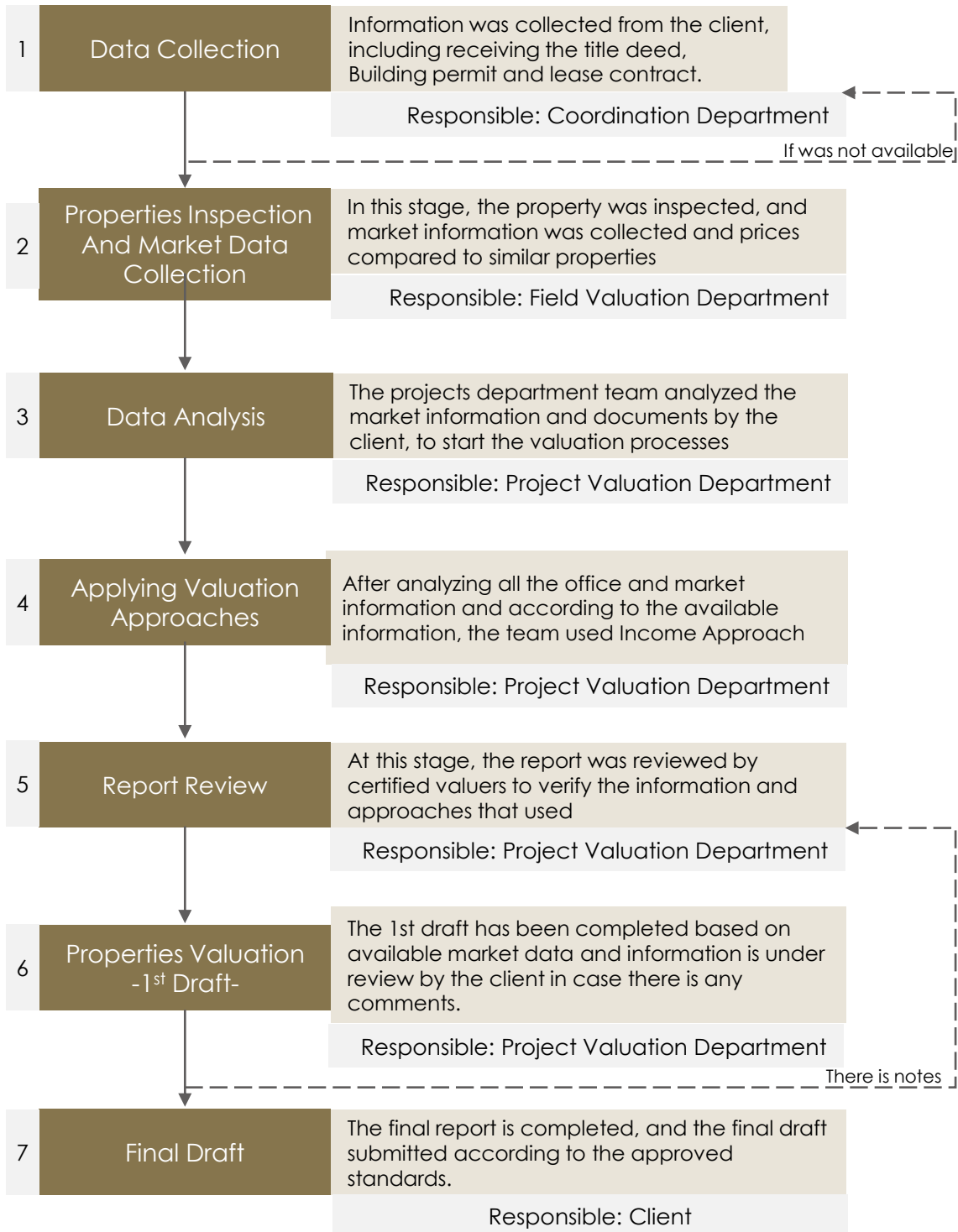
## Part 2

# Reporting Methodology



## 2 | Reporting Methodology

3. Based on the International Valuation Standards ("IVS") (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

<p>About Riyadh</p>	<p>Riyadh is the Capital of the Kingdom of Saudi Arabia, its largest city and the third largest Arab Capital by population. Riyadh is located in the middle of the Arabian Peninsula in the Najd Plateau, at an altitude of 600 meters above sea level. It is the headquarters of the Emirate of Riyadh region, according to the administrative division of the Saudi regions.</p>
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#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Abdullah Financial Center	14.5 km	Kingdom Center	4.5 km
Al Faisaliah Tower	2.1 km	King Fahd Library	1.5 km

### 3.1 | Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property is located is bounded by Makkah Al Mukarramah Raod followed by Part Of Al Olaya district to the north. Southbound runs King Saud Road followed by Al Murabba district. The east side of the property area is bounded by Al-Olaya Street followed by As Sulimaniyah district, while to the west is King Fahd Road followed by Al Mathar Ash Shamali.
Accessibility	The area is easily accessible through several roads, the most important of which is King Fahd Road near the subject property.



### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company for Real Estate Funds
Title deed number	393010010158	Title deed date	01/11/1444 H
building permit Number	27/2/2/2K	building permit Date	13/04/1419 H
Property Information (Based on title deed)			
Province	Riyadh	City	Riyadh
District	Al Olaya	Street	Shaddad Ibn Aous Street
No. of Plot	9	No. of Plan	1376
Property Type	Hotel commercial building	Notes	-
24.677086° N 46.691350° E			
<a href="https://goo.gl/maps/VCLQEgAbfv7NbQbf6">https://goo.gl/maps/VCLQEgAbfv7NbQbf6</a>			

Asset	Land area	BUA	GFA
Property specifications	1,494.75 m <sup>2</sup>	6,574 m <sup>2</sup>	-
Notes	-		



Satellite photo shows subject property location

### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	46	Street	Internal	10	3
South	53.65	Street	Internal	20	1
East	30	Street	Internal	15	2
West	30.96	Neighbor	-	-	-
Notes	- There is a difference in the western boundary of the property, where according to the document of ownership of the property (land) and according to the spatial gate (Al Wara street).				

Property specifications	
Structure	BUA 6,574 m <sup>2</sup> Height (floors) Basement + Ground floor + Mezzanine + 5 Upper floors Age 23 years Num. of buildings 1 Finishing Good Facilities Fire extinguishing system / Swimming pool / GYM / Parking Use Residential – commercial
Zoning	Maximum footprint 35% Maximum height Unlimited
	Notes -

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos External



### 3.4 | Property photos Interior





### 3.4 | Property photos Interior



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is King Fahg Road, which facilitates access to the subject property.</li> <li>The Subject property is close to Makkah Al Mukarramah Raod.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>Green Riyadh project: the program is afforestation of more than 120 residential neighborhoods in the city of Riyadh and also includes the construction of 3,331 new parks, the afforestation of streets, the perimeter of mosques and schools, the afforestation of parking lots and the construction of sidewalks to provide shaded walking paths that stimulate the practice of healthy mobility patterns among the residents of the city, and enhance connectivity between the elements of the neighborhood.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The availability of multiple alternatives in the market, which affects supply and demand .</li> </ul>



## Part 4

# Valuation

- 4.1 Valuation Approaches
- 4.2 Valuation Analysis
- 4.3 Opinion of Value
- 4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</p> <p>The market approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</p> <p>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</p> <p>(c) there are frequent and/or recent observable transactions in substantially similar assets."</p>
Income Approach	<p>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</p> <p>The income approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</p> <p>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as "replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset".</p>
Residual Method	<p>"The residual method is so called because it indicates the residual amount after deducting all known or anticipated costs required to complete the development from the anticipated value of the project when completed after consideration of the risks associated with completion of the project. This is known as the residual value."</p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

- Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as "Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset".

#### 4.2.1.1 lease data

We were provided with the lease contract for the subject property by the client according to the following data:

- Tenant: The Wonderful Party Hotel Apartments Establishment.
- The subject property is leased to the above tenant for a total of 5 years starting January 1<sup>st</sup>, 2022. the lease contract ends on Dec 31<sup>st</sup>,2026. Remaining contractual period at the date of valuation is Almost 4 years.
- Based on the information provided to us by the client, the total rent for the subject Property amounts as follow :

No.	Rent value	Start date
1	1,500,000	01/01/2022
2	1,500,000	01/01/2023
3	1,500,000	01/01/2024
4	1,600,000	01/01/2025
5	1,600,000	01/01/2026

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.2 (Assumed Market Income) – one Room

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List				
Property ID	Type	Transaction Year	Hotel Name	Rental value/Night
Property 1	Asking Price Offer	2023	Azman Al-Bassiouni	SAR 299
Property 2	Asking Price Offer	2023	Sixty Three Hotel Suites	SAR 320
Property 3	Asking Price Offer	2023	Al Yamama Palace Hotel Suites	SAR 295



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

We have conducted a comparison to arrive at one Room Rents as follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Value/m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 299</b>		<b>SAR/m<sup>2</sup> 320</b>		<b>SAR/m<sup>2</sup> 295</b>	
Transaction Type		Asking Price Offer	0.0%	Asking Price Offer	0.0%	Asking Price Offer	0.0%
Transaction Date		6/15/2023	0.0%	6/15/2023	0.0%	15/5/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Adjusted Value / m <sup>2</sup>		0		0		0	
Value per square meter		SAR/m <sup>2</sup> 299		SAR/m <sup>2</sup> 320		SAR/m <sup>2</sup> 295	
Accessibility	easy	easy	0.0%	Very easy	7.5%-	Very easy	7.5%-
Location	good	good	0.0%	good	0.0%	good	0.0%
Proximity to attractions	Very Close	Very Close	0.0%	Very Close	0.0%	Very Close	0.0%
property Age	25 Years	15 Years	10.0%-	18 Years	7.0%-	15 Years	10.0%-
Finishing	Very good	good	2.5%	Very good	5.0%-	good	2.5%
Availability of parking	Available	Available	0.0%	Available	0.0%	Available	0.0%
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 22-	7.5%-	SAR/m <sup>2</sup> 62-	19.5%-	SAR/m <sup>2</sup> 44-	15.0%-
Adjusted Value / m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 277</b>		<b>SAR/m<sup>2</sup> 258</b>		<b>SAR/m<sup>2</sup> 251</b>	
Weighting	-	20%		40%		40%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	<b>SAR 260</b>					

The weighted average of the three comparables is calculated to arrive at average value per sq.m for (1 room). The largest weight is awarded to comparable (2&3) as it carries more similarities to the subject property.



## 4.2 | Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.3 (Assumed Market Income) – Two Rooms

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparable contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List				
Property ID	Type	Transaction Year	Hotel Name	Rental value/Night
Property 1	Asking Price Offer	2023	Hotel Nawara Takhassusi	SAR 495
Property 2	Asking Price Offer	2023	Golden dome 1	SAR 315
Property 3	Asking Price Offer	2023	Ashbona hotel suites	SAR 545



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

We have conducted a comparison to arrive at two Rooms Rents as follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Value/m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 495</b>		<b>SAR/m<sup>2</sup> 315</b>		<b>SAR/m<sup>2</sup> 545</b>	
Transaction Type		Asking Price Offer	0.0%	Asking Price Offer	0.0%	Asking Price Offer	0.0%
Transaction Date		6/15/2023	0.0%	6/15/2023	0.0%	15/5/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Adjusted Value / m <sup>2</sup>		0		0		0	
Value per square meter		<b>SAR/m<sup>2</sup> 495</b>		<b>SAR/m<sup>2</sup> 315</b>		<b>SAR/m<sup>2</sup> 545</b>	
Accessibility	easy	Very easy	10.0%-	Relatively easy	2.5%	Very easy	10.0%-
Location	good	Very good	10.0%-	Relatively good	2.5%	Very good	10.0%-
Proximity to attractions	Very Close	Very Close	0.0%	Very Close	0.0%	Very Close	0.0%
property Age	25 Years	25 Years	0.0%	27 Years	2.0%	25 Years	0.0%
Finishing	Very good	Excellent	10.0%-	good	2.5%	Excellent	10.0%-
Availability of parking	Available	Available	0.0%	Available	0.0%	Available	0.0%
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 149-	30.0%-	SAR/m <sup>2</sup> 30	9.5%	SAR/m <sup>2</sup> 164-	30.0%-
Adjusted Value / m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 347</b>		<b>SAR/m<sup>2</sup> 345</b>		<b>SAR/m<sup>2</sup> 382</b>	
Weighting	-	30%		40%		30%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	<b>SAR 360</b>					

The weighted average of the three comparables is calculated to arrive at average value per sq.m for (2 room). The largest weight is awarded to comparable (2) as it carries more similarities to the subject property.

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.4 (Assumed Market Income) – Showrooms

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparable contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List					
Property ID	Type	Transaction Year	Rental value	Area	Rental value/m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 350,000	550 m <sup>2</sup>	SAR 636
Property 2	Asking Price Offer	2023	SAR 215,900	254 m <sup>2</sup>	SAR 850
Property 3	Asking Price Offer	2023	SAR 110,000	111 m <sup>2</sup>	SAR 990



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

We have conducted a comparison to arrive at Showrooms Rents as follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Value/m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 636</b>		<b>SAR/m<sup>2</sup> 850</b>		<b>SAR/m<sup>2</sup> 990</b>	
Transaction Type		Asking Price Offer	5.0%-	Asking Price Offer	5.0%-	Asking Price Offer	5.0%-
Transaction Date		15/6/2023	0.0%	20/4/2023	0.0%	15/5/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Adjusted Value / m <sup>2</sup>		31.81818182-		42.5-		49.5-	
Value per square meter		SAR/m <sup>2</sup> 605		SAR/m <sup>2</sup> 808		SAR/m <sup>2</sup> 941	
Accessibility	easy	easy	0.0%	easy	0.0%	Very easy	10.0%-
Location	good	good	0.0%	good	0.0%	Very good	10.0%-
Proximity to attractions	Very Close	Very Close	0.0%	Very Close	0.0%	Very Close	0.0%
property Age	25 Years	25 Years	0.0%	6 Years	20.0%-	22 Years	0.0%
Finishing	good	good	0.0%	Very good	2.5%-	Very good	2.5%-
Availability of parking	Available	Available	0.0%	Available	0.0%	Available	0.0%
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 00	0.0%	SAR/m <sup>2</sup> 182-	22.5%-	SAR/m <sup>2</sup> 212-	22.5%-
Adjusted Value / m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 605</b>		<b>SAR/m<sup>2</sup> 626</b>		<b>SAR/m<sup>2</sup> 729</b>	
Weighting	-	30%		20%		50%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	<b>SAR 670</b>					

The weighted average of the three comparables is calculated to arrive at average value per sq.m for (Showrooms). The largest weight is awarded to comparable (3) as it carries more similarities to the subject property.

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.5 Revenue assumptions

Revenue assumptions									
	ADR		305.38	335.91	366.45	422.83	465.11	502.32	
Hotel seasons	%	Number of days	+ 1bedroom Washroom	+ 1bedroom + Washroom Kitchen	1bedroom + Living room + Washroom Kitchen	2bedroom + Living room + Washroom Kitchen	2bedroom + Living room + 2 Washroom Kitchen +	+ 3bedroom + Living room Washroom + Kitchen 2	Occupancy percentage
Riyadh season	43.84%	160 Days	SAR 329	SAR 362	SAR 395	SAR 455	SAR 501	SAR 541	65.00%
Weekends	15.07%	55 Days	SAR 312	SAR 343	SAR 374	SAR 432	SAR 475	SAR 513	50.00%
Eid Holidays	2.74%	10 Days	SAR 343	SAR 378	SAR 412	SAR 475	SAR 523	SAR 565	65.00%
Holidays	19.45%	71 Days	SAR 286	SAR 315	SAR 343	SAR 396	SAR 436	SAR 470	40.00%
The rest of the year	18.90%	69 Days	SAR 260	SAR 286	SAR 312	SAR 360	SAR 396	SAR 428	35.00%
<b>Total</b>	<b>100.00%</b>	<b>365 Days</b>							<b>52.21%</b>

1bedroom + Washroom	+ 1bedroom + Washroom Kitchen	+ 1bedroom + Living room + Washroom	1bedroom + Living room + Washroom Kitchen +	2bedroom + Living room + Washroom Kitchen	2bedroom + Living room + 2 Washroom Kitchen +	3bedroom + Living room + 2 Washroom Kitchen +	Revenue
Riyadh season	513,084.00	188,130.80	697,794.24	236,808.00	1,041,955.20	56,265.58	SAR 2,734,038
Weekends	128,700.00	47,190.00	175,032.00	59,400.00	261,360.00	14,113.44	SAR 685,795
Eid Holidays	33,462.00	12,269.40	45,508.32	15,444.00	67,953.60	3,669.49	SAR 178,307
Holidays	121,836.00	44,673.20	165,696.96	56,232.00	247,420.80	13,360.72	SAR 649,220
The rest of the year	94,185.00	34,534.50	128,091.60	43,470.00	191,268.00	10,328.47	SAR 501,878
<b>Total Revenues</b>							<b>SAR 4,749,237.33</b>

Revenue Assumptions		
Hotel Income	%	
Total income		SAR 4,749,237
Operation & Maintenance - 40.0%		(\$AR 1,899,695)
Administrative Expenses - 5.0%		(\$AR 237,462)
<b>Net operating income (NOI)</b>		<b>SAR 2,612,080.53</b>

Commercial Area			Total
Showrooms	400.00 m <sup>2</sup>	SAR 670	SAR 268,000.00
Vacancy - 10.0%			(\$AR 26,800.00)
gross income			SAR 241,200.00
Operation & Maintenance - 10.0%			(\$AR 24,120.00)
<b>Total</b>			<b>SAR 217,080.00</b>
Owner's share	70.00%		SAR 1,980,412.37
Investor's share	30.00%		SAR 848,748.16

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.6 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

Element	Actual income data	Market data	The difference	
			SAR	%
Average income for school annually	1,500,000	1,980,412	480,412	32%
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
result	The subject property was rented on the date of 1/1/2022 with a binding contract to the date of 31/12/2026, it was noticed that there were differences between the market income and the binding contract, and this was taken into account in calculating the rate of return and the discount rate.			

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.7 Assumptions

- The total rental value is expected to increase by 5 % after first five years

Project Assumptions							
Project period	10 years						
Cap rate analysis							
Name of the property/fund	property	city	sector	property value	net income	Rate of Return	Year
Musharaka REIT	gardinho Hotel	Riyadh	hotel	SAR 86,471,028.00	SAR 7,000,000.00	% 8.1	2021
Alinma REIT hotel	Vet Tori Palace Hotel	Riyadh	hotel	SAR 452,004,210.00	SAR 42,563,386.90	% 9.4	2023
Al Rajhi RET	Rama Plaza	Riyadh	Commercial	SAR 12,605,415.68	SAR 771,194.13	% 6.1	2022

- Cap Rate set at 8.00 % based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 9.50% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Patform Data</a>
Property Risk	2.80%	Valuer's estimate of the market
Discount rate	9.50%	

#### 4.2.1.8 Valuation Result

Income Approach Valuation Result	
Cap rate	8.00%
Discount rate	9.50%
<b>Income approach value (SAR)</b>	<b>20,392,927.10</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	20,393,000
Written	Only twenty million three hundred ninety-three thousand Saudi Riyal
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.





## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents



رقم: 393010010158  
التاريخ: 1444/11/1

# وثيقة تملك عقار

السوق العقارية  
Real Estate Market





البيانات الأساسية			
1444/11/1	تاريخ الوثيقة	393010010158	رقم الوثيقة
فعل	الحالة	الموثق بالرياض 1	المصدر
لا يوجد قيد	القيد	1,494.75	المساحة (م <sup>2</sup> )
	قيمة الصفقة	وهن / فك وهن	نوع العملة
1440/9/17	تاريخ الوثيقة السابقة	910104046943	رقم الوثيقة السابقة

الملاك			
نسبة التملك	النسبة	الاسم	رقم الهوية
100 %	-	الشركة السعودية للاقتصاد والتنمية للتأجير العقارية	7001902688

العقار			
رقم الهوية العقارية	نوع العقار	مساحة العقار (م <sup>2</sup> )	رقم الهوية
لا يوجد	لا يوجد	1,494.75	
الموقع	نموذج العقار		
لا يوجد	لا يوجد		
رقم القطعة	رقم المحطط	الحي	المدينة
9	1376	المعذر	الرياض
الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالاً	شارع	عرض 10م	46
جنوباً	شارع	عرض 20م	53.65
شرقاً	شارع	عرض 15م	30
غرباً	ارض فضاء		30.96

صدرت هذه الوثيقة من الوزارة التجارية ويمكن التحقق من صحة هذه الوثيقة عبر الخدمات الإلكترونية التابعة لوزارة العدل ووزارة الشؤون البلدية والقروية والإسكان.

الصفحة 1 من 1

## 5.1 Documents

بلدية الرياض والتطوير العمراني  
رقم: ١٥٢/٩/٩/٤٤  
تاريخ: ٢٥/٩/١٤



الملك عبد العزيز آل سعود  
وزارة الشؤون البلدية والقروية  
أمانة مدينة الرياض  
وكالة العمر والتشييد  
الإدارة العامة للتخطيط العمراني  
إدارة فحص البناء

**رخصة بناء لمدة ثلاث سنوات تبدأ من تاريخها**

بناء على طلب من السيد **المستبد**  
بناء بمساحة ١٠٠ متر مربع + ٥٠ متر مربع (مبنى) + ٥٠ متر مربع (مبنى) من الطابق  
الطابق رقم ٩ من المخطط التنظيمي المسمى رقم ١٢٧٦ تاريخ ١١/١٠/١٤٩٤ بموجب الصك رقم ١٤٩٤/١٨  
والتكليفات المرفقة من قبل مكتب الهندسة المعمارية رقم ١٤١٥/١٨  
انتقلت الملكية إلى السيد **المستبد** بموجب الصك رقم ١١/١١/١٤٩٤  
انتقلت الملكية إلى السيد **المستبد** بموجب الصك رقم ١١/١١/١٤٩٤  
سواء الأرض والمباني:



مساحة المبنى: ١٠٠ متر مربع  
مساحة الأرض: ٥٠٠ متر مربع  
مساحة المبنى: ٥٠ متر مربع  
مساحة الأرض: ٥٠ متر مربع  
مساحة المبنى: ٥٠ متر مربع  
مساحة الأرض: ٥٠ متر مربع

المساحة	٥٠٠	٥٠٠	٥٠٠	٥٠٠
المساحة	٥٠٠	٥٠٠	٥٠٠	٥٠٠
المساحة	٥٠٠	٥٠٠	٥٠٠	٥٠٠
المساحة	٥٠٠	٥٠٠	٥٠٠	٥٠٠

رقم	١١	١١	١١	١١
تاريخ	١١	١١	١١	١١
المساحة	١١	١١	١١	١١

رقم	١١	١١	١١	١١
تاريخ	١١	١١	١١	١١
المساحة	١١	١١	١١	١١

رئيس البلدية العربية **المستبد**  
مدير إدارة فحص البناء **المستبد**  
مدير إدارة فحص البناء **المستبد**

### 5.1 Documents

ملاحظات: تم إعداد هذا الملف لدى قسم التقييم العقاري بمقر وزارة التجارة والبيئة والموارد الطبيعية  
والمشروعات العامة والبنية التحتية والبنية التحتية للمياه (الخطوط) وشبكة المياه وقد تم إعداد  
ملف التقييم وفقاً للمواصفات (S.A.S) للمواد المعمورة في الجمهورية العربية السورية وذلك وفقاً للمواصفات  
المرفقة وتحت إشراف لجنة التقييم والرقابة الفنية. ولا يخفى على أي شخص أن هذا الملف لا ينعكس  
عليه أي مسئولية من قبل اللجنة أو وزارة التجارة والبيئة والموارد الطبيعية والبنية التحتية  
والبنية التحتية للمياه (الخطوط) وشبكة المياه في جمهورية العربية السورية.

رقم الملف: L.B. 1 - القطع: (7-6) والواقعة في: (F/C 12 ER) في المنطقة: (10/15) في  
الحي: (الحي) - مديرية: (الحي) - محافظة: (الحي) - سورية.

**الغرض من الملف:**  
1. توثيق البيانات التي أُضيفت في الملف  
2. إثبات صحة المعلومات الواردة في الملف  
3. توثيق صحة المعلومات الواردة في الملف  
4. إثبات صحة المعلومات الواردة في الملف  
5. إثبات صحة المعلومات الواردة في الملف  
6. إثبات صحة المعلومات الواردة في الملف  
7. إثبات صحة المعلومات الواردة في الملف  
8. إثبات صحة المعلومات الواردة في الملف  
9. إثبات صحة المعلومات الواردة في الملف  
10. إثبات صحة المعلومات الواردة في الملف



**كل مقاول وشركة في تجارة وحده**  
أوتسروط رخصة البناء طبق عليه  
قوانينه الحالية بموجب المادة 16/15  
من قرار مجلس الوزراء رقم 20  
في 14/9/1999 م

**الموافقين:**  
السيد: (الحي) - مديرية: (الحي) - محافظة: (الحي) - سورية.  
السيد: (الحي) - مديرية: (الحي) - محافظة: (الحي) - سورية.  
**التأكد من صحة المعلومات الواردة في الملف**

عددت الرخصة لمدة ثلاث سنوات أخرى تبدأ من تاريخ ..... إلى ..... وقد تحصلت من المرء  
مبلغاً وقيمة ..... بموجب الأصل المثل رقم ..... وتاريخ .....

توقيع كاتب الرخص

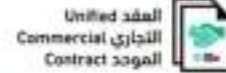
رئيس قسم رخص البناء	مدير إدارة رخص البناء	مدير عام التخطيط العمراني	المعلم الرسمي
---------------------	-----------------------	---------------------------	---------------

عددت الرخصة لمدة ثلاث سنوات أخرى تبدأ من تاريخ ..... إلى ..... وقد تحصلت من المرء  
مبلغاً وقيمة ..... بموجب الأصل المثل رقم ..... وتاريخ .....

توقيع كاتب الرخص

رئيس قسم رخص البناء	مدير إدارة رخص البناء	مدير عام التخطيط العمراني	المعلم الرسمي
---------------------	-----------------------	---------------------------	---------------

## 5.1 Documents



يعتبر هذا العقد مُعدًا مؤتمناً وسليماً لتفديتها بموجب قرار مجلس الوزراء رقم (131) وتاريخ 16/05/1439 هـ.

Contract Data		1 بيانات العقد	
Contract Type	محدد	Contract No.	20067190576
Contract Sealing Location	الرياض	Contract Sealing Date	2021-12-09
Tenancy End Date	2026-12-31	Tenancy Start Date	2022-01-01
Contract is conditional	لا		
		Ejar Fees Paid By	التحضر عن طريق رصيد الوسيط العقاري

Lessor Data		2 بيانات المؤجر	
Company Name/Founder	الشركة المسبوبة للتطوير والتجارة للتطوير العقاري	Organization Type	commercial
Unified Number	7031982688	CR No.	4039211777
CR Date	2011-04-26	Issued by	وزارة التجارة

Lessor Representative Data		3 بيانات ممثل المؤجر	
Name	عوزان سالم يوسف شكري		
Natrenality	المملكة العربية السعودية		
ID No.	1043813938	ID Type	هوية وطنية
Email	faccas@edecapital.com	Mobile No.	+966542882882
National Address	جدة، مكة المكرمة		
	الرجوع إلى التاريخ	تاريخ الإصدار	نوع الترخيص
	Expiry Date	Issue Date	Type
	2025-08-17	2021-10-18	وكالة شركة إلكترونية

Tenant Data		4 بيانات المستأجر	
Company Name/Founder	مؤسسة الملكة الراجحة للتطوير العقاري	Organization Type	commercial
Unified Number	7017249774	CR No.	1018449813

## 5.1 Documents

CR Date: 2020-08-30 Issued by: Bureau of Registration and Land Affairs

0 Tenant Representative Data				
Name	منصور علي احمد الهمامي			
Nationality	السعودية			
ID No.	1154841644	ID Type	هوية وطنية	
Email	alhamany1314@gmail.com	Mobile No.	+966560727742	
National Address	AL MADINAH AL MUMAWWARAH, المدينة المنورة			
Registration Number	1010449613	Issue Date	-	Type
Expiry Date	2022-04-07			

1 Brokerage Entity and Broker Data				
Brokerage Entity Name	مكتب مساكن العقارية			
Brokerage Entity Address	بناية مكة المكرمة - 0001, 0001, 00000			
License No.	4038239336	CR No.	رقم الترخيص	
Fee No.	رقم الفاتحة			
BO Manager Name	صالح ماضي بن سلطان السبيعي			
Nationality	السعودية			
ID No.	1049547386	ID Type	الهوية الوطنية	
Email	SALEHMAADYGHOMAL.COM	Mobile No.	+966540000702	

7 Title Deeds Data				
Issue No.	910104049943	Title Deed No.	رقم الترخيص	
Place of Issue	الرياض	Issue Date	2019-05-22	

8 Property Data				
National Address	كعب بن مالك بن مالك، 12611، الرياض، 8950, 2249، الرياض			
Property Usage	تجاري	Property Type	مبنى	
Number of Units	449	Number of Floors	3	
Number of Parking Lots	-	Number of Elevators	-	

9 Rental Units Data				
Unit Type	حجر			
Unit No.	P2	Floor No.	P2	

## 5.1 Documents

رقم الترخيص No. Certificate	تاريخ الترخيص Issue Date MO	رقم الترخيص No. Certificate	تاريخ الترخيص Issue Date MO	القيمة Total value	عدد الوحدات Units	نسبة الترخيص RAT	القيمة Net value	الترتيب No.
1443-12-12	1443-12-02	2022-07-15	2022-07-01	750000.0	0.0	0.0	750000.0	2
1444-06-18	1444-06-08	2023-01-15	2023-01-01	750000.0	0.0	0.0	750000.0	3
1444-13-23	1444-12-13	2023-07-15	2023-07-01	750000.0	0.0	0.0	750000.0	4
1445-06-28	1445-06-18	2024-01-15	2024-01-01	750000.0	0.0	0.0	750000.0	5
1446-01-05	1446-12-25	2024-07-15	2024-07-01	750000.0	0.0	0.0	750000.0	6
1446-07-11	1446-07-01	2025-01-15	2025-01-01	800000.0	0.0	0.0	800000.0	7
1447-01-14	1447-01-04	2025-07-15	2025-07-01	800000.0	0.0	0.0	800000.0	8
1447-07-22	1447-07-12	2026-01-15	2026-01-01	800000.0	0.0	0.0	800000.0	9
1448-01-24	1448-01-14	2026-07-15	2026-07-01	800000.0	0.0	0.0	800000.0	10

قائمة إدارية طبقية متدرجة -

### Parties Obligations

### 18. التزامات المطورين

يتم تحديد المطور الذي يتحمل الالتزامات المالية بالتكليف من المصنِّع / المودع / العميل / الزمات الأطراف بعد تحديدها في المادة الخامسة تحت التزامات المودع / التزامات المصنِّع / أحكام نظام

### Contract Terms

### 19. مواد العقد

المادة الأولى: البيانات الخاصة على التزامات المطورين.

تعد البنود التالية على التزامات المطورين والمصنِّع في البنود من 11-114 جزءاً من هذا العقد وتفسيره وحلته له

المادة الثانية: محل العقد.

يتم العقد والمصنِّع بموجب هذا العقد على أرض الوحدة السكنية المحددة بإحداثياتها وفقاً للشروط والأحكام والقوانين المعمول بها في هذا العقد ويقر المصنِّع بموافقة الوحدة الإدارية والقوانين المعمول بها وفقاً للمادة الأولى المنصوص عليها في هذا العقد.

المادة الثالثة: مدة العقد وتحديد العقد.

1- تمتهن هذا العقد (1925) يوماً تبدأ من تاريخ 28-05-1443 هـ الموافق 2022-01-01 م وينتهي بتاريخ 22-07-1448 هـ الموافق 2026-12-31 م وفي حال وجود اختلاف بين الطرفين ينبغي العمل بالتاريخ المتأخر في جميع بنود العقد.  
2- لتهيئة هذه الوحدة من البناء، مدة العقد: ولا يربط الطرفين والتحديد، يتم ذلك بعد صدور اتفاق عليه الطرفين.

المادة الرابعة: الجزاء.

إجمالي قيمة العقد (77700000.0) ريال سعودي، يتم المصنِّع بخصمها بالتأجيل بحسب ما هو منصوص في البنود رقم (11) من هذا العقد وكما هو منصوص في البنود (13) من هذا العقد.

المادة الخامسة: التزامات المصنِّع / التزامات المطورين / التزامات المصنِّع / أحكام نظام بعد تحديدها في البنود (172).

9-1 التزام المصنِّع

9-1-1 يتم المصنِّع بدفع قيمة الجزاء في المواعيد المبين عليها.

9-1-2 يتم المصنِّع بإقامة مساكن ومؤسسات الخدمة الخاصة بالوحدة الإدارية والمصنِّع في البنود (17) من هذا العقد.

9-1-3 يتم المصنِّع أن يطلع ويشارك في كافة الأعمال ذات الصلة بالوحدة الإدارية وذلك خلال مدة لا تتجاوز (90) يوماً من تاريخ انعقاد هذه الوحدة بين أطراف الوحدة الإدارية وبعد انقضاء المهلة وبعد عدم نجاحه مع المصارح المتأخر خلال (30) يوماً بعد انقضاء المهلة من تاريخ انعقاد هذه الوحدة السكنية إلى إقرار أو حكم نهائي وبتنفيذ المصنِّع بحلولها. تأخير الوحدة الإدارية الغير من المتناظرة على تطوُّر المصنِّع، المصنِّع على قيمة العقد المتوقعة بعد ختم القوانين والمعنى بإقامة الوحدة السكنية والالتزامات العامة من تاريخ بداية الإقرار إلى تاريخ الترخيص والإقرار.

9-1-4 يتم المصنِّع بتوفير الوحدات الإدارية للمودع عند انتهاء مدة إقرار هذا العقد.

9-1-5 يتم المصنِّع باستعمال الوحدات الإدارية ضمن هذا العقد التمسك بالعقد وفقاً للأنظمة والأحكام والقوانين المعمول بها في المملكة العربية السعودية.

## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenues	16,300,000	1,500,000	1,600,000	1,600,000	1,600,000	1,600,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000
Vacancy - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation & Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Terminal value	21,000,000	0	0	0	0	0	0	0	0	0	21,000,000
Net cash flow	37,300,000.00	1,500,000.00	1,600,000.00	1,600,000.00	1,600,000.00	1,600,000.00	1,680,000.00	1,680,000.00	1,680,000.00	1,680,000.00	22,680,000.00
Discount rate	-	1.00	0.91	0.83	0.76	0.70	0.64	0.58	0.53	0.48	0.44
Net present value	20,392,927	1,500,000	1,461,187	1,334,418	1,218,646	1,112,919	1,067,182	974,596	890,042	812,824	10,021,113

KPIs	Total
NPV at Discount Rate - 9.5%	20,392,927.10



## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
We support you

# Jazeera Compound Valuation Report

Al Sulimaniyah District - Riyadh

10 August 2023

Submitted to: SEDCO Capital

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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Jazeera Compound	Interest to be valued	Assumed freehold interest
	Location	<a href="https://goo.gl/maps/XJruVFTjzg4XuLTq8">https://goo.gl/maps/XJruVFTjzg4XuLTq8</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	17/07/2023
	Inspection date	15/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value  Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value	Current Use/Existing Use  International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."



## 1 | Executive Summary





Salient fact and assumptions and IVS 2022 and regulatory compliance				
Report	Reference Number	230690251	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		


## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Investigations and Compliance	Limits on investigations	–
	Limits on analysis	–
	Limits on inspection	–
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are: <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Property income data</u></li> <li><u>Operation and maintenance contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>	
Assumptions and special assumptions	Assumptions	<p>IVS's instructions</p> <ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		<p>Applications in this report</p> <p>None (except as indicated in the terms and conditions )</p>
Assumptions and special assumptions	Special assumptions	<p>IVS's instructions</p> <ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		<p>Applications in this report</p> <p>It has been assumed that the property is free from any obstacles, regulatory or property restrictions that limit the possibility of disposing of the property or using it, and the opinion of value is based on this assumption.</p>

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	70,433,000	
	Written	Only seventy million four hundred thirty-three thousand SAR
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Abdulaziz Al-Twaim	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002627	1220002130	1220001954	1210000934
	Associate	Associate	Associate	Fellow
Rea Estate Sector				

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

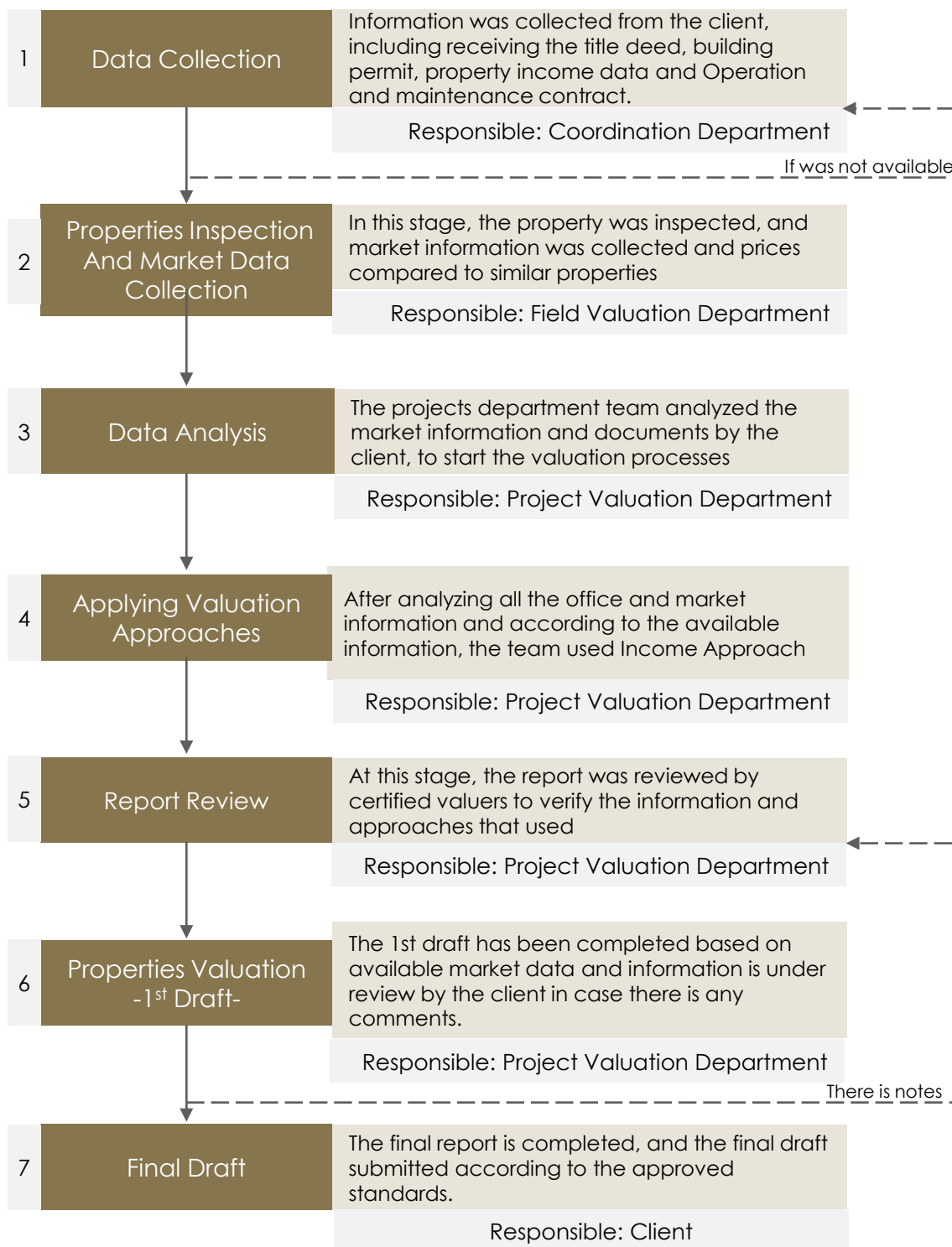


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

About Riyadh	Riyadh is the capital of the Kingdom of Saudi Arabia, its largest city and the third largest Arab capital by population. Riyadh is located in the middle of the Arabian Peninsula in the Najd Plateau, at an altitude of 600 meters above sea level. It is the headquarters of the Emirate of Riyadh region, according to the administrative division of the Saudi regions.
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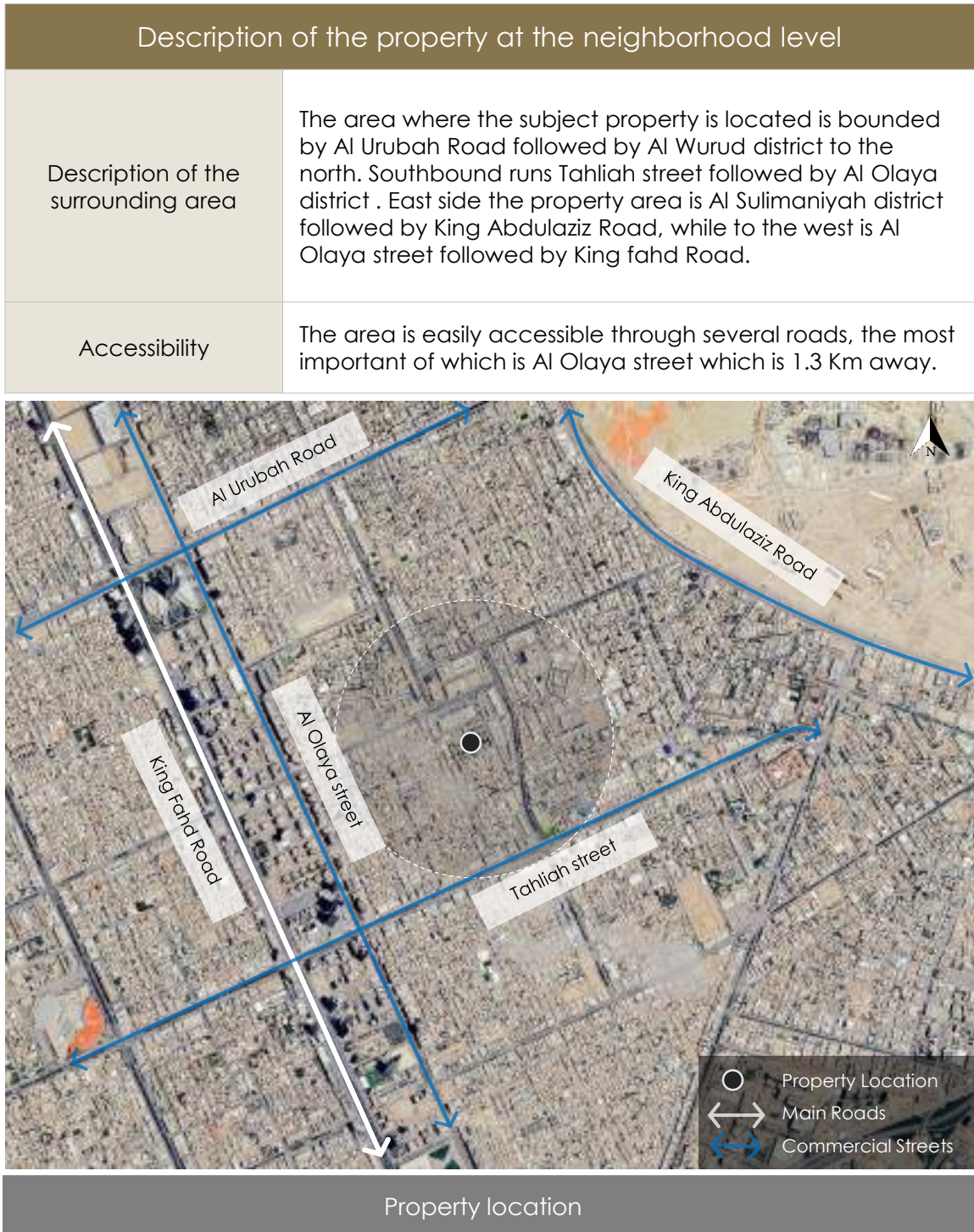


#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Khalid International Airport	35 km	Kingdom Center	3 km
Al Faisaliah Tower	3 km	King Fahd Library	3 km

### 3.1 | Property Location Analysis





### 3.2 Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company for Real Estate Funds
Title deed number	310117046169	Title deed date	17/09/1440 H
building permit Number	1429/2024	building permit Date	24/02/1429 H
Property Information (Based on title deed)			
Province	Riyadh	City	Riyadh
District	Al Sulimaniyah	Street	Mujashi Ibn Masud street
No. of Plot	69/68	No. of Plan	897
Property Type	Residential compound	Notes	The property is mortgaged to Al Rajhi Banking Investment company
24.704778° N 46.689167° E			
<a href="https://goo.gl/maps/XJruVFTjzg4XuLTq8">https://goo.gl/maps/XJruVFTjzg4XuLTq8</a>			
Asset	Land area	BUA	GFA
Property specifications	20,758 m <sup>2</sup>	12,803 m <sup>2</sup>	-
Notes	-		



Satellite photo shows subject property location

### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	194	Al Moughirah Ibn Ayash street	Internal	10	4
South	194	Al Mawaqiti street	Internal	12	2
East	107	Mujashi Ibn Masud street	Internal	15	1
West	107	Ibn Alsaay street	Internal	12	3

Property specifications	
BUA	12,803 m <sup>2</sup>
Height (floors)	Basement + 2 floors + roof floor
Age	25 years
Structure	Num. of buildings 26 Villa + 26 Apartment
Finishing	Good
Facilities	Parking + Conditioning + entertainment centers + Sports Club + Gym + Kids area + Surveillance by cameras
Use	Residential(Villas)
Zoning	Maximum footprint 60%
	Maximum height 2 floors + 50% roof floor
Notes	The subject property is Residential compound (26 villa + 26 Apartment)

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is Al Olaya Street and King fahd Road , which facilitates access to the subject property.</li> <li>The property is distinguished by its proximity to Kingdom Center and Al faisaliah tower.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed.</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>Sidra project in Riyadh, which is the first integrated Rushen neighborhoods in Riyadh, which will create a new urban core in the real estate area.</li> <li>The green Riyadh project: the program is afforestation of more than 120 residential neighborhoods in the city of Riyadh and also includes the construction of 3,331 new parks, the afforestation of streets, the perimeter of mosques and schools, the afforestation of parking lots and the construction of sidewalks to provide shaded walking paths that stimulate the practice of healthy mobility patterns among the residents of the city, and enhance connectivity between the elements of the neighborhood.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The availability of multiple alternatives in the market, which affects supply and demand .</li> </ul>



## Part 4

# Valuation

- 4.1 Valuation Approaches
- 4.2 Valuation Analysis
- 4.3 Opinion of Value
- 4.4 Validity of review and clarification



## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</p> <p>The market approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</p> <p>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</p> <p>(c) there are frequent and/or recent observable transactions in substantially similar assets."</p>
Income Approach	<p>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</p> <p>The income approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</p> <p>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as "replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset".</p>
Residual Method	<p>"The residual method is so called because it indicates the residual amount after deducting all known or anticipated costs required to complete the development from the anticipated value of the project when completed after consideration of the risks associated with completion of the project. This is known as the residual value."</p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as “Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset”.

#### 4.2.1.1 lease data

We were provided with the lease data for the subject property by the client according to the following data:

- The subject property is multi tenanted.
- The annual rental value due to the leasing contracts is 7,529,000 SAR.
- The operating costs are allocated 5% of the rental value.
- that the annual facility management fee is SAR 1,460,400 per annum

Income	Value
Total revenue / year	7,529,000
Property Management services (5%)	376,450
the annual facility management fee	1,460,400
Net operating income	5,692,150

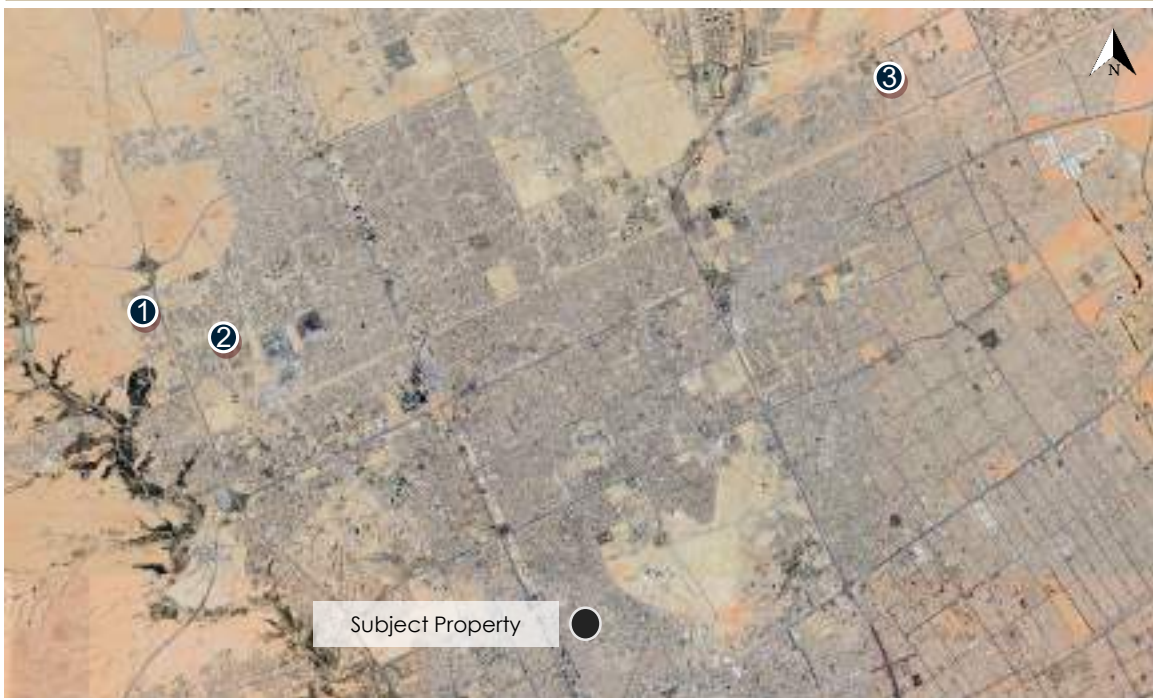
## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.2 Property Income- Assumed Market Income - Apartments

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Apartments				
Property ID	Transaction Type	Transaction Year	Rental value	Number of rooms
Property 1	Asking Price Offer	2023	SAR 110,00	2
Property 2	Asking Price Offer	2023	SAR 98,000	2
Property 3	Asking Price Offer	2023	SAR 90,000	2



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Apartment Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3		
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %	
Transaction Date	-	17/7/2023		17/7/2023		17/7/2023		
Value/m <sup>2</sup>	-	SAR/Year 110,000		SAR/Year 98,000		SAR/Year 90,000		
Transaction Type	-	Asking Price Offer	% 2.5-	Asking Price Offer	% 2.5-	Asking Price Offer	% 2.5-	
Market Conditions	-	Similar	% 0.0	Similar	% 0.0	Similar	% 0.0	
Adjusted Value / m <sup>2</sup>		2750-		2450-		2250-		
Value per square meter		SAR/Year 107,250.00		SAR/Year 95,550.00		SAR/Year 87,750.00		
Accessibility	Very Easy	Very Easy	% 0.0	Very Easy	% 0.0	Very Easy	% 0.0	
Location	Very Good	Good	% 10.0	Good	% 20.0	Good	% 20.0	
Finishing level	Very Good	Very Good	% 0.0	Very Good	% 0.0	Very Good	% 0.0	
No. of rooms	2	2	% 0.0	2	% 0.0	2	% 0.0	
Services available within the complex	Playground	✓	✓	✓		✓		
	Fire extinguishing system	✓	✓	✓		✓		
	Children's play area	✓	✓	✓		✓		
	Garden	✓	✓	✓		✓		
	Pool	✓	✓	X		X		
	protection system	✓	✓	✓		✓		
	Market	✓	✓	% 15.0	✓	% 20.0	✓	% 20.0
	Medical Center	X	X		X		X	
	Schools	X	X		X		X	
	Restaurants	X	X		X		X	
	Gym	✓	X		X		X	
	Car parking	✓	✓		✓		✓	
	ATM	X	X		X		X	
Property age	33 years	5 years	% 12.0-	2 years	% 15.0-	7 years	% 10.0-	
Value / m <sup>2</sup>	-	SAR/Year 13,943	% 13.0	SAR/Year 23,888	% 25.0	SAR/Year 26,325	% 30.0	
Adjusted Value / m <sup>2</sup>	-	SAR/Year 121,192.50		SAR/Year 119,437.50		SAR/Year 114,075.00		
Weighting	-	% 50		% 30		% 20		
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 119,240						

Weighted average of the three comparables is calculated to arrive at average value per meter. Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.3 Property Income- Assumed Market Income - Villas

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Villas				
Property ID	Transaction Type	Transaction Year	Rental value	Number of rooms
Property 1	Asking Price Offer	2023	SAR 165,000	3
Property 2	Asking Price Offer	2023	SAR 150,000	3



Satellite photo showing subject property and comparables

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Villa Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2	
		Description	Adjustment %	Description	Adjustment %
Transaction Date	-	17/7/2023		14/7/2023	
Value/m <sup>2</sup>	-	SAR/Year 165,000		SAR/Year 150,000	
Transaction Type	-	Asking Price Offer	% 2.5-	Asking Price Offer	% 2.5-
Market Conditions	-	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		4125-		3750-	
Value per square meter		SAR/Year 160,875.00		SAR/Year 146,250.00	
Accessibility	Very Easy	Very Easy	% 0.0	Very Easy	% 0.0
Location	Very Good	Good	% 10.0	Good	% 10.0
Finishing level	Very Good	Very Good	% 0.0	Very Good	% 0.0
No. of rooms	3	3	% 0.0	3	% 0.0
Services available within the complex	Playground	✓	✓	✓	% 20.0
	Fire extinguishing system	✓	✓	✓	
	Children's play area	✓	✓	✓	
	Garden	✓	✓	X	
	Pool	✓	✓	X	
	protection system	✓	✓	✓	
	Market	✓	✓	✓	
	Medical Center	X	X	X	
	Schools	X	X	X	
	Restaurants	X	X	X	
	Gym	✓	X	X	
	Car parking	✓	✓	X	
ATM	X	X	X		
Property age	33 years	5 years	% 12.0-	20 years	% 5.0-
Value / m <sup>2</sup>	-	SAR/Year 20,914	% 13.0	SAR/Year 36,563	% 25.0
Adjusted Value / m <sup>2</sup>	-	SAR/Year 181,788.75		SAR/Year 182,812.50	
Weighting	-	% 60		% 40	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 182,200			

Weighted average of the two comparables is calculated to arrive at average value per meter. Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

#### 4.2.1.4 Total income for units by market :

Summary of unit rents by market			
Type	Value	number of units	Total
3 BR Villa	182,200.00	16	2,915,200.00
4 BR Villa	200,420.00	6	1,202,520.00
5 BR Villa	227,750.00	2	455,500.00
5 BR Villa + Private pool	273,300.00	2	546,600.00
1 BR Apartment	83,468.00	16	1,335,488.00
2 BR Apartment	119,240.00	10	1,192,400.00
Total		52	7,647,708.00

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.5 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

Element	Actual income data	Market data	The difference	
			SAR	%
Rental value of the property (SAR)	7,529,000.00	7,647,708.00	118,708	1.57 %
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
Result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all OpEx and vacancy costs. Therefore, we have used contractual income as input in our valuation.			



## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.6 Assumptions

- The total rental value is expected to increase by 5 % after first five years.
- We have allocated Vacancy cost 5% of the rental value
- The contract is assumed to be renewed for a period of 10 years

Project Assumptions							
Project period	10 years						
Cap rate analysis							
Name of the property/fund	Property	City	Sector	property value	Net income	Rate of Return	Year
Melkya REIT	Al Yasmine Building	Riyadh	Residential	20,305,000.00 SAR	1,300,000.00 SAR	6.40%	2022
Jadwa REIT	Marvilla Compound	Riyadh	Residential	612,500,000.00 SAR	50,837,500.00 SAR	8.30%	2021

- Cap Rate set at 7.00 % based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 10% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Patform Data</a>
Property Risk	3.30%	Valuer's estimate of the market
Discount rate	10.00%	

#### 4.2.1.5 Valuation Result

Income Approach Valuation Result	
Cap rate	7.00%
Discount rate	10.00%
<b>Income approach value (SAR)</b>	<b>70,432,738.01</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	70,433,000
Written	Only seventy million four hundred thirty-three thousand SAR
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards



## 5.1 Documents

**المملكة العربية السعودية**  
**وزارة الشؤون البلدية والقروية**  
**إمارة منطقة الرياض**  
إدارة رخص البناء

**رخصة** بناء مجمع سكني

رقم الرخصة : ١٤٢٩/٢٠٢٤  
تاريخ الرخصة : ١٤٢٩-٠٢-٢٤  
تاريخ الإنتهاء : ١٤٣٢-٠٢-٢٤  
نوع الرخصة : اضلاع مكونات البناء

٧

اسم المالك :	ابراهيم بن عبدالعزيز الطوي		
رقم الاثبات :	١٠٠٠٢٢١٢٥٧	تاريخه :	مستغفره
رقم التصك :	٧١٠١٤٠٠٤٤٢	تاريخه :	١٤٢٨-٠٤-٠٧
رقم القطعة :	٩٩/٩٨	رقم المخطط التنظيمي :	٨٩٧
الشوارع :	رقم العقار :		
حي السليمية :	نوع البناء :		
مساحة الأرض :	٢ م ٢٠٧٥٨	محيط الأسوار :	٦٠٢ م / ط
الجهة :	الحدود :	الأبعاد :	الإرتداد :
شمال	شارع عرض ١٢	١٩٤	٢.٨
شرق	شارع عرض ٢٠	١٠٧	٤
جنوب	شارع عرض ١٢	١٩٤	٤.٨
غرب	شارع عرض ١٠	١٠٧	٢
<b>مكونات البناء</b>			
عدد الوحدات	المساحة	الإستخدام	
٠	٧٨.٠٠	ترفيهي	فيو
٣١	٧٣.٧.٠٠	سكني	دور أرضي
٠	٥٢٦٦.٠٠	سكني	أول سكني
٠	١٤٠.٠٠	خدمات	ملاحق طوية
٠	٦.٠٠.٠٠	خدمات	أسوار
<b>الكتب المعمم :</b> دار المشورة مهندسون استشاريون			
رقم الرخيص :	١.٩٩	رقم المشروع :	رمز النظام :
سدد الرسوم مبلغ وقدره :	٨٢٧٤	ريال بموجب الإيصال رقم :	مناسيب الشوارع المحيطة :
١٤٢٩-٠٢-١٦	هـ	٤٥ / ٨١٤٤٤.٥	وتاريخ : ١٤٢٩-٠٢-١٦
ملاحظات :			
١- اعطي الرخصة بموجب الرخصة السابقة رقم (٨٧٢٠) وتاريخ ١٤٢٩-٧-١٨ هـ .			
٢- بموجب محضر اللجنة الفنية رقم (٤٥١) وتاريخ ١٤٢٨-٢-١٣ هـ .			
٣- اعطي الموافقة بموجب خطاب البلدية الرعية رقم (٤٨/٣٦٠١) وتاريخ ١٤٢٨-١١-٢٣ هـ .			
٤- اعطي الموافقة على التوسعة لمبنى سكني خدمي بموجب توجيه سمو أمين منطقة الرياض على العرض المرفوع لسموه بتاريخ ١٤٢٩-١-١٤ هـ .			
٥- الرخصة تشمل الإيصال المالي (٤٥/٨١٤٤٤٨٨) وتاريخ ١٤٢٩-٠٢-٢٣ هـ .			
٢٧ صدر ١٤٢٩			
الختم الرسمي	مدير إدارة الرخص	مدير عام التخطيط العمراني	م/ علي بن احمد التروي
	م/ حسنة ابراهيم المحيا	م/ علي صالح العليشي	
يجب الإلتزام بالشروط الموضحة خلف الرخصة			

٥/٢٠٠/٢٢٢

# 5.1 Documents

The image shows a detailed spreadsheet with multiple columns. The columns include property identification, location, area, and various valuation metrics. The data is presented in a structured grid format, typical of a professional valuation report. Some rows are highlighted in yellow, and others in green, likely indicating specific categories or statuses of the properties listed.

## 5.1 Documents



### ملحق تكميلي رقم (2) لعقد أعمال التشغيل والصيانة لمجمع الجزيرة بتاريخ 2017/09/19م

تلك في يوم السبت الموافق 2022/01/01م حرر هذا الملحق التكميلي بمدينة جدة بين كل من:

1- الطرف الأول: الشركة السعودية للاقتصاد والتنمية للتصاريح العقارية، شركة ذات مسؤولية محدودة ومقيدة بموجب السجل التجاري رقم (4030211777) والتاريخ (1432/05/22 هـ - وطوان مقرها الرئيسي، جدة، حي تشيلفي، غرب طريق الملكة - مبنى المكاتب، مركز البحر الأحمر التجاري، الدور الثاني، هاتف (0126906555) فاكس (0126906578) ويمثلها في التوقيع على هذا الملحق الأستاذ/ فوزان شكري أو الأستاذ/ أحمد تومسون بصفتهم الملومين بالتوقيع.

ويشار إليها في هذا الملحق فيما بعد بالطرف الأول ورأى الملك.

2- الطرف الثاني: شركة المحمل للخدمات المرافق، شركة ذات مسؤولية محدودة ومقيدة بموجب السجل التجاري رقم (4030063158) - صابر من مدينة جدة، وعنوانها الرئيسي: المنطقة العربية السعودية، جدة، شارع الأمير سلطان، مركز الخاشية للأعمال، حي الخاشية، هاتف رقم: 0126929470، فاكس رقم: 0126929472، ويمثلها في التوقيع على هذا الملحق الأستاذ/ رامي عبدالعزيز العذاح بصفته الرئيس التنفيذي للشركة.

ويشار إليها في هذا الملحق فيما بعد بالطرف الثاني.

### تمهيد:

حيث سبق للطرفين المتكفلين أعلاه إبرام عقد تقديم خدمات التشغيل والصيانة التكميلية لمرکز الخاشية للأعمال بتاريخ 2438/12/20م الموافق 2017/09/19م والذي يشترط إليه لاحقاً بملحق الأساسي، وبذلك تفي بطلب الطرف الثاني بإدارة وتشغيل مجمع الجزيرة بمدينة الرياض تشغيلاً وتلفيقاً وإدارة أعمال الصيانة والتشغيل من قبله مباشرة أو من خلال أطراف متخصصة يتعاقد معها بصفته المشغل وأعماله من غير إفادة متخصصة في تلك الأعمال، وحيث رغب الطرفان المتكفلين في تعديل المادة [11] من العقد الأساسي، والخاصة بقيمة رسوم التشغيل السنوية للعقد، وبناء على ذلك فقد تقدم الطرف الثاني بعرض أسعاره ذي الرقم (MFS/BUSI-03/132R2-2021) بتاريخ (2022/05/26م) والمرفق نسخة منه والذي يُعتبر جزءاً لا يتجزأ من هذا الملحق التكميلي.

بناءً عليه فقد تعديلت إرادة الطرفين المتكفلين بإيجاب وقبول صريح وصحيح على التعاقد والتصرف فيما بينهما على إبرام هذا الملحق التكميلي، وفقاً للرسوم والإحكام التي لزاماً على تنفيذها وهي كما يلي:

 		
PO Box 22474 Jeddah 21495 Kingdom of Saudi Arabia Jeddah Tel.: 012 492 94 70 - 71 F.R: 4030063148	PO Box 2593 Riyadh 11241 Kingdom of Saudi Arabia Riyadh Tel.: 011 4621310 C.R: 1010416892	رقم الضريبة 21482 www.almahmal.com
من: ب. ٢١٤٩٥ جدة ٢١٤٩٥ المملكة العربية السعودية الإدارة العامة - جدة هاتف: ٠١٢ ٤٩٢٩٤٧٠ - ٧١ ب. ر. ٤٠٣٠٠٦٣١٤٨	من: ب. ٢٥٩٣ الرياض ١١٢٤١ المملكة العربية السعودية فرع مدينة الرياض هاتف: ٠١١ ٤٦٢١٣١٠ - ب. ر. ١٠١٠٤١٦٨٩٢	من: ب. ٢١٤٨٢ الرياض ٢١٤٨٢ المملكة العربية السعودية فرع مدينة الرياض هاتف: ٠١١ ٤٦٢١٣١٠ - ب. ر. ١٠١٠٤١٦٨٩٢

## 5.1 Documents



### أولاً صلة التصديق:

يعتبر التصديق السابق وكذلك عرض الأسعار رقم (MFS/BU5I-03/132R2-2021) وتاريخ 2022/01/26م (المرفق)، وهذا الملحق التكميلي جزء لا يتجزأ من العقد الأساسي المقدم بتاريخ 2017-09-19 م وتمتصاً ومكتملاً له في جميع مرادفه وإقرأ ويصدق معه .

تأريخ: تعديل الفقرة 1-2 من بند الأول من العقد الأساسي والخاصة بتاريخ بدء سريان العقد ومدته لتصبح كما يلي:  
يكون هذا العقد وملاحقة مساوية المتعول لمدة مئتين ميلادية تبدأ من تاريخ 2022/01/01م وتنتهي في 2024/12/31م،  
ويوجد لمدة مساوية بموجب ملحق تكميلي بموافقة الطرفين، وفي جميع الأحوال يجوز للطرف الأول إنهاء العقد وملاحقة في أي وقت تسريطة الخطار الطرف الثاني بإنهاء العقد وملاحقة قبل (90) يوم، ويتم خلالها المحاسبية في نهاية الشهر الذي تم فيه الإنهاء.

لذلك تعديل المادة رقم (11) والخاصة بجدول قيمة رسوم التشغيل السنوية للعقد لتصبح كما يلي:

بموجب هذا الملحق التكميلي فقد اتفق الطرفان المتعاقدان على قيمة رسوم التشغيل الجديدة لستين تعاقبية ميلادية تبدأ من تاريخ 2022/01/01م وتنتهي في 2024/12/31م والتي تقدر بحجمه وقدره 2.920,800.00 (الثنان مليون وتسعمائة وعشرون ألف ومائتان ريال سعودي) لا غير شاملة لضريبة القيمة المضافة، على أن تسدد على دفعات شهرية بقيمة قدرها ( 121,700.00 ) مائة واحد وعشرون ألف وسبعمائة ريال سعودي غير شاملة لضريبة القيمة المضافة . وذلك وفقاً للتفصيل التالي:

	Services	Monthly Amount [SR]
1.0	Property Management Services 5% charges from the total value for handling and collecting the rents from tenants.	
2.0	Operation & Maintenance – (4 resident technicians with supervisory visit)	28,000.00
3.0	Janitorial & Housekeeping – (4 Janitors + 2 Garbage Containers)	19,800.00
4.0	Security & Safety – (7 Security Guards)	42,000.00
5.0	Landscaping – (3 resident technicians + Pesticide treatment services 2 visits/Year)	16,500.00
6.0	Driver – (1 resident driver for Al Chouseifat School + 1 rent driver for American school for 6 months)	10,400.00
7.0	Pest Control	5,000.00
8.0	Maintenance Spare Parts & Consumables	Cost Plus 7%
	<b>Total Monthly Amount [SR]</b>	<b>121,700.00</b>

AS gm T-18

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Tel.: 012 492 94 70 - 71  
P.O. BOX 934914R

PO.BOX 2393 Riyadh 12241 Kingdom of Saudi Arabia - Riyadh  
Tel: 011 4621310  
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من ر.ب. ٢١١٩٤ جدة الرياض ١١٦١٤  
المملكة العربية السعودية  
فرع مدينة الرياض  
تلف: ٠١١ ٤٦٢١٣١٠  
ب.ص. ٩٣٤٣٤٩١

من ر.ب. ٢١١٩٤ جدة الرياض ٢١١٩٤  
المملكة العربية السعودية  
فرع مدينة جدة  
تلف: ٠١٢ ٤٩٢ ٩٤ ٧٠ - ٧١  
ب.ص. ٩٣٤٣٤٩١



## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
the annual facility management fee	(14,969,100)	(1,460,400)	(1,460,400)	(1,460,400)	(1,460,400)	(1,460,400)	(1,533,420)	(1,533,420)	(1,533,420)	(1,533,420)	(1,533,420)
Property Management services	(3,858,613)	(376,450)	(376,450)	(376,450)	(376,450)	(376,450)	(395,273)	(395,273)	(395,273)	(395,273)	(395,273)
Revenues	77,172,250	7,529,000	7,529,000	7,529,000	7,529,000	7,529,000	7,905,450	7,905,450	7,905,450	7,905,450	7,905,450
Vacancy - 5.0%	(3,858,612.50)	(376,450.00)	(376,450.00)	(376,450.00)	(376,450.00)	(376,450.00)	(395,272.50)	(395,272.50)	(395,272.50)	(395,272.50)	(395,272.50)
Operation & Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net income	54,485,925	5,315,700	5,315,700	5,315,700	5,315,700	5,315,700	5,581,485	5,581,485	5,581,485	5,581,485	5,581,485
Terminal value	79,735,500	0	0	0	0	0	0	0	0	0	79,735,500
Net cash flow	134,221,425.00	5,315,700.00	5,315,700.00	5,315,700.00	5,315,700.00	5,315,700.00	5,581,485.00	5,581,485.00	5,581,485.00	5,581,485.00	85,316,985.00
Discount rate	-	1.00	0.91	0.83	0.75	0.68	0.62	0.56	0.51	0.47	0.42
Net present value	70,432,738	5,315,700	4,832,455	4,393,140	3,993,764	3,630,695	3,465,663	3,150,603	2,864,184	2,603,804	36,182,730

KPI's	Total
NPV at Discount Rate - 10.0%	70,432,738.01
Total Property Value	SAR 70,433,000

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
We support you

# Amjad School Valuation Report

Qurtuba District - Riyadh

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary



## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	abashawri@sedcocapital.com
Assets being valued	Assets name	Amjad School	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/ptF1AEjyVsDXBmtn9">https://goo.gl/maps/ptF1AEjyVsDXBmtn9</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	12/07/2023
	Inspection date	23/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value  Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value	Current Use/Existing Use  International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance


Report	Reference Number	230690252	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		


## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations		-
	Limits on analysis		-
	Limits on inspection		-
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are: <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	114,284,000	
	Written	Only one hundred and fourteen million, two hundred and eighty-four thousand Saudi riyals
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Abdulaziz Al-Twaim	BELAL RAMADAN ELSAYAD	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002627	1220003054	1220001954	1210000934
	Associate	Associate	Associate	Fellow
Rea Estate Sector				

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

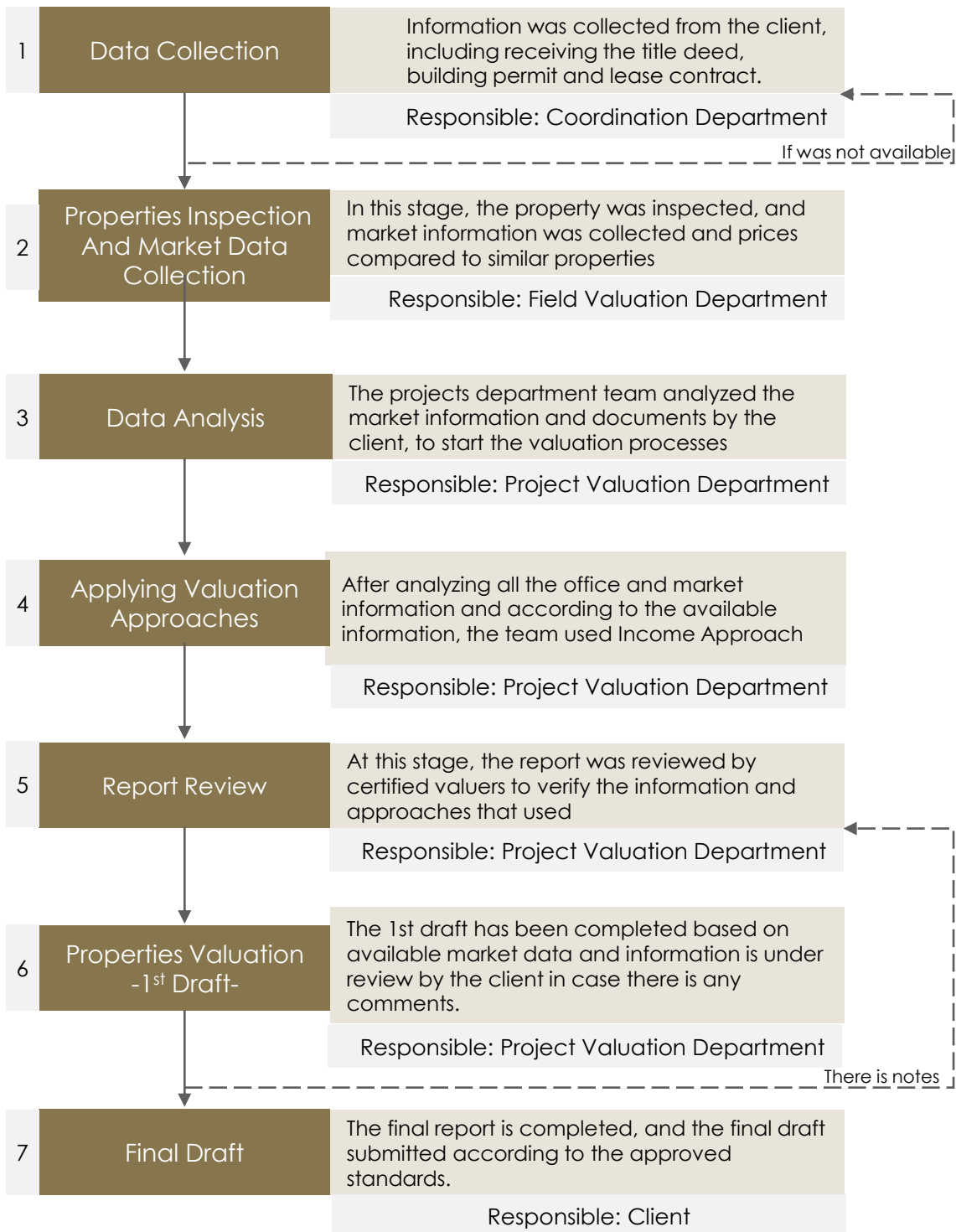


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

##### About Riyadh

Riyadh is the capital of the Kingdom of Saudi Arabia, its largest city and the third largest Arab capital by population. Riyadh is located in the middle of the Arabian Peninsula in the Najd Plateau, at an altitude of 600 meters above sea level. It is the headquarters of the Emirate of Riyadh region, according to the administrative division of the Saudi regions.



#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Khalid International Airport	21.4 km	Kingdom Center	18.1 Km
Al Faisaliah Tower	18 km	King Fahd Library	22.7 Km



### 3.1 | Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property is located is bounded by Prince Mohammed Ibn Salman Road followed by Airport to the north. Southbound runs Northern Ring Road followed by Ghirnatah district. East side the property area is bounded by Abdelrhman Al Nasir Street, while to the west Khalid Ibn AL Walid Street.
Accessibility	The area is easily accessible through several roads, the most important of which is Northern Ring Road near the subject property.



Satellite photo shows property location

### 3.2 Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company
Title deed number	310122049152	Title deed date	23/10/1443 H
building permit Number	1432/ 11017	building permit Date	25 / 06 / 1432 H

Property Information (Based on title deed)			
Province	Riyadh	City	Riyadh
District	Qurtuba	Street	Rayah
No. of Plot	From 485 to 504	No. of Plan	1822
Property Type	School	Notes	-
24.806159° N 46.745175° E			
<a href="https://goo.gl/maps/FNhMw42owRFnzXEy5">https://goo.gl/maps/FNhMw42owRFnzXEy5</a>			

Asset	Land area	BUA	GFA
Property specifications	14,300 m <sup>2</sup>	34,231 m <sup>2</sup>	-
Notes	-		



Satellite photo shows subject property location

### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	260	Street	Internal	20	3
South	260	Street	Internal	30	2
East	55	Street	Internal	36	1
West	55	Street	Internal	20	4

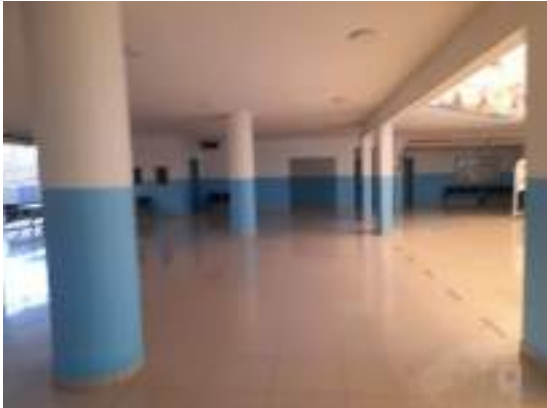
Property specifications	
BUA	34,231 m <sup>2</sup>
Height (floors)	Basement + Ground floor + First floor + Second floor
Age	10 years
Num. of buildings	6
Finishing	Good
Facilities	Fire extinguishing system / conditioning
Use	Educational
Zoning	Maximum footprint
	Maximum height
	Notes

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is Northern Ring Road, which facilitates access to the subject property.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>"The property is located near the Sidra project in Riyadh, which is the first integrated Roshn neighborhood in the city. This will create a new urban core in the real estate area."</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>Changes in educational policies that may affect the funding of private schools and their ability to meet the educational needs of students.</li> </ul>



## Part 4

# Valuation

4.1 Valuation Approaches

4.2 Valuation Analysis

4.3 Opinion of Value

4.4 Validity of review and clarification



## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</p> <p>The market approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</p> <p>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</p> <p>(c) there are frequent and/or recent observable transactions in substantially similar assets."</p>
Income Approach	<p>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</p> <p>The income approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</p> <p>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as "replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset".</p>
Residual Method	<p>"The residual method is so called because it indicates the residual amount after deducting all known or anticipated costs required to complete the development from the anticipated value of the project when completed after consideration of the risks associated with completion of the project. This is known as the residual value."</p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

- Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as "Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset".

#### 4.2.1.1 Contractual lease data

- We were provided with the lease contract for the subject property by the client according to the following data:
  - Tenant: Amjad Qurtuba Company for educational services.
  - Contract start date: 01 February 2017
  - Contract expiry date : 31 March, 2032

Income	Value
Total revenue	8,328,394
Vacancies 0%	0
maintenance and operation 0%	0
net operating income	8,328,394

- The subject property is leased to the above tenant for a total of 15 years starting February 01<sup>th</sup>, 2017. the lease contract ends on March 31<sup>th</sup>,2032. Remaining contractual period at the date of valuation is Almost 9 years

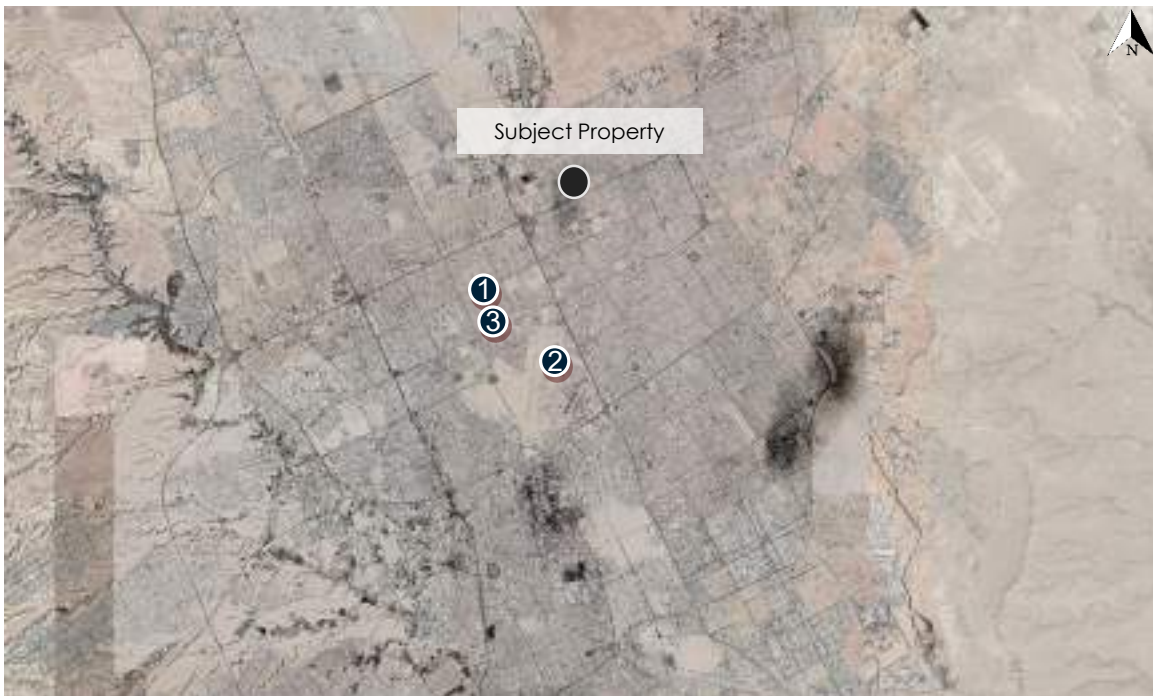
## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.2 (Assumed Market Income) - Schools

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparable contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Schools					
Property ID	Type	Transaction Year	Rental value	Area	Rental value/m <sup>2</sup>
Property 1	Contract	2023	SAR 10,525,755	36,835 m <sup>2</sup>	SAR 285
Property 2	Contract	2023	SAR 6,244,625	17,908 m <sup>2</sup>	SAR 349
Property 3	Contract	2023	SAR 20,453,891	47,281 m <sup>2</sup>	SAR 432.60



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.2 (Assumed Market Income) - Schools

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		10/7/2023		10/7/2023		10/7/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 285		SAR/m <sup>2</sup> 349		SAR/m <sup>2</sup> 432	
Transaction Type		Asking Price Offer	% 0.0	Asking Price Offer	% 0.0	Asking Price Offer	% 0.0
Market Conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		0		0		0	
Value per square meter		SAR/m <sup>2</sup> 285		SAR/m <sup>2</sup> 349		SAR/m <sup>2</sup> 432	
Accessibility	Easy	Easy	% 0.0	Very Easy	% 5.0-	Very Easy	% 5.0-
Location	Good	Very Good	% 5.0-	Very Good	% 5.0-	Excellent	% 10.0-
Finishing level	Good	Very Good	% 10.0-	Very Good	% 10.0-	Very Good	% 10.0-
Availability of parking	Available	Available	% 0.0	Available	% 0.0	Available	% 0.0
Proximity to main roads	Near	Near	% 0.0	Very Near	% 5.0-	Very Near	% 5.0-
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 43-	% 15.0-	SAR/m <sup>2</sup> 87-	% 25.0-	SAR/m <sup>2</sup> 130-	% 30.0-
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 242		SAR/m <sup>2</sup> 262		SAR/m <sup>2</sup> 302	
Weighting	-	% 60		% 30		% 10	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 250					

Weighted average of the three comparables is calculated to arrive at average value per square meter for educational use. Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

Built up area (m <sup>2</sup> )	34,231.00
Adjusted value (SAR/m <sup>2</sup> )	250.00
Property Income annually (SAR)	8,557,750

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.3 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

- Average square meter rent for schools : 250 SAR / year

Element	Actual income data	Market data	The difference	
			SAR	%
Average income for school annually	8,328,394	8,557,750	(229,356)	(2.75) %
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
The result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all Opex and vacancy costs. Therefore, we have used contractual income as input in our valuation.			

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.4 Assumptions

Project assumptions							
Duration				years 10			
Cap rate analysis							
Name of the property / fund	property	city	sector	property value	net income	Rate of Return	Year
Taieem REIT Fund	Al Tarayyah Al Islamiyah Schools	Riyadh	Educational	SAR 180,775,568.91	SAR 12,888,756.76	% 7.1	2022
Taieem REIT Fund	Al-Rawad International Schools	Riyadh	Educational	SAR 136,482,823.77	SAR 11,104,822.84	% 8.1	2022
Taieem REIT Fund	Al Ghad schools	Riyadh	Educational	SAR 68,001,103.88	SAR 3,335,757.47	% 5.8	2022
Al-Rajhi REIT	Al-Fais International School	Riyadh	Educational	SAR 68,037,909.74	SAR 7,462,437.29	% 8.5	2022
SEDCO Capital REIT	Maden Curriculum Schools	Riyadh	Educational	SAR 30,966,086.10	SAR 2,427,667.60	% 7.8	2022

- Cap Rate set at 7.5 % based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 10 % discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Platform Data</a>
Property Risk	3.30%	Valuer's estimate of the market
Discount rate	10.00%	

#### 4.2.1.5 Valuation Result

Income Approach Valuation Result	
Cap rate	7.5%
Discount rate	10.00%
<b>Income approach value (SAR)</b>	<b>SAR 114,284,000</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	114,284,000
Written	Only one hundred and fourteen million, two hundred and eighty-four thousand Saudi riyals only
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.





## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

المملكة العربية السعودية  
وزارة العدل  
[٢٧٧]

صك

تاريخ الصك: ١٤٤٣/١٠/٢٣ هـ  
رقم الصك: ٣١-١٢٢-٤٩١٥٢

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:

لأن قطعة الأرض 485 و قطعة الأرض 486 و قطعة الأرض 487 و قطعة الأرض 488 و قطعة الأرض 489 و قطعة الأرض 490 و قطعة الأرض 491 و قطعة الأرض 492 و قطعة الأرض 493 و قطعة الأرض 494 و قطعة الأرض 495 و قطعة الأرض 496 و قطعة الأرض 497 و قطعة الأرض 498 و قطعة الأرض 499 و قطعة الأرض 500 و قطعة الأرض 501 و قطعة الأرض 502 و قطعة الأرض 503 و قطعة الأرض 504 من البلك رقم 641 من المخطط رقم 1822 الواقع في حي قرطبة بمدينة الرياض، وحديدها وأطوالها كالتالي:

شمالاً: شارع عرض 20م بطول: (260) متراً وستون متر  
جنوباً: شارع عرض 30م بطول: (260) متراً وستون متر  
شرقاً: شارع عرض 36م بطول: (55) خمسة وخمسون متر  
غرباً: شارع عرض 20م بطول: (55) خمسة وخمسون متر  
ومساحتها: (14300) أربعة عشر ألفاً وثلاثمائة متر مربع فقط المجاز من لجنة فحص الصكوك بهذه الإدارة بمحضر الاجازة رقم (13101) وتاريخ 1440/1/23 هـ.  
والمستند في اقرارها على الصك الصادر من هذه الإدارة برقم 710146000406 في 27 / 8 / 1443 هـ.

قد انتقلت ملكيتها لـ: الشركة السعودية للاقتصاد والتنمية للصناديق العقارية بموجب سجل تجاري رقم 4030211777 وتنتهي في 22 / 5 / 1444 هـ .. بشن وقبره 115500000 مائة وخمسة عشر مليوناً وخمسةائة ألف ريال وعليه جرى التصديق تحريراً في 23 / 10 / 1443 هـ لاعتماده، وصلى الله على نبينا محمد وآله وصحبه وسلم.

صدرت هذه الوشقة من وزارة العدل، ويجب التحقق من بياناتها وسريتها عبر الخدمات الإلكترونية لوزارة العدل  
تاريخ رقم 1443-10-23 هـ  
معلومات بطرق التوثيق: 1443-10-23 هـ  
صفحة رقم 1 من 1

# 5.1 Documents



### 5.1 Documents

تمت مراجعة القوائم المالية للشركة المملوكة للمساهمين (التي تسمى "SEDCO") وبيانها في تقرير القيمة العادلة لهذا العام. تم إجراء المراجعة على أساس المعايير المحاسبية المعمول بها في المملكة العربية السعودية، وتتوافق مع المعايير الدولية المحاسبية المعمول بها في دول مجلس التعاون الخليجي. تم إعداد القوائم المالية للشركة المملوكة للمساهمين وفقاً للمعايير المحاسبية المعمول بها في المملكة العربية السعودية، وتتوافق مع المعايير الدولية المحاسبية المعمول بها في دول مجلس التعاون الخليجي. تم إعداد القوائم المالية للشركة المملوكة للمساهمين وفقاً للمعايير المحاسبية المعمول بها في المملكة العربية السعودية، وتتوافق مع المعايير الدولية المحاسبية المعمول بها في دول مجلس التعاون الخليجي.

الشركة السعودية للاقتصاد والتنمية للصاديق العقاري الثانية  
SEDCO Capital Real Estate Funds Co. II

القيمة الإجمالية (بالريال السعودي)	لفترة		القيمة الإجمالية "المدة الأصلية"
	إلى	من	
3,597,190	2017/07/31	2017/02/01	1
3,597,190	2018/01/31	2017/08/01	2
3,777,049	2018/07/31	2018/02/01	3
3,777,049	2019/01/31	2018/08/01	4
3,965,902	2019/07/31	2019/02/01	5
5,353,967	2020/03/31	2019/08/01	6
4,164,197	2020/09/30	2020/04/01	7
4,164,197	2021/03/31	2020/10/01	8
4,164,197	2021/09/30	2021/04/01	9
4,164,197	2022/03/31	2021/10/01	10
4,164,197	2022/09/30	2022/04/01	11
4,164,197	2023/03/31	2022/10/01	12
4,164,197	2023/09/30	2023/04/01	13
4,164,197	2024/03/31	2023/10/01	14
4,164,197	2024/09/30	2024/04/01	15
4,263,345	2025/03/31	2024/10/01	16
4,461,640	2025/09/30	2025/04/01	17
4,461,640	2026/03/31	2025/10/01	18
4,461,640	2026/09/30	2026/04/01	19
4,461,640	2027/03/31	2026/10/01	20
4,461,640	2027/09/30	2027/04/01	21
4,461,640	2028/03/31	2027/10/01	22
4,461,640	2028/09/30	2028/04/01	23
4,461,640	2029/03/31	2028/10/01	24
4,461,640	2029/09/30	2029/04/01	25
4,567,869	2030/03/31	2029/10/01	26
4,780,328	2030/09/30	2030/04/01	27
4,780,328	2031/03/31	2030/10/01	28
4,780,328	2031/09/30	2031/04/01	29
4,780,328	2032/03/31	2031/10/01	30
129,653,401			الإجمالي (المدة الأصلية)

تدعمت أجرة المدة الإضافية.

القيمة الإجمالية (بالريال السعودي)	لفترة		القيمة الإجمالية "المدة الإضافية"
	إلى	من	

مراجعة شاملة

## 5.2 | Cash flow analysis

Cash Flow Analysis	Total	1 year	2 year	3 year	4 year	5 year	6 year	7 year	8 year	9 year	10 year
Gross Revenue	90,160,536	8,328,394	8,427,542	8,923,280	8,923,280	8,923,280	8,923,280	9,029,509	9,560,656	9,560,656	9,560,656
Vacancies - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation and Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net operating income	90,160,536	8,328,394	8,427,542	8,923,280	8,923,280	8,923,280	8,923,280	9,029,509	9,560,656	9,560,656	9,560,656
Terminal value	-	0	0	0	0	0	0	0	0	0	127,475,413
Net cash flows	90,160,536.00	8,328,394.00	8,427,542.00	8,923,280.00	8,923,280.00	8,923,280.00	8,923,280.00	9,029,509.00	9,560,656.00	9,560,656.00	137,036,069.33
discount rate	-	1.00	0.91	0.83	0.75	0.68	0.62	0.56	0.51	0.47	0.42
Net present value	114,283,813	8,328,394	7,661,402	7,374,612	6,704,192	6,094,720	5,540,655	5,096,922	4,906,128	4,460,117	58,116,671

KPIs	الإجمالي
Present value	114,283,813

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved





Thank you

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نحن لك سند  
We support you

# Manahij School Valuation Report

Al Ghadir District - Riyadh

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Manahij School	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/cJW7k83A9NL6sK5c8">https://goo.gl/maps/cJW7k83A9NL6sK5c8</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	11/07/2023
	Inspection date	23/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value  Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value	Current Use/Existing Use  International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."

# 1 | Executive Summary

## Salient fact and assumptions and IVS 2022 and regulatory compliance

Report	Reference Number	230690253	Report type	Detailed report
	Report date	10/08/2023	Report version	Final
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		


## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations		-
	Limits on analysis		-
	Limits on inspection		-
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )


## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Opinion of Value	56,265,000	
	Written	Only fifty-six million, two hundred and sixty-five thousand Saudi riyals
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Abdulaziz Al-Twaim	BELAL RAMADAN ELSAYAD	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002627	1220003054	1220001954	1210000934
	Associate	Associate	Associate	Fellow
Rea Estate Sector				

### Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -

Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	



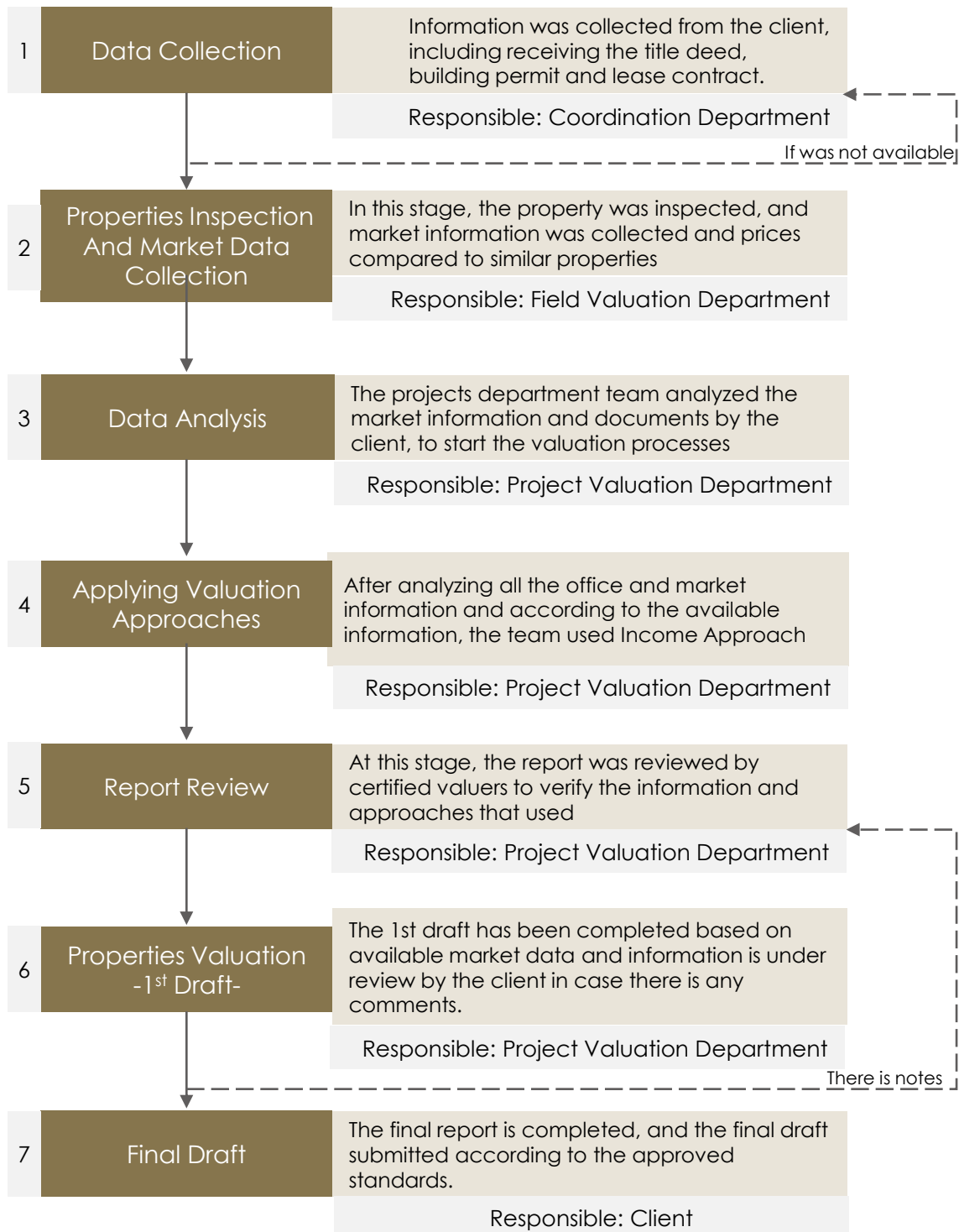


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

About Riyadh	Riyadh is the Capital of the Kingdom of Saudi Arabia, its largest city and the third largest Arab Capital by population. Riyadh is located in the middle of the Arabian Peninsula in the Najd Plateau, at an altitude of 600 meters above sea level. It is the headquarters of the Emirate of Riyadh region, according to the administrative division of the Saudi regions.
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#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Khalid International Airport	26.4 km	Kingdom Center	9 Km
Al Faisaliah Tower	9 km	King Fahd Library	15 Km

### 3.1 Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property is located is bounded by Prince Mohammed Ibn Abdulaziz Road followed by Ar-Rabi district to the north. Southbound runs Northern Ring Road followed by Al-Muruj district. East side the property area is bounded by King Abdulaziz Road is followed by Al-Manakh district, while to the west is Al-Olaya Street.
Accessibility	The area is easily accessible through several roads, the most important of which is King Abdulaziz Road near the subject property.



Satellite photo shows property location

### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company
Title deed number	893759000187	Title deed date	02/09/1443 H
building permit Number	7618	building permit Date	27 / 11 / 1425 H

Property Information (Based on title deed)			
Province	Riyadh	City	Riyadh
District	Al Ghadir	Street	Nahr Al Nile
No. of Plot	105	No. of Plan	2726
Property Type	School	Notes	-
24.77581097° N 46.6602606° E			
<a href="https://goo.gl/maps/KXb6H6qLmRp8wU7X8">https://goo.gl/maps/KXb6H6qLmRp8wU7X8</a>			

Asset	Land area	BUA	GFA
Property specifications	9,200 m <sup>2</sup>	- m <sup>2</sup>	-
Notes		-	



Satellite photo shows subject property location

### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	115	Street	Internal	15	2
South	115	Street	Internal	20	3
East	80	Street	Internal	20	1
West	80	Street	Internal	20	4

Property specifications	
Structure	<p>BUA 17,058 m<sup>2</sup></p> <p>Height (floors) Basement + Ground floor + First floor + Second floor</p> <p>Age 14 years</p> <p>Num. of buildings 6</p> <p>Finishing Good</p> <p>Facilities Fire extinguishing system / conditioning</p> <p>Use Educational</p>
Zoning	<p>Maximum footprint -</p> <p>Maximum height -</p> <p>Notes -</p>

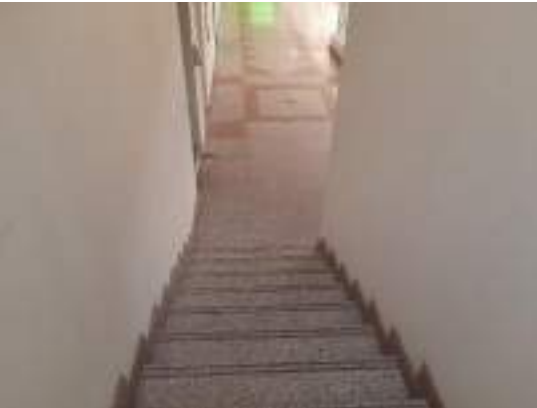
Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos

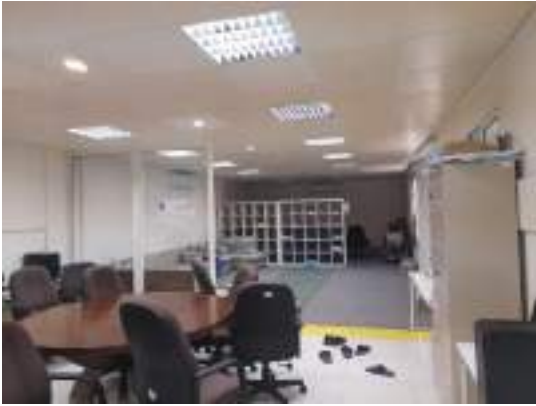




### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is King Abdulaziz Road, which facilitates access to the subject property.</li> <li>The Subject property is close to King Abdullah Financial District.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>"The property is located near the Sidra project in Riyadh, which is the first integrated Roshn neighborhood in the city. This will create a new urban core in the real estate area."</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>Changes in educational policies that may affect the funding of private schools and their ability to meet the educational needs of students.</li> </ul>



## Part 4

# Valuation

4.1 Valuation Approaches

4.2 Valuation Analysis

4.3 Opinion of Value

4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</p> <p>The market approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</p> <p>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</p> <p>(c) there are frequent and/or recent observable transactions in substantially similar assets."</p>
Income Approach	<p>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</p> <p>The income approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</p> <p>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as "replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset".</p>
Residual Method	<p>"The residual method is so called because it indicates the residual amount after deducting all known or anticipated costs required to complete the development from the anticipated value of the project when completed after consideration of the risks associated with completion of the project. This is known as the residual value."</p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

- Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as "Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset".

#### 4.2.1.1 Contractual lease data

- We were provided with the lease contract for the subject property by the client according to the following data:
  - Tenant: Nabaa Educational Company.
  - Contract start date: 01 January 2018
  - Contract expiry date : 31 March, 2033

Income	Value
Total revenue	4,060,000
Vacancies 0%	0
maintenance and operation 0%	0
net operating income	4,060,000

- The subject property is leased to the above tenant for a total of 15 years starting January 01<sup>th</sup>, 2018. the lease contract ends on March 31<sup>th</sup>,2033. Remaining contractual period at the date of valuation is Almost 10 years

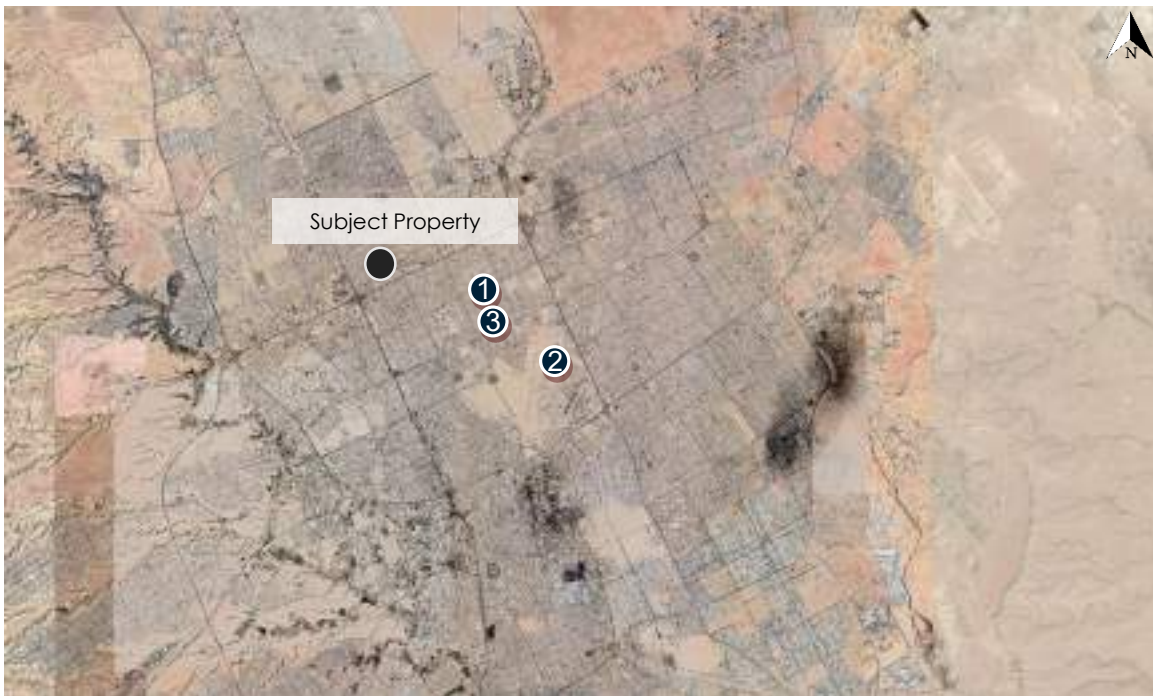
## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.2 (Assumed Market Income) - Schools

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparable contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Schools					
Property ID	Type	Transaction Year	Rental value	Area	Rental value/m <sup>2</sup>
Property 1	Contract	2023	SAR 10,525,755	36,835 m <sup>2</sup>	SAR 285
Property 2	Contract	2023	SAR 6,244,625	17,908 m <sup>2</sup>	SAR 349
Property 3	Contract	2023	SAR 20,453,891	47,281 m <sup>2</sup>	SAR 432.60



Satellite photo showing subject property and comparables



## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.2 (Assumed Market Income) - Schools

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		10/7/2023		10/7/2023		10/7/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 285		SAR/m <sup>2</sup> 349		SAR/m <sup>2</sup> 432	
Transaction Type		Asking Price Offer	% 0.0	Asking Price Offer	% 0.0	Asking Price Offer	% 0.0
Market Conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		0		0		0	
Value per square meter		SAR/m <sup>2</sup> 285		SAR/m <sup>2</sup> 349		SAR/m <sup>2</sup> 432	
Accessibility	Easy	Easy	% 0.0	Very Easy	% 5.0-	Very Easy	% 5.0-
Location	Good	Very Good	% 5.0-	Very Good	% 5.0-	Excellent	% 10.0-
Finishing level	Good	Very Good	% 10.0-	Very Good	% 10.0-	Very Good	% 10.0-
Availability of parking	Available	Available	% 0.0	Available	% 0.0	Available	% 0.0
Proximity to main roads	Near	Near	% 0.0	Very Near	% 5.0-	Very Near	% 5.0-
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 43-	% 15.0-	SAR/m <sup>2</sup> 87-	% 25.0-	SAR/m <sup>2</sup> 130-	% 30.0-
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 242		SAR/m <sup>2</sup> 262		SAR/m <sup>2</sup> 302	
Weighting	-	% 60		% 30		% 10	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 250					

Weighted average of the three comparables is calculated to arrive at average value per square meter for educational use. Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

Built up area (m <sup>2</sup> )	17,058.00
Adjusted value (SAR/m <sup>2</sup> )	250.00
Property Income annually (SAR)	4,264,500

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.3 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

- Average square meter rent for schools : 250 SAR / year

Element	Actual income data	Market data	The difference	
			SAR	%
Average income for school annually	4,060,000	4,264,500	(204,500)	(5.04) %
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
The result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all Opex and vacancy costs. Therefore, we have used contractual income as input in our valuation.			

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.4 Assumptions

Project assumptions							
Duration						years 10	
Cap rate analysis							
Name of the property / fund	property	city	sector	property value	net income	Rate of Return	Year
Taieem REIT Fund	Al Tarbiyah Al Islamiyah Schools	Riyadh	Educational	SAR 180,773,568.91	SAR 12,888,756.78	% 7.1	2022
Taieem REIT Fund	Al-Rawad International Schools	Riyadh	Educational	SAR 136,482,823.77	SAR 11,104,822.84	% 8.1	2022
Taieem REIT Fund	Al Ghad schools	Riyadh	Educational	SAR 58,001,103.88	SAR 3,335,757.47	% 5.8	2022
Al-Rafi REIT	Al-Faris International School	Riyadh	Educational	SAR 88,237,909.74	SAR 7,452,437.29	% 8.5	2022
IEDCO Capital REIT	Maden Curriculum Schools	Riyadh	Educational	SAR 30,966,086.10	SAR 2,427,667.80	% 7.8	2022

- Cap Rate set at 7.50% based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 10.00% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Platform Data</a>
Property Risk	3.30%	Valuer's estimate of the market
Discount rate	10.00%	

#### 4.2.1.5 Valuation Result

Income Approach Valuation Result	
Cap rate	7.50%
Discount rate	10.00 %
<b>Income approach value (SAR)</b>	<b>SAR 56,265,000</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	56,265,000
Written	Only fifty-six million, two hundred and sixty-five thousand Saudi riyals
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.

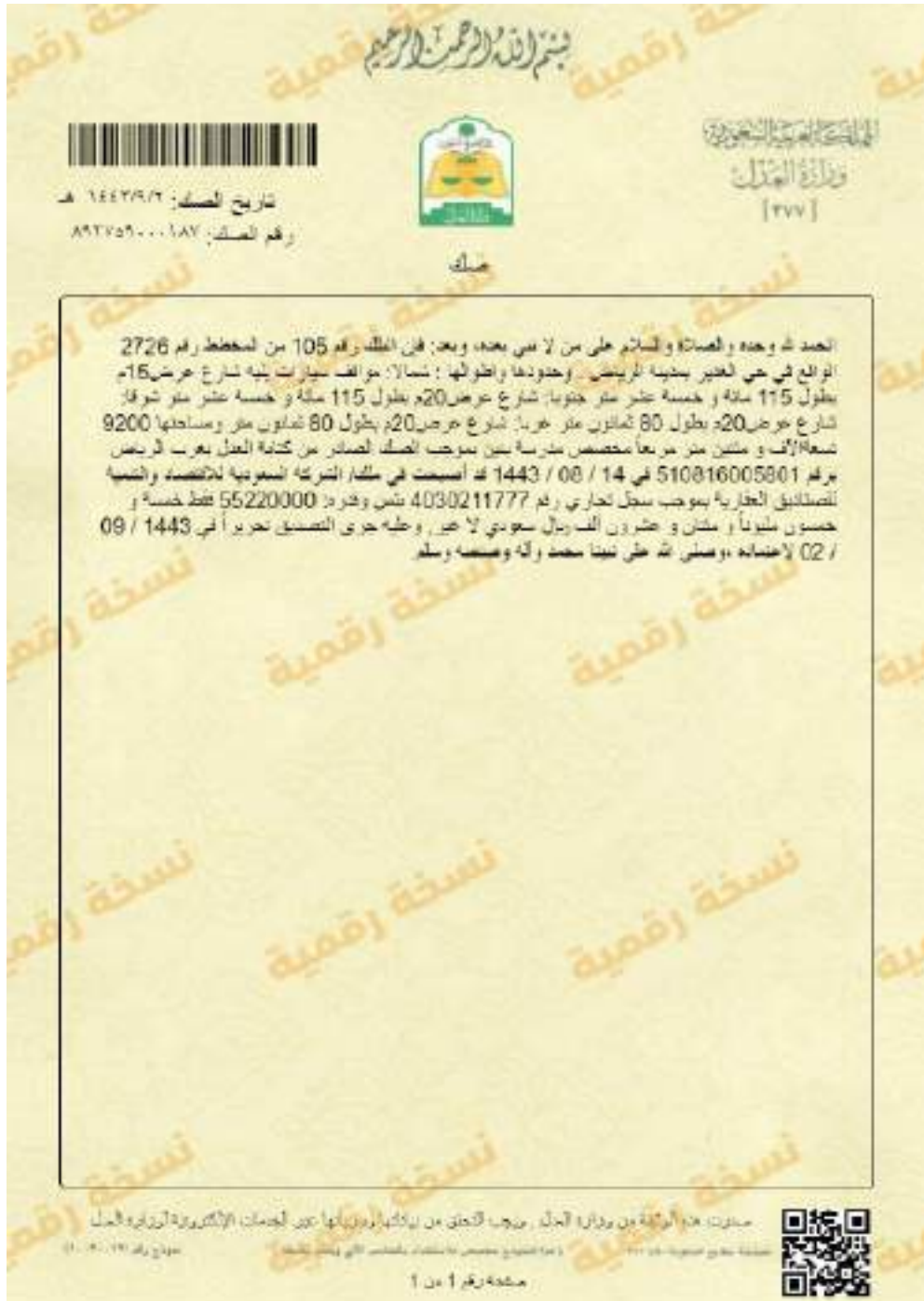


## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents



# 5.1 Documents



## 5.1 Documents

المملكة العربية السعودية  
 وزارة الشؤون البلدية والقروية  
 إدارة منطقة الرياض  
 إدارة الشؤون الاقتصادية والبيئية  
 إدارة التقييم العقاري

رقم التقييم: ٢٣٠٦٩٠٢٥٣  
 تاريخ التقييم: ١٤٤١/١٠/١٥

اسم العميل: شركة التقييم العقاري  
 رقم التقييم: ٢٣٠٦٩٠٢٥٣  
 تاريخ التقييم: ١٤٤١/١٠/١٥

رقم التقييم	القيمة	نوع التقييم	نوع التقييم	نوع التقييم
٢٣٠٦٩٠٢٥٣	٧٦٦٠	+	+	+
٢٣٠٦٩٠٢٥٣	٧٦٦٠	+	+	+
٢٣٠٦٩٠٢٥٣	٧٦٦٠	+	+	+
٢٣٠٦٩٠٢٥٣	٧٦٦٠	+	+	+
٢٣٠٦٩٠٢٥٣	٧٦٦٠	+	+	+

التقييم العقاري  
 رقم التقييم: ٢٣٠٦٩٠٢٥٣  
 تاريخ التقييم: ١٤٤١/١٠/١٥

المملكة العربية السعودية  
 وزارة الشؤون البلدية والقروية  
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اسم العميل: شركة التقييم العقاري  
 رقم التقييم: ٢٣٠٦٩٠٢٥٣  
 تاريخ التقييم: ١٤٤١/١٠/١٥

رقم التقييم	القيمة	نوع التقييم	نوع التقييم	نوع التقييم
٢٣٠٦٩٠٢٥٣	٧٦٦٠	+	+	+
٢٣٠٦٩٠٢٥٣	٧٦٦٠	+	+	+
٢٣٠٦٩٠٢٥٣	٧٦٦٠	+	+	+
٢٣٠٦٩٠٢٥٣	٧٦٦٠	+	+	+
٢٣٠٦٩٠٢٥٣	٧٦٦٠	+	+	+

التقييم العقاري  
 رقم التقييم: ٢٣٠٦٩٠٢٥٣  
 تاريخ التقييم: ١٤٤١/١٠/١٥



## 5.2 | Cash flow analysis

Cash Flow Analysis	Total	1 year	2 year	3 year	4 year	5 year	6 year	7 year	8 year	9 year	10 year
Gross Revenue	43,892,080	4,060,000	4,240,000	4,240,000	4,240,000	4,303,000	4,494,400	4,494,400	4,494,400	4,561,816	4,764,064
Vacancies - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation and Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net operating income	43,892,080	4,060,000	4,240,000	4,240,000	4,240,000	4,303,000	4,494,400	4,494,400	4,494,400	4,561,816	4,764,064
Terminal value	-	0	0	0	0	0	0	0	0	0	63,520,853
Net cash flows	43,892,080.00	4,060,000.00	4,240,000.00	4,240,000.00	4,240,000.00	4,303,000.00	4,494,400.00	4,494,400.00	4,494,400.00	4,561,816.00	68,284,917.33
discount rate	-	1.00	0.91	0.83	0.75	0.68	0.62	0.56	0.51	0.47	0.42
Net present value	56,264,829	4,060,000	3,854,545	3,504,132	3,185,575	2,939,007	2,790,669	2,536,972	2,306,338	2,128,121	28,959,471

KPIs	البيانات
Present value	56,264,829

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
We support you

# Olaya School Valuation Report

Al Morlat District - Riyadh

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary



## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Olaya School	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/UhYinxiWUeFYeCBB6">https://goo.gl/maps/UhYinxiWUeFYeCBB6</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	12/07/2023
	Inspection date	23/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value	Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value
		International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."		

# 1 | Executive Summary

## Salient fact and assumptions and IVS 2022 and regulatory compliance

Report	Reference Number	230690254	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		


## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations		-
	Limits on analysis		-
	Limits on inspection		-
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	71,625,000	
	Written	Only seventy-one million six hundred twenty-five thousand Saudi riyals
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Abdulaziz Al-Twaim	BELAL RAMADAN ELSAYAD	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002627	1220003054	1220001954	1210000934
	Associate	Associate	Associate	Fellow
Rea Estate Sector				

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

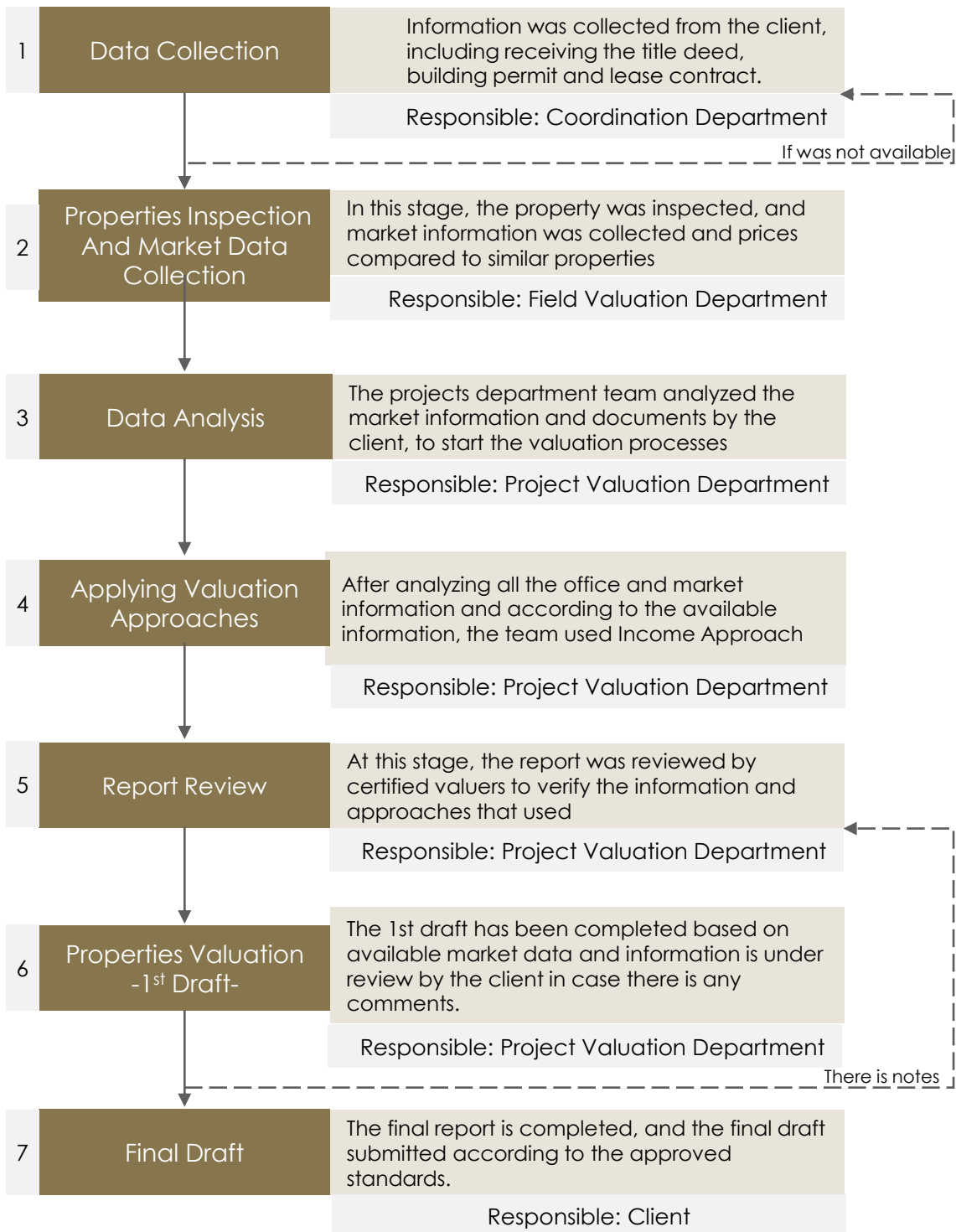


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

About Riyadh	Riyadh is the capital of the Kingdom of Saudi Arabia, its largest city and the third largest Arab capital by population. Riyadh is located in the middle of the Arabian Peninsula in the Najd Plateau, at an altitude of 600 meters above sea level. It is the headquarters of the Emirate of Riyadh region, according to the administrative division of the Saudi regions.
--------------	---



#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Khalid International Airport	29.4 km	Kingdom Center	5.2 Km
Al Faisaliah Tower	8.7 km	King Fahd Library	8.4 Km



### 3.1 | Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property is located is bounded by Imam Saud Road followed by Al Masiaf district to the north. Southbound runs King Abdullah Road followed by AL Worood district. East side the property area is bounded by Abi Bakr AL Siddik Street, while to the west is King Abdulaziz Road .
Accessibility	The area is easily accessible through several roads, the most important of which is King Abdulaziz Road near the subject property.



Satellite photo shows property location

### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company
Title deed number	310124045246	Title deed date	16/01/1444 H
building permit Number	11 / 25 / 2 / 6 / 27	building permit Date	12 / 07 / 1421 H

Property Information (Based on title deed)			
Province	Riyadh	City	Riyadh
District	Al Morlat	Street	Abdulaziz Aba Hussain
No. of Plot	-	No. of Plan	2128
Property Type	School	Notes	-
24.741280° N 46.685163° E			
<a href="https://goo.gl/maps/fVycTfxFoK6AVZ668">https://goo.gl/maps/fVycTfxFoK6AVZ668</a>			

Asset	Land area	BUA	GFA
Property specifications	10,500 m <sup>2</sup>	- m <sup>2</sup>	-
Notes		-	



Satellite photo shows subject property location

### 3.3 | Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	100	Street	Internal	30	1
South	100	Street	Internal	15	3
East	105	Street	Internal	20	2
West	105	Street	Internal	15	4

Property specifications	
Structure	<p>BUA 12,314.00 m<sup>2</sup></p> <p>Height (floors) Ground floor + First floor + Second floor + Third floor</p> <p>Age 20 years</p> <p>Num. of buildings 5</p> <p>Finishing Good</p> <p>Facilities Fire extinguishing system / conditioning</p> <p>Use Educational</p>
Zoning	<p>Maximum footprint -</p> <p>Maximum height -</p> <p>Notes -</p>

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is King Abdulaziz Road, which facilitates access to the subject property.</li> <li>The Subject property is close to King Abdullah Financial District.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>"The property is located near the Sidra project in Riyadh, which is the first integrated Roshn neighborhood in the city. This will create a new urban core in the real estate area."</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>Changes in educational policies that may affect the funding of private schools and their ability to meet the educational needs of students.</li> </ul>



## Part 4

# Valuation

4.1 Valuation Approaches

4.2 Valuation Analysis

4.3 Opinion of Value

4.4 Validity of review and clarification



## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</p> <p>The market approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</p> <p>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</p> <p>(c) there are frequent and/or recent observable transactions in substantially similar assets."</p>
Income Approach	<p>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</p> <p>The income approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</p> <p>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as "replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset".</p>
Residual Method	<p>"The residual method is so called because it indicates the residual amount after deducting all known or anticipated costs required to complete the development from the anticipated value of the project when completed after consideration of the risks associated with completion of the project. This is known as the residual value."</p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

- Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as "Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset".

#### 4.2.1.1 Contractual lease data

- We were provided with the lease contract for the subject property by the client according to the following data:
- Tenant: Teaching Company.
- Contract start date: 12 May 2015
- Contract expiry date : 11 May 2033

Income	Value
Total revenue	4,752,400
Vacancies 0%	0
maintenance and operation 0%	0
net operating income	4,752,400

- The subject property is leased to the above tenant for a total of 18 years starting May 12<sup>th</sup>, 2015. the lease contract ends on May 11<sup>th</sup>,2033. Remaining contractual period at the date of valuation is Almost10 years

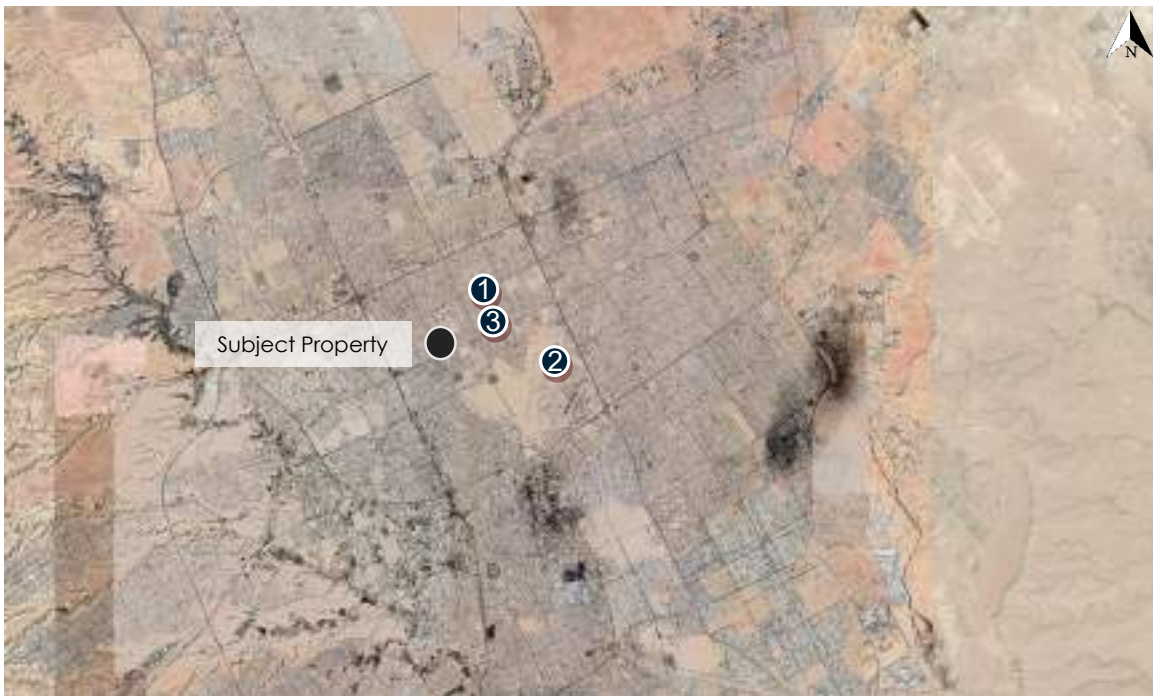
## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.2 (Assumed Market Income) - Schools

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparable contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Schools					
Property ID	Type	Transaction Year	Rental value	Area	Rental value/m <sup>2</sup>
Property 1	Contract	2023	SAR 10,525,755	36,835 m <sup>2</sup>	SAR 285
Property 2	Contract	2023	SAR 6,244,625	17,908 m <sup>2</sup>	SAR 349
Property 3	Contract	2023	SAR 20,453,891	47,281 m <sup>2</sup>	SAR 432.60



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.2 (Assumed Market Income) - Schools

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		10/7/2023		10/7/2023		10/7/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 285		SAR/m <sup>2</sup> 349		SAR/m <sup>2</sup> 432	
Transaction Type		Asking Price Offer	% 0.0	Asking Price Offer	% 0.0	Asking Price Offer	% 0.0
Market Conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		0		0		0	
Value per square meter		SAR/m <sup>2</sup> 285		SAR/m <sup>2</sup> 349		SAR/m <sup>2</sup> 432	
Accessibility	Very Easy	Easy	% 5.0	Very Easy	% 0.0	Very Easy	% 0.0
Location	Excellent	Good	% 10.0	Very Good	% 5.0	Excellent	% 0.0
Finishing level	Very Good	Very Good	% 0.0	Very Good	% 0.0	Very Good	% 0.0
Availability of parking	Available	Available	% 0.0	Available	% 0.0	Available	% 0.0
Proximity to main roads	Very Near	Very Near	% 0.0	Very Near	% 0.0	Very Near	% 0.0
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 43	% 15.0	SAR/m <sup>2</sup> 17	% 5.0	SAR/m <sup>2</sup> 00	% 0.0
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 328		SAR/m <sup>2</sup> 366		SAR/m <sup>2</sup> 432	
Weighting	-	% 25		% 35		% 40	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 380					

Weighted average of the three comparables is calculated to arrive at average value per square meter for educational use. Largest weight is awarded to comparable (3) as it carry more similarities to the subject property.

Built up area (m <sup>2</sup> )	12,314.00
Adjusted value (SAR/m <sup>2</sup> )	380.00
Property Income annually (SAR)	4,679,320.00

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.3 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

- Average square meter rent for schools : 380.00 SAR / year

Element	Actual income data	Market data	The difference	
			SAR	%
Average income for school annually	4,752,400	4,679,320.00	73,080.00	1.54%
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
The result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all Opex and vacancy costs. Therefore, we have used contractual income as input in our valuation.			

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.4 Assumptions

Project assumptions							
Duration				years 10			
Cap rate analysis							
Name of the property/fund	property	city	sector	property value	netincome	Rate of Return	Year
Taleem REIT Fund	Al Tarbyah Al Islamyah Schools	Riyadh	Educational	SAR 180,775,568.91	SAR 12,888,756.76	% 7.1	2022
Taleem REIT Fund	Al - Rowad International Schools	Riyadh	Educational	SAR 136,482,823.77	SAR 11,104,822.84	% 8.1	2022
Taleem REIT Fund	Al Ghad schools	Riyadh	Educational	SAR 58,001,103.98	SAR 3,335,757.47	% 5.8	2022
Al Rajhi REIT	Al Faris International School	Riyadh	Educational	SAR 88,237,909.76	SAR 7,462,437.29	% 8.5	2022
SEDCO Capital REIT	Modern Curriculum Schools	Riyadh	Educational	SAR 30,966,086.10	SAR 2,427,667.50	% 7.8	2022
<b>The overall average rate of return</b>						<b>7.5%</b>	

- Cap Rate set at 7.50 % based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 10.00% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Patform Data</a>
Property Risk	3.30%	<b>Valuer's estimate of the market</b>
Discount rate	10.00%	

#### 4.2.1.5 Valuation Result

Income Approach Valuation Result	
Cap rate	7.50%
Discount rate	10.00%
<b>Income approach value (SAR)</b>	<b>71,625,109</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	71,625,000
Written	Only seventy-one million six hundred twenty-five thousand Saudi riyals
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.





## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents





## 5.1 Documents

الجمهورية العربية السعودية  
وزارة الشؤون البلدية والقروية  
أمانة منطقة الرياض  
بندية العليا

رخصة  
ترميم

اسم المالك: شركة مدارس العليا الأهلية  
رقم الإبيات: ١٠١٠١٩٥٢٦ تاريخه: ٢٤٢٥-٠١-٢٥  
رقم الصك: ٩١٠١١٦٠٢٨٢٦٢ تاريخه: ١٤٢٤-٠٤-٢٢  
رقم القحطعة: بدون رقم المخطط التنظيمي: ٢١٢٨  
الشارع: تاريخ البناء: تاريخ الانتهاء: ١٤٢٧-٠٨-٢١  
نوع البناء: نوع الرخصة:  
مساحة الأرض: ٢م ١٠٥٠٠م محيط الأسوار: ٤٠٦.٥م / ط ١

الجهة	الحدود	الأبعاد	الارتفاع
شمال	شارع عرض ٣٠م	١٠٠	
شرق	موقف سيارات بلهش ٢٠م	١٠٥	
جنوب	شارع عرض ١٥م	١٠٠	
غرب	شارع عرض ١٥م	١٠٥	

مكونات البناء	عدد الوحدات	المساحة	الاستخدام
ترميم	١		

الكتب المصمم:

رقم الترخيص: رقم المشروع: رمز النظام: مناسيب الشوارع المحيطة:

سدد الرسوم مبلغ وقدره: ١٧ ريال بموجب الإيصال رقم: ٣٦٠٢٤١٣٢٨١ وتاريخ: ١٤٢٦-٠٨-٢١ هـ

ملاحظات:  
١- تأمين حاوية لنقل المخلفات  
٢- عدم إشغاف أي مباني الأبراجه البنديه  
٣- التوقيع عبره عم مدارس  
٤- تلاميذ داخلي فقط

## 5.2 | Cash flow analysis

Cash Flow Analysis	Total	1 year	2 year	3 year	4 year	5 year	6 year	7 year	8 year	9 year	10 year
Gross Revenue	55,695,214	4,752,400	5,180,116	5,180,116	5,180,116	5,646,326	5,646,326	5,646,326	6,154,496	6,154,496	6,154,496
Vacancies - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation and Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net operating income	55,695,214	4,752,400	5,180,116	5,180,116	5,180,116	5,646,326	5,646,326	5,646,326	6,154,496	6,154,496	6,154,496
Termenal value	-	0	0	0	0	0	0	0	0	0	82,059,947
Net cash flows	55,695,214.00	4,752,400.00	5,180,116.00	5,180,116.00	5,180,116.00	5,646,326.00	5,646,326.00	5,646,326.00	6,154,496.00	6,154,496.00	88,214,442.67
discount rate	-	1.00	0.91	0.83	0.75	0.68	0.62	0.56	0.51	0.47	0.42
Net present value	71,625,109	4,752,400	4,709,196	4,281,088	3,891,898	3,856,517	3,505,924	3,187,204	3,158,230	2,871,118	37,411,535

KPI's	الاديس
Present value	71,625,109

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved





Thank you

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نحن لك سند  
We support you

# Al-Hamra Plaza Valuation Report

Al Mansourah District - Riyadh

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	abashawri@sedcocapital.com
Assets being valued	Assets name	AlHamra Plaza	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/eP8JKZGJJxYSv7cT6">https://goo.gl/maps/eP8JKZGJJxYSv7cT6</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	15/07/2023
	Inspection date	25/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value  Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value	Current Use/Existing Use  International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Report	Reference Number	230690255	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		


## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations		-
	Limits on analysis		-
	Limits on inspection		-
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	70,636,000	
	Written	Only seventy million six hundred thirty-six thousand SAR
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Abdulaziz Al-Twaim	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002627	1220002130	1220001954	1210000934
	Associate	Associate	Associate	Fellow
Rea Estate Sector				

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	



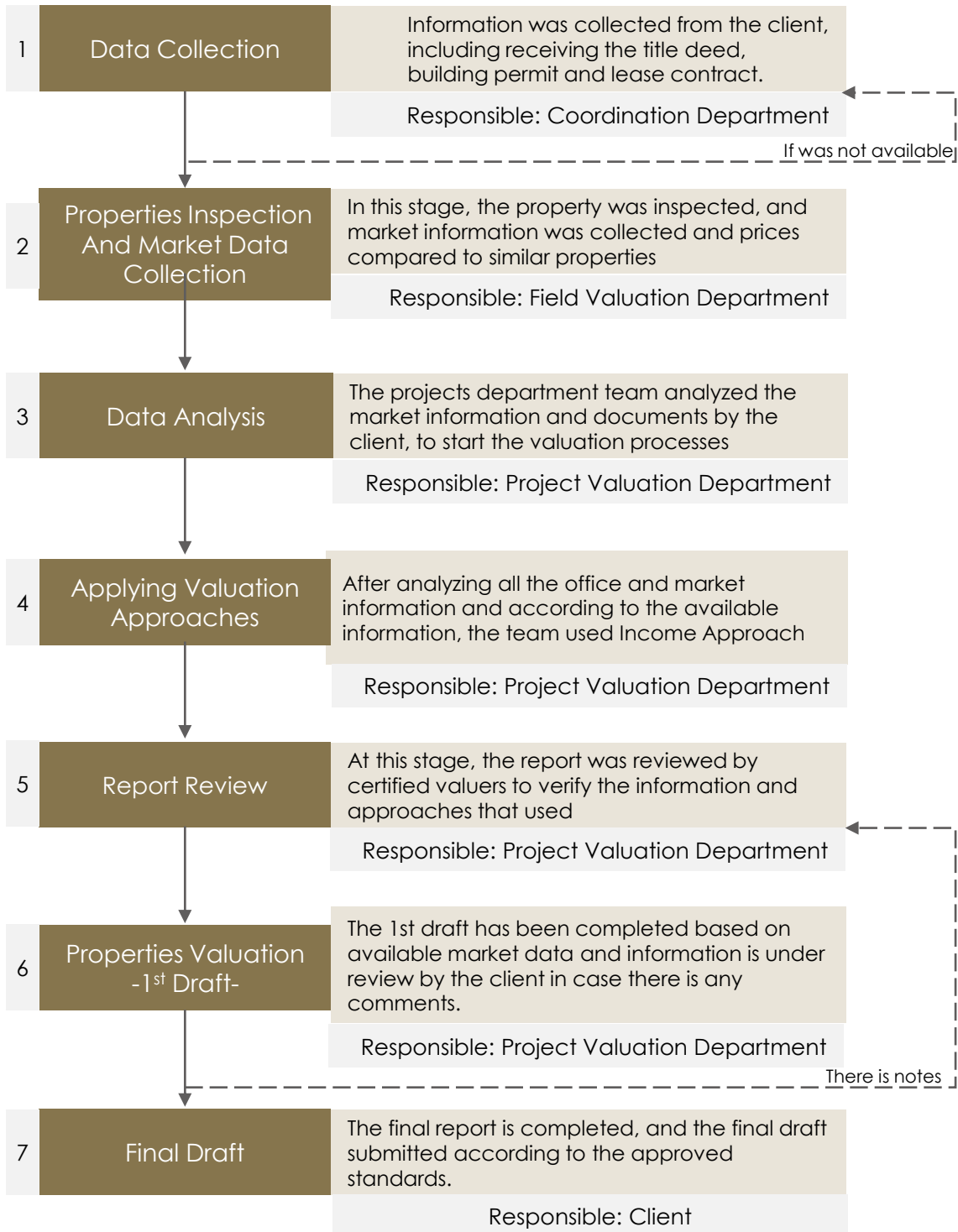


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

About Riyadh	Riyadh is the capital of the Kingdom of Saudi Arabia, its largest city and the third largest Arab capital by population. Riyadh is located in the middle of the Arabian Peninsula in the Najd Plateau, at an altitude of 600 meters above sea level. It is the headquarters of the Emirate of Riyadh region, according to the administrative division of the Saudi regions.
--------------	---



#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Khalid International Airport	48 km	Kingdom Center	18 km
Al Faisaliah Tower	12 km	King Fahd Library	11 km

### 3.1 | Property Location Analysis

#### Description of the property at the neighborhood level

<p>Description of the surrounding area</p>	<p>The area where the subject property is located is bounded by Prince Muhammad Ibn Abd Al Rahman Road followed by Ghubairah district to the north. Southbound runs The southern ring Road followed by Al Aziziyah district . East side the property area is bounded by Al Kharj road is followed by Al Khalidiyyah district, while to the west is Al-Bathaa street followed by parts of Manfuhah district.</p>
<p>Accessibility</p>	<p>The area is easily accessible through several roads, the most important of which is Al-Bathaa street which overlooks the subject property.</p>



Property location

### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company for Real Estate Funds
Title deed number	393759000189 793759000190 393759000188 793759000186 393759000185	Title deed date	1443/09/02
building permit Number	1430/5021	building permit Date	1430/04/18

Property Information (Based on title deed)			
Province	Riyadh	City	Riyadh
District	Al Mansourah	Street	Al-Bathaa street
No. of Plot	From 55 to 62 Block no 6	No. of Plan	2303
Property Type	Commercial building	Notes	-
24.604361° N 46.732389° E			
<a href="https://goo.gl/maps/eP8JKZGJJxYSv7cT6">https://goo.gl/maps/eP8JKZGJJxYSv7cT6</a>			

Asset	Land area	BUA	GFA
Property specifications	21,120 m <sup>2</sup>	13,021 m <sup>2</sup>	-
Notes		-	



Satellite photo shows subject property location

### 3.3 | Property boundaries & lengths

Property Dimensions (Based on the title deed number 793759000190)					
Views	length /m	Street	Road Category	Road width/m	Views
North	55	neighbor	-	-	-
South	55	neighbor	-	-	-
East	150	Parking followed by islam abad street	commercial	40	1
West	150	neighbor	-	-	-

Property Dimensions (Based on the title deed number 393759000189)					
Views	length /m	Street	Road Category	Road width/m	Views
North	55	neighbor	-	-	-
South	55	neighbor	-	-	-
East	50	neighbor	-	-	-
West	50	Al-Bathaa street	commercial	40	1

Property Dimensions (Based on the title deed number 393759000185)					
Views	length /m	Street	Road Category	Road width/m	Views
North	55	neighbor	-	-	-
South	55	neighbor	-	-	-
East	50	neighbor	-	-	-
West	50	Al-Bathaa street	commercial	40	1

Property Dimensions (Based on the title deed number 393759000188)					
Views	length /m	Street	Road Category	Road width/m	Views
North	55	neighbor	-	-	-
South	55	neighbor	-	-	-
East	50	neighbor	-	-	-
West	50	Al-Bathaa street	commercial	40	1

### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed number 793759000186)					
Views	length /m	Street	Road Category	Road width/m	Views
North	110	neighbor	-	-	-
South	110	Al Fath Street	Internal	20	2
East	42	Parking	-	-	-
West	42	Al-Bathaa street	commercial	40	1

Property specifications	
BUA	13,021 m <sup>2</sup>
Height (floors)	Ground floor + Mezzanine
Age	13 years
Structure	Num. of buildings
	1
	Finishing
	Good
	Facilities
	Fire extinguishing system
	Use
	Commercial
Zoning	Maximum footprint
	60%
	Maximum height
	3.5 floors
	Notes
	-

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓



### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is Al-Batha Street , which facilitates access to the subject property.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed.</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>Sidra project in Riyadh, which is the first integrated Rushen neighborhoods in Riyadh, which will create a new urban core in the real estate area.</li> <li>The green Riyadh project: the program is afforestation of more than 120 residential neighborhoods in the city of Riyadh and also includes the construction of 3,331 new parks, the afforestation of streets, the perimeter of mosques and schools, the afforestation of parking lots and the construction of sidewalks to provide shaded walking paths that stimulate the practice of healthy mobility patterns among the residents of the city, and enhance connectivity between the elements of the neighborhood.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The availability of multiple alternatives in the market, which affects supply and demand .</li> </ul>



## Part 4

# Valuation

- 4.1 Valuation Approaches
- 4.2 Valuation Analysis
- 4.3 Opinion of Value
- 4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</p> <p>The market approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</p> <p>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</p> <p>(c) there are frequent and/or recent observable transactions in substantially similar assets."</p>
Income Approach	<p>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</p> <p>The income approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</p> <p>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as "replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset".</p>
Residual Method	<p>"The residual method is so called because it indicates the residual amount after deducting all known or anticipated costs required to complete the development from the anticipated value of the project when completed after consideration of the risks associated with completion of the project. This is known as the residual value."</p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as “Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset”.

#### 4.2.1.1 Contractual lease data

We were provided with the lease contract for the subject property by the client according to the following data:

- Tenant: Unified Real Estate Development Company.
- The subject property is leased to the above tenant for a total of 10 years starting January 7th, 2016. The lease contract ends on January 6th, 2026. Remaining contractual period at the date of valuation is 2 years.

No.	Rent value	Start date	End date
1	4,850,000.00	2016/1/7	2017/1/6
2	4,850,000.00	2017/1/7	2018/1/6
3	4,850,000.00	2018/1/7	2019/1/6
4	4,850,000.00	2019/1/7	2020/1/6
5	4,850,000.00	2020/1/7	2021/1/6
6	5,432,000.00	2021/1/7	2022/1/6
7	5,432,000.00	2022/1/7	2023/1/6
8	5,432,000.00	2023/1/7	2024/1/6
9	5,432,000.00	2024/1/7	2025/1/6
10	5,432,000.00	2025/1/7	2026/1/6

- During the first five years of the contract, there is an additional rental value - if the underlying rents exceed 5,250,000 SAR - estimated at 20% of the amount exceeding 5,250,000 SAR.
- During the second five years of the contract, there is an additional rental value - if the underlying rents exceed 5,880,000 SAR - estimated at 20% of the amount exceeding 5,880,000 SAR.
- The rental value was estimated at 5,432,000 SAR as it was mentioned in the leasing contracts and we assumed that there is no change in the rental value for the subjected property



## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.2 Property Income- Assumed Market Income - Showrooms

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Showrooms					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 200,000	240 m <sup>2</sup>	SAR 833
Property 2	Asking Price Offer	2023	SAR 20,000	4 m <sup>2</sup>	SAR 1,000
Property 3	Asking Price Offer	2023	SAR 85,000	100 m <sup>2</sup>	SAR 850



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Showrooms Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 833		SAR/m <sup>2</sup> 1,000		SAR/m <sup>2</sup> 850	
Transaction Type		Asking Price Offer	5.0%-	Asking Price Offer	5.0%-	Asking Price Offer	5.0%-
Transaction Date		10/6/2023	0.0%	10/5/2023	0.0%	11/6/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Type of showroom	Residential	Residential	0.0%	Residential	0.0%	Residential	0.0%
Adjusted Value / m <sup>2</sup>		41.65-		50-		42.5-	
Value per square meter		SAR/m <sup>2</sup> 791		SAR/m <sup>2</sup> 950		SAR/m <sup>2</sup> 808	
Accessibility	Very easy	Very easy	0.0%	Very easy	0.0%	Very easy	0.0%
Location	Excellent	Very good	2.5%	Very good	2.5%	Very good	2.5%
street width	40 m	40 m	0.0%	40 m	0.0%	40 m	0.0%
The vitality of the area	vital	vital	0.0%	vital	0.0%	vital	0.0%
Finishing	Very good	Very good	0.0%	Excellent	5.0%-	Very good	0.0%
Availability of parking	Available	Not Available	15.0%	Not Available	15.0%	Not Available	15.0%
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 138	17.5%	SAR/m <sup>2</sup> 119	12.5%	SAR/m <sup>2</sup> 141	17.5%
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 930		SAR/m <sup>2</sup> 1,069		SAR/m <sup>2</sup> 949	
Weighting	-	25%		50%		25%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 1,000					

Weighted average of the three comparables is calculated to arrive at average value per meter. Largest weight is awarded to comparable (2) as it carry more similarities to the subject property.

Total income for showrooms by market	
Net leasable area(m2)	5,672.00
Rental value per square meter (SAR/m2)	1,000
Actual Gross Income	5,672,000.00

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.3 Property Income- Assumed Market Income - Hypermarket

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Hypermarket					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 1,300,000	2,200 m <sup>2</sup>	SAR 590
Property 2	Asking Price Offer	2023	SAR 2,100,000	4,308 m <sup>2</sup>	SAR 488
Property 3	Asking Price Offer	2023	SAR 800,000	1,200 m <sup>2</sup>	SAR 666



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Showrooms Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Value/m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 590</b>		<b>SAR/m<sup>2</sup> 488</b>		<b>SAR/m<sup>2</sup> 666</b>	
Transaction Type		Asking Price Offer	5.0%-	Asking Price Offer	5.0%-	Asking Price Offer	5.0%-
Transaction Date		10/7/2023	0.0%	12/7/2023	0.0%	9/7/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Adjusted Value / m <sup>2</sup>		29.5-		24.4-		33.3-	
Value per square meter		<b>SAR/m<sup>2</sup> 561</b>		<b>SAR/m<sup>2</sup> 464</b>		<b>SAR/m<sup>2</sup> 633</b>	
Accessibility	Very easy	Very easy	0.0%	Easy	2.5%	Very easy	0.0%
Location	Very good	Good	2.5%	Good	2.5%	Very good	0.0%
Area (m <sup>2</sup> )	3800	2200	3.6%-	4306	1.0%	1200	10.8%-
property Age	9 years	9 years	0.0%	15 years	0.0%	7 years	0.0%
Finishing	Very good	Very good	0.0%	Very good	0.0%	Very good	0.0%
Availability of parking	Available	Not Available	15.0%	Not Available	15.0%	Available	15.0%
Proximity to attractions	Nearby	Nearby	0.0%	Nearby	0.0%	Nearby	0.0%
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 78	13.9%	SAR/m <sup>2</sup> 97	21.0%	SAR/m <sup>2</sup> 27	4.2%
Adjusted Value / m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 638</b>		<b>SAR/m<sup>2</sup> 561</b>		<b>SAR/m<sup>2</sup> 659</b>	
Weighting	-	50%		25%		25%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	<b>SAR 620</b>					

Weighted average of the three comparables is calculated to arrive at average value per meter. Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

Total income for showrooms by market	
Net leasable area(m <sup>2</sup> )	3,800.00
Rental value per square meter (SAR/m <sup>2</sup> )	620
Actual Gross Income	2,356,000.00

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.4 Property Income- Assumed Market Income - Drive-through

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Drive-through					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 200,000	240 m <sup>2</sup>	SAR 833
Property 2	Asking Price Offer	2023	SAR 20,000	4 m <sup>2</sup>	SAR 1,000
Property 3	Asking Price Offer	2023	SAR 85,000	100 m <sup>2</sup>	SAR 850



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Drive-through Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Value/m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 833</b>		<b>SAR/m<sup>2</sup> 1,000</b>		<b>SAR/m<sup>2</sup> 850</b>	
Transaction Type		Asking Price Offer	5.0%-	Asking Price Offer	5.0%-	Asking Price Offer	5.0%-
Transaction Date		10/6/2023	0.0%	10/5/2023	0.0%	11/6/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Type of property	Drive-through	showroom	25.0%	showroom	25.0%	showroom	25.0%
Adjusted Value / m <sup>2</sup>		166.6		200		170	
Value per square meter		SAR/m <sup>2</sup> 1,000		SAR/m <sup>2</sup> 1,200		SAR/m <sup>2</sup> 1,020	
Accessibility	Very easy	Very easy	0.0%	Very easy	0.0%	Very easy	0.0%
Location	Excellent	Very good	2.5%	Very good	2.5%	Very good	2.5%
street width	40 m	40 m	0.0%	40 m	0.0%	40 m	0.0%
The vitality of the area	vital	vital	0.0%	vital	0.0%	vital	0.0%
Finishing	Very good	Very good	0.0%	Excellent	5.0%-	Very good	0.0%
Availability of parking	Available	Not Available	15.0%	Not Available	15.0%	Not Available	15.0%
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 175	17.5%	SAR/m <sup>2</sup> 150	12.5%	SAR/m <sup>2</sup> 179	17.5%
Adjusted Value / m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 1,175</b>		<b>SAR/m<sup>2</sup> 1,350</b>		<b>SAR/m<sup>2</sup> 1,199</b>	
Weighting	-	25%		50%		25%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	<b>SAR 1,270</b>					

Weighted average of the three comparables is calculated to arrive at average value per meter. Largest weight is awarded to comparable (2) as it carry more similarities to the subject property.

Total income for Drive-through by market	
Net leasable area(m2)	320.70
Rental value per square meter (SAR/m2)	1,270
Actual Gross Income	407,289.00

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.5 Property Income- (Assumed Market Income)

Property income	Area	Value	
Showrooms	5,672.00 m <sup>2</sup>	1,000.00 SAR	5,672,000.00 SAR
Hypermarket	3,800.00 m <sup>2</sup>	620.00 SAR	2,356,000.00 SAR
Drive-through	320.70 m <sup>2</sup>	1,270.00 SAR	407,289.00 SAR
<b>Total gross income</b>			<b>8,435,289.00 SAR</b>
Vacancies	10.00%		-843,528.90 SAR
Net gross income after deduction of vacancies			7,591,760.10 SAR
Operating & Maintenance	20.00%		-1,518,352.02 SAR
<b>Net operating income (NOI)</b>			<b>6,073,408.08 SAR</b>

#### 4.2.1.6 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

Element	Actual income data	Market data	The difference	
			SAR	%
Rental value of the property (SAR)	5,432,000.00	6,073,408.08	(641,408.08)	(10.56%)
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
Result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all OpEx and vacancy costs. Therefore, we have used contractual income as input in our valuation.			

#### 4.2.1.7 Assumptions

- The evaluation was based on the contract rental value for the first two years using cash flows.
- The total rental value is expected to increase by 10% after the expiration of the contract terms.

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.7 Assumptions

Project Assumptions							
Project period	10 years						
Cap rate analysis							
Name of the property/fund	property	city	sector	property value	net income	Rate of Return	Year
Mulfa Gulf Real Estate FFI	The Elite	Riyadh	Commercial	SAR 205,843,000.00	SAR 16,000,000.00	% 7.85	2022
Al Rajhi FFI Fund	Lulu Hypermarket	Riyadh	Commercial	SAR 126,084,156.80	SAR 12,203,012.98	% 9.68	2022
Al Moadher FFI Fund	Al Takhassul showrooms	Riyadh	Commercial	SAR 68,726,000.00	SAR 4,641,796.65	% 6.75	2022
Al Khabeer FFI fund	Rafizo Center	Riyadh	Commercial	SAR 42,749,176.25	SAR 3,895,902.61	% 9.11	2022

- The cap Rate is set at 8.50 % based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 10.50% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Patform Data</a>
Property Risk	3.80%	Valuer's estimate of the market
Discount rate	10.50%	

#### 4.2.1.8 Valuation Result

Income Approach Valuation Result	
Cap rate	8.50%
Discount rate	10.50%
<b>Income approach value (SAR)</b>	<b>70,635,963.84</b>



### 4.3 | Opinion of Value

Opinion of value	
Value	70,636,000
Written	Only seventy million six hundred thirty-six thousand SAR
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents

### عقد إيجار مركز الحمراء بلازا

الحمد لله رب العالمين، والصلاة والسلام على سيد المرسلين، نبينا محمد وعلى آله وصحبه أجمعين ... وبعد:  
إنه في يوم الخميس وتاريخ ٢٧/٠٣/١٤٣٧هـ الموافق ٠٧/٠١/٢٠١٦م تم بعون الله وتوقيقه الاتفاق والتراضي وإبرام هذا العقد بين كل من:-

**طرف أول - الشركة السعودية للاقتصاد والتنمية للصناديق العقارية الثانية**، شركة سعودية ذات مسئولية محدودة بموجب سجل تجاري رقم ٤٠٣٠٢٧٨٨٦٠ صادر من مدينة جدة بتاريخ ١/٢٦/١٤٣٦هـ وعنوانها مركز أسواق البحر الأحمر، حي المرجان، ص. ب. ١٣٣٩٦ الرمز البريدي ٢١٤٩٣ هاتف: ٠١٢٢١٥١٥٠٠ فاكس: ٠١٢٢١٥١٥٩٠. ويمثلها في التوقيع على هذا العقد كل من الأستاذ / سامر بن سعيد بن محمود شعبان والأستاذ / خالد بن هابيد بن مسعود قاسية.

ويشار إليها فيما بعد بـ ("المالك أو الطرف الأول" أو "المؤجر")

**طرف ثاني - الشركة الموحدة للتطوير العقاري**، شركة سعودية ذات مسئولية محدودة بموجب سجل تجاري رقم ١٠١٠٢٣٢٢٩٦ صادر من مدينة الرياض بتاريخ ٠٥/٠٥/١٤٢٨هـ وعنوانها الرياض، ص. ب. ٥٤١١٠ الرمز البريدي ١١٥١٤ هاتف ٠١١٢٠٧٥٥٠٠ فاكس ٠١١٢٠٧٩٩٠٠. ويمثلها في التوقيع على هذا العقد سمو الأمير / بندر بن خالد بن فهد آل سعود.

ويشار إليها فيما بعد بـ ("الطرف الثاني" أو "المستأجر")

#### تمهيد

حيث أن الطرف الأول "المؤجر" هو المالك للعقار (مركز الحمراء بلازا) أرضاً وبناء والواقع بمدينة الرياض الصكوك رقم ورقم ورقم ورقم ورقم وجميعها بتاريخ ٢٦/٠٣/١٤٣٧هـ، حي المقصورة، بالمملكة العربية السعودية. وحيث أن الطرف الثاني "المستأجر" يرغب في استئجار كامل العقار المسعى مركز الحمراء بلازا ويشار إليه في هذا العقد بـ "العين المؤجرة" وذلك بغرض تأجيره من الباطن على أن يراعي كافة الالتزامات لبقائه كمركز تجاري، ويجوز للطرف الثاني شريطة الحصول على موافقة الطرف الأول تغيير اسم المركز (مركز الحمراء بلازا) إذا كان هنالك ما يخدم الموقع تجارياً كالاتفاق مع علامة تجارية عالمية أثناء سريان العقد، وحيث أن المستأجر قام بمعاينة العين المؤجرة المعاينة الناقية للجهالة وحازت "العين المؤجرة" على قبوله ورضائه بحالتها الراهنة التي هي عليها، ووافق الطرف الأول على ذلك، لذا فقد اتفق الطرفان وهما بكامل أهليتهم المعتبرة شرعاً ونظماً وبعد تبادلها الإيجاب والقبول على توقيع هذا العقد وفقاً للشروط الواردة أدناه:

**البند الأول -** يعتبر التمهيد السابق والمرفقات جزءاً لا يتجزأ من هذا العقد ومنتمة له.

**البند الثاني -** وصف العين المؤجرة :

تشمل العين المؤجرة العقار المسعى مركز الحمراء بلازا والمكون من دور أرضي تجاري وميزانين

## 5.1 Documents

- إحلال الطرف الأول محل الطرف الثاني عند انتهاء مدة هذا العقد في جميع عقود مستأجري الباطن المجددة أو الجديدة
- ان تكون القيمة الاجارية اعلى من القيمة الحالية وان تحتوي على زيادات في العقود الطويلة (أكثر من (5) خمسة سنوات)
- ان ينتهي هذا العقد بنهاية مدته الأصلية وألا يفسر في أي حال من الأحوال أن تجديد العقود او ابرام عقود جديدة مع مستأجري الباطن لمدة تتجاوز فترة هذا العقد تمديدا او تجديدا لمدة هذا العقد.
- يلتزم الطرف الثاني في عقود ايجار مستأجري الباطن التي تزيد مدتها عن مدة هذا العقد بتضمن بندا اضافي يعص على انتقال عقود مستأجري الباطن الى الطرف الأول بعد انتهاء مدة هذا العقد وأن تؤول كافة الحقوق الواردة فيه الى الطرف الأول وبذلك تصبح العلاقة الاجارية مباشرة بين الطرف الأول ومستأجري الباطن.
- لا يستحق الطرف الثاني أي تعاب خارجية عن انتفاعه من حصوله على الإيجار بصفتة المستأجر لكامل المركز مقابل ذلك ولا يجوز المطالبة باي مبالغ مالية جراء ذلك من الطرف الأول.

### المند السابع - القيمة الاجارية :

- ١- اتفق الطرفان على أن القيمة الإيجارية مقابل استئجار العين المؤجرة لمدة عشرة سنوات تكون كالآتي:
- (أ) القيمة الاجارية الاساسية:
- مبلغاً قدره (٥١,٤١٠,٠٠٠ ريال) فقط واحد وخمسون مليون اربعمائة وعشرة الف ريال سعودي تدفع على عشرة دفعات سنوية بموجب القيمة السنوية المحددة والتي تستحق وفقاً للتفصيل التالي :
- السنة الأولى: تبدأ من ٢٠١٦/٠١/٠٧م وتنتهي في ٢٠١٧/٠١/٠٦م. ويكون الإيجار مبلغ وقدره (٤,٨٥٠,٠٠٠ ريال) فقط اربعة ملايين وثمانمائة وخمسون الف ريال سعودي، تستحق الدفع مقدماً خلال (٣٠) ثلاثون يوماً من بداية السنة التعاقدية.
- السنة الثانية : تبدأ من ٢٠١٧/٠١/٠٧م وتنتهي في ٢٠١٨/٠١/٠٦م، ويكون الإيجار مبلغ وقدره (٤,٨٥٠,٠٠٠ ريال) فقط اربعة ملايين وثمانمائة وخمسون الف ريال سعودي . تستحق الدفع مقدماً خلال (٣٠) ثلاثون يوماً من بداية السنة التعاقدية.
- السنة الثالثة: تبدأ من ٢٠١٨/٠١/٠٧م وتنتهي في ٢٠١٩/٠١/٠٦م. ويكون الإيجار مبلغ وقدره (٤,٨٥٠,٠٠٠ ريال) فقط اربعة ملايين وثمانمائة وخمسون ألف ريال سعودي، تستحق الدفع مقدماً خلال (٣٠) ثلاثون يوماً من بداية السنة التعاقدية.
- السنة الرابعة: تبدأ من ٢٠١٩/٠١/٠٧م وتنتهي في ٢٠٢٠/٠١/٠٦م. ويكون الإيجار مبلغ وقدره (٤,٨٥٠,٠٠٠ ريال) فقط اربعة ملايين وثمانمائة وخمسون ألف ريال سعودي، تستحق الدفع مقدماً خلال (٣٠) ثلاثون يوماً من بداية السنة التعاقدية.

صفحة ٣ من ١١

## 5.1 Documents

السنة الخامسة: تبدأ من ٢٠٢٠/١/٠٧ م وتنتهي في ٢٠٢١/١/٠٦ م، ويكون الإيجار مبلغ وقدره (٤,٨٥٠,٠٠٠ ريال) فقط اربعة ملايين وثمانمائة وخمسون ألف ريال سعودي، تستحق الدفع مقدماً خلال (٣٠) ثلاثون يوماً من بداية السنة التعاقدية.

السنة السادسة: تبدأ من ٢٠٢١/١/٠٧ م وتنتهي في ٢٠٢٢/١/٠٦ م، ويكون الإيجار مبلغ وقدره (٥,٤٣٢,٠٠٠ ريال) فقط خمسة ملايين واربعمائة واثنتان وثلاثون ألف ريال سعودي، تستحق الدفع مقدماً خلال (٣٠) ثلاثون يوماً من بداية السنة التعاقدية.

السنة السابعة: تبدأ من ٢٠٢٢/١/٠٧ م وتنتهي في ٢٠٢٣/١/٠٦ م، ويكون الإيجار مبلغ وقدره (٥,٤٣٢,٠٠٠ ريال) فقط خمسة ملايين واربعمائة واثنتان وثلاثون ألف ريال سعودي، تستحق الدفع مقدماً خلال (٣٠) ثلاثون يوماً من بداية السنة التعاقدية.

السنة الثامنة: تبدأ من ٢٠٢٣/١/٠٧ م وتنتهي في ٢٠٢٤/١/٠٦ م، ويكون الإيجار مبلغ وقدره (٥,٤٣٢,٠٠٠ ريال) فقط خمسة ملايين واربعمائة واثنتان وثلاثون ألف ريال سعودي، تستحق الدفع مقدماً خلال (٣٠) ثلاثون يوماً من بداية السنة التعاقدية.

السنة التاسعة: تبدأ من ٢٠٢٤/١/٠٧ م وتنتهي في ٢٠٢٥/١/٠٦ م، ويكون الإيجار مبلغ وقدره (٥,٤٣٢,٠٠٠ ريال) فقط خمسة ملايين واربعمائة واثنتان وثلاثون ألف ريال سعودي، تستحق الدفع مقدماً خلال (٣٠) ثلاثون يوماً من بداية السنة التعاقدية.

السنة العاشرة: تبدأ من ٢٠٢٥/١/٠٧ م وتنتهي في ٢٠٢٦/١/٠٦ م، ويكون الإيجار مبلغ وقدره (٥,٤٣٢,٠٠٠ ريال) فقط خمسة ملايين واربعمائة واثنتان وثلاثون ألف ريال سعودي، تستحق الدفع مقدماً خلال (٣٠) ثلاثون يوماً من بداية السنة التعاقدية.

(ب) القيمة الاجبارية الإضافية:

١. خلال الخمس سنوات الأولى من هذا العقد

في حالة تجاوزت الإيجارات من الباطن في السنة الاجبارية الواحدة مبلغ (٥,٢٥٠,٠٠٠ ريال) خمسة ملايين ومائتان وخمسون ألف ريال فإن الطرف الأول يستحق قيمة اجبارية إضافية قدرها ما يعادل نسبة ٢٠% عن ما يزيد عن مبلغ (٥,٢٥٠,٠٠٠ ريال) سنوياً وذلك يتم نهاية كل عام ميلادي وفقاً للقوائم المالية السنوية المدققة والتي يلتزم المستأجر بتزويد المؤجر نسخة منها طيلة فترة العقد.

٢. خلال الخمس سنوات الأخيرة من هذا العقد

في حالة تجاوزت الإيجارات من الباطن في السنة الاجبارية الواحدة مبلغ (٥,٨٨٠,٠٠٠ ريال) خمسة ملايين وثمانمائة وثمانون ألف ريال فإن الطرف الأول يستحق قيمة اجبارية إضافية قدرها ما يعادل نسبة ٢٠% عن ما يزيد عن مبلغ (٥,٨٨٠,٠٠٠ ريال) سنوياً وذلك يتم نهاية كل عام ميلادي وفقاً للقوائم المالية السنوية المدققة والتي يلتزم المستأجر بتزويد المؤجر نسخة منها طيلة فترة العقد.

صفحة ٤ من ١١

5.1 Documents

وزارة الشؤون البلدية والقروية  
أمانة منطقة الرياض

إدارة رخص البناء  
رخصة بناء مخلا تجارية

رقم الرخصة: ١٤٣٠/٥٩٢٦  
تاريخ الرخصة: ١٤٣٠-٠٤-١٥  
تاريخ الإنتهاء: ١٤٣٣-٠٤-١٥  
نوع الرخصة: إضافة مكونات البناء

اسم المالك: صالح عبدالله محمد العليان  
رقم الإيداع: ١٠٣٢٧٣٦٥٧٩  
رقم الصك: ٩١٠١٠٦٠١٠٤٢٩  
رقم القطعة: (من ٥٥ إلى ٦٢)  
الشوارع:  
الحي: حي المنصورة  
مساحة الأرض: ٣٢١١٢٠ م٢  
محيط الأسوار: م / ٥

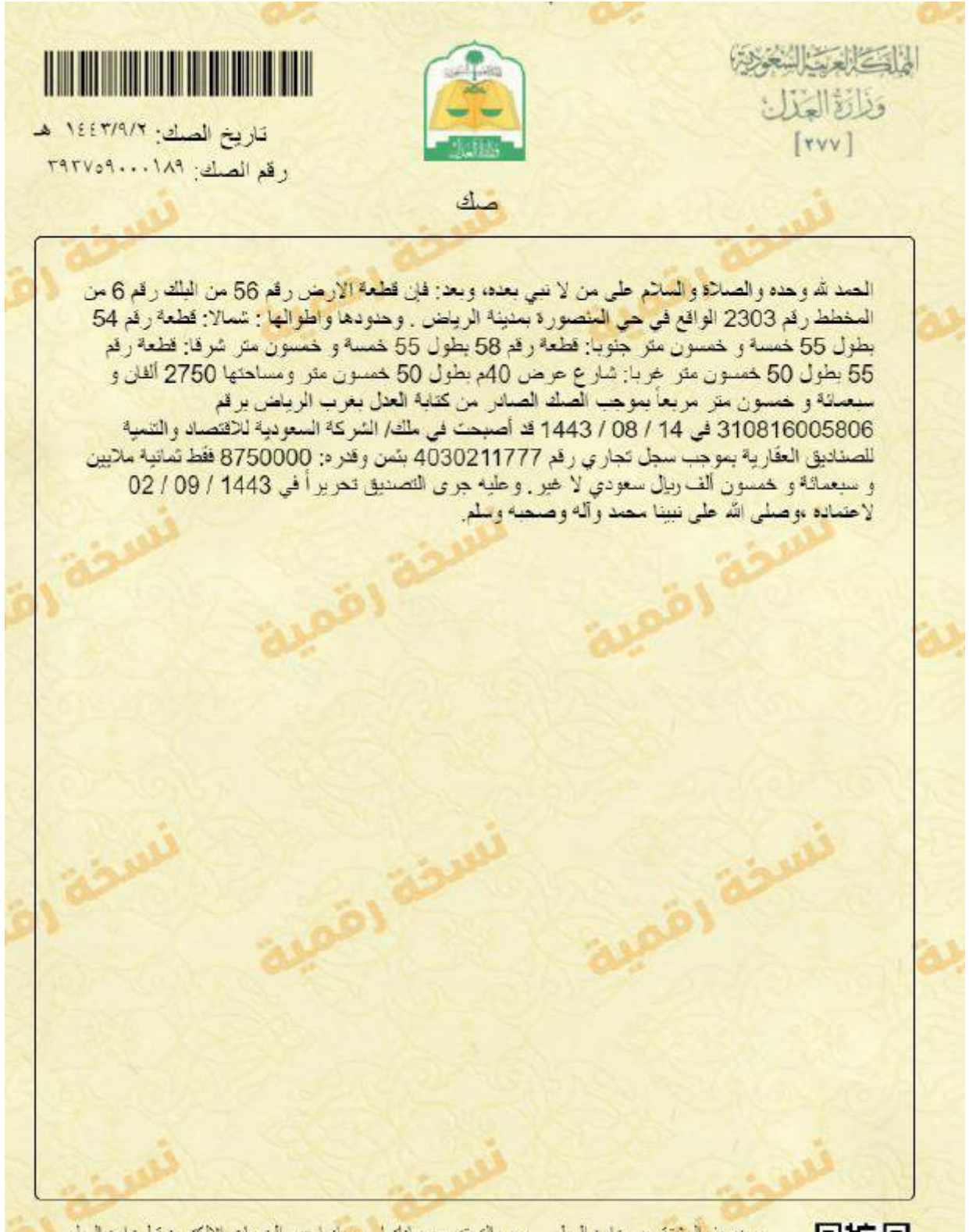
الجهة	الحدود	الأبعاد	الإرتداد
شمال	القطعتين ٥٤ و ٥٣	١١٠	٢
شرق	موقف شارع عرض ٤٠ م	١٩٢	٦
جنوب	شارع عرض ٢٠ م	١١٠	٤
غرب	شارع عرض ٤٠ م	١٩٢	٦

مكونات البناء	عدد الوحدات	المساحة	الإستخدام
مبزلتين	٠	٣٢٠٨,٠٠٠	تجاري
دور أرضي	٥٤	٩٤٧٢,٠٠٠	تجاري
دور أرضي	١	٣٢٠,٧٠٠	مطعم
غرفة كهرباء	٠	٢٠,٠٠٠	غرفة كهرباء
أسوار	٠	١١٠,٠٠٠	خدمات

المكتب المصمم: نوافذ للاستشارات الهندسية  
رقم الترخيص: ١٩٥٢  
رقم المشروع: ١٥  
رمز النظام:  
مناسيب الشوارع المحيطة: مستوى  
سداد الرسوم مبلغ وقدره: ٧٩,٥٠٠ ريال بموجب الإيصال رقم: ٢٠٠٠٤٧٠٩٨٣ وتاريخ: ١٤٣٠-٠٤-٠٥ هـ

**ملاحظات:**  
مبلغ سداد: ٢٥٦٧٠ رقم الفاتورة: ٣١٠١٧١٢١٥ تاريخ الفاتورة: ١٤٣١-٠٨-٢٧ إضافة ميزانين ١- بموجب التقرير المعماري رقم ١٤٣٠/٢٩٢٢٩ بتاريخ ٢٠-١٤٣٠ هـ الصادر من بلدية البيضاء الفرعية. ٢- ترخصة تشمل الصوك رقم (٤٣٠١٠٥٠١٠٥١٠٥٣٠١٢٣٠١٤٣٠١٥٣٣٠١٦٣٠١٧٣٣٠١٨٣٣٠١٩٣٣٠٢٠٣٣٠٢١٣٣٠٢٢٣٣٠٢٣٣٣٠٢٤٣٣٠٢٥٣٣٠٢٦٣٣٠٢٧٣٣٠٢٨٣٣٠٢٩٣٣٠٣٠٣٣٠٣١٣٣٠٣٢٣٣٠٣٣٣٣٠٣٤٣٣٠٣٥٣٣٠٣٦٣٣٠٣٧٣٣٠٣٨٣٣٠٣٩٣٣٠٤٠٣٣٠٤١٣٣٠٤٢٣٣٠٤٣٣٣٠٤٤٣٣٠٤٥٣٣٠٤٦٣٣٠٤٧٣٣٠٤٨٣٣٠٤٩٣٣٠٥٠٣٣٠٥١٣٣٠٥٢٣٣٠٥٣٣٣٠٥٤٣٣٠٥٥٣٣٠٥٦٣٣٠٥٧٣٣٠٥٨٣٣٠٥٩٣٣٠٦٠٣٣٠٦١٣٣٠٦٢٣٣٠٦٣٣٣٠٦٤٣٣٠٦٥٣٣٠٦٦٣٣٠٦٧٣٣٠٦٨٣٣٠٦٩٣٣٠٧٠٣٣٠٧١٣٣٠٧٢٣٣٠٧٣٣٣٠٧٤٣٣٠٧٥٣٣٠٧٦٣٣٠٧٧٣٣٠٧٨٣٣٠٧٩٣٣٠٨٠٣٣٠٨١٣٣٠٨٢٣٣٠٨٣٣٣٠٨٤٣٣٠٨٥٣٣٠٨٦٣٣٠٨٧٣٣٠٨٨٣٣٠٨٩٣٣٠٩٠٣٣٠٩١٣٣٠٩٢٣٣٠٩٣٣٣٠٩٤٣٣٠٩٥٣٣٠٩٦٣٣٠٩٧٣٣٠٩٨٣٣٠٩٩٣٣٠١٠٠٣٣٠١٠١٣٣٠١٠٢٣٣٠١٠٣٣٣٠١٠٤٣٣٠١٠٥٣٣٠١٠٦٣٣٠١٠٧٣٣٠١٠٨٣٣٠١٠٩٣٣٠١١٠٣٣٠١١١٣٣٠١١٢٣٣٠١١٣٣٣٠١١٤٣٣٠١١٥٣٣٠١١٦٣٣٠١١٧٣٣٠١١٨٣٣٠١١٩٣٣٠١٢٠٣٣٠١٢١٣٣٠١٢٢٣٣٠١٢٣٣٣٠١٢٤٣٣٠١٢٥٣٣٠١٢٦٣٣٠١٢٧٣٣٠١٢٨٣٣٠١٢٩٣٣٠١٣٠٣٣٠١٣١٣٣٠١٣٢٣٣٠١٣٣٣٣٠١٣٤٣٣٠١٣٥٣٣٠١٣٦٣٣٠١٣٧٣٣٠١٣٨٣٣٠١٣٩٣٣٠١٤٠٣٣٠١٤١٣٣٠١٤٢٣٣٠١٤٣٣٣٠١٤٤٣٣٠١٤٥٣٣٠١٤٦٣٣٠١٤٧٣٣٠١٤٨٣٣٠١٤٩٣٣٠١٥٠٣٣٠١٥١٣٣٠١٥٢٣٣٠١٥٣٣٣٠١٥٤٣٣٠١٥٥٣٣٠١٥٦٣٣٠١٥٧٣٣٠١٥٨٣٣٠١٥٩٣٣٠١٦٠٣٣٠١٦١٣٣٠١٦٢٣٣٠١٦٣٣٣٠١٦٤٣٣٠١٦٥٣٣٠١٦٦٣٣٠١٦٧٣٣٠١٦٨٣٣٠١٦٩٣٣٠١٧٠٣٣٠١٧١٣٣٠١٧٢٣٣٠١٧٣٣٣٠١٧٤٣٣٠١٧٥٣٣٠١٧٦٣٣٠١٧٧٣٣٠١٧٨٣٣٠١٧٩٣٣٠١٨٠٣٣٠١٨١٣٣٠١٨٢٣٣٠١٨٣٣٣٠١٨٤٣٣٠١٨٥٣٣٠١٨٦٣٣٠١٨٧٣٣٠١٨٨٣٣٠١٨٩٣٣٠١٩٠٣٣٠١٩١٣٣٠١٩٢٣٣٠١٩٣٣٣٠١٩٤٣٣٠١٩٥٣٣٠١٩٦٣٣٠١٩٧٣٣٠١٩٨٣٣٠١٩٩٣٣٠٢٠٠٣٣٠٢٠١٣٣٠٢٠٢٣٣٠٢٠٣٣٣٠٢٠٤٣٣٠٢٠٥٣٣٠٢٠٦٣٣٠٢٠٧٣٣٠٢٠٨٣٣٠٢٠٩٣٣٠٢١٠٣٣٠٢١١٣٣٠٢١٢٣٣٠٢١٣٣٣٠٢١٤٣٣٠٢١٥٣٣٠٢١٦٣٣٠٢١٧٣٣٠٢١٨٣٣٠٢١٩٣٣٠٢٢٠٣٣٠٢٢١٣٣٠٢٢٢٣٣٠٢٢٣٣٣٠٢٢٤٣٣٠٢٢٥٣٣٠٢٢٦٣٣٠٢٢٧٣٣٠٢٢٨٣٣٠٢٢٩٣٣٠٢٣٠٣٣٠٢٣١٣٣٠٢٣٢٣٣٠٢٣٣٣٣٠٢٣٤٣٣٠٢٣٥٣٣٠٢٣٦٣٣٠٢٣٧٣٣٠٢٣٨٣٣٠٢٣٩٣٣٠٢٤٠٣٣٠٢٤١٣٣٠٢٤٢٣٣٠٢٤٣٣٣٠٢٤٤٣٣٠٢٤٥٣٣٠٢٤٦٣٣٠٢٤٧٣٣٠٢٤٨٣٣٠٢٤٩٣٣٠٢٥٠٣٣٠٢٥١٣٣٠٢٥٢٣٣٠٢٥٣٣٣٠٢٥٤٣٣٠٢٥٥٣٣٠٢٥٦٣٣٠٢٥٧٣٣٠٢٥٨٣٣٠٢٥٩٣٣٠٢٦٠٣٣٠٢٦١٣٣٠٢٦٢٣٣٠٢٦٣٣٣٠٢٦٤٣٣٠٢٦٥٣٣٠٢٦٦٣٣٠٢٦٧٣٣٠٢٦٨٣٣٠٢٦٩٣٣٠٢٧٠٣٣٠٢٧١٣٣٠٢٧٢٣٣٠٢٧٣٣٣٠٢٧٤٣٣٠٢٧٥٣٣٠٢٧٦٣٣٠٢٧٧٣٣٠٢٧٨٣٣٠٢٧٩٣٣٠٢٨٠٣٣٠٢٨١٣٣٠٢٨٢٣٣٠٢٨٣٣٣٠٢٨٤٣٣٠٢٨٥٣٣٠٢٨٦٣٣٠٢٨٧٣٣٠٢٨٨٣٣٠٢٨٩٣٣٠٢٩٠٣٣٠٢٩١٣٣٠٢٩٢٣٣٠٢٩٣٣٣٠٢٩٤٣٣٠٢٩٥٣٣٠٢٩٦٣٣٠٢٩٧٣٣٠٢٩٨٣٣٠٢٩٩٣٣٠٣٠٠٣٣٠٣٠١٣٣٠٣٠٢٣٣٠٣٠٣٣٣٠٣٠٤٣٣٠٣٠٥٣٣٠٣٠٦٣٣٠٣٠٧٣٣٠٣٠٨٣٣٠٣٠٩٣٣٠٣١٠٣٣٠٣١١٣٣٠٣١٢٣٣٠٣١٣٣٣٠٣١٤٣٣٠٣١٥٣٣٠٣١٦٣٣٠٣١٧٣٣٠٣١٨٣٣٠٣١٩٣٣٠٣٢٠٣٣٠٣٢١٣٣٠٣٢٢٣٣٠٣٢٣٣٣٠٣٢٤٣٣٠٣٢٥٣٣٠٣٢٦٣٣٠٣٢٧٣٣٠٣٢٨٣٣٠٣٢٩٣٣٠٣٣٠٣٣٠٣٣١٣٣٠٣٣٢٣٣٠٣٣٣٣٣٠٣٣٤٣٣٠٣٣٥٣٣٠٣٣٦٣٣٠٣٣٧٣٣٠٣٣٨٣٣٠٣٣٩٣٣٠٣٤٠٣٣٠٣٤١٣٣٠٣٤٢٣٣٠٣٤٣٣٣٠٣٤٤٣٣٠٣٤٥٣٣٠٣٤٦٣٣٠٣٤٧٣٣٠٣٤٨٣٣٠٣٤٩٣٣٠٣٥٠٣٣٠٣٥١٣٣٠٣٥٢٣٣٠٣٥٣٣٣٠٣٥٤٣٣٠٣٥٥٣٣٠٣٥٦٣٣٠٣٥٧٣٣٠٣٥٨٣٣٠٣٥٩٣٣٠٣٦٠٣٣٠٣٦١٣٣٠٣٦٢٣٣٠٣٦٣٣٣٠٣٦٤٣٣٠٣٦٥٣٣٠٣٦٦٣٣٠٣٦٧٣٣٠٣٦٨٣٣٠٣٦٩٣٣٠٣٧٠٣٣٠٣٧١٣٣٠٣٧٢٣٣٠٣٧٣٣٣٠٣٧٤٣٣٠٣٧٥٣٣٠٣٧٦٣٣٠٣٧٧٣٣٠٣٧٨٣٣٠٣٧٩٣٣٠٣٨٠٣٣٠٣٨١٣٣٠٣٨٢٣٣٠٣٨٣٣٣٠٣٨٤٣٣٠٣٨٥٣٣٠٣٨٦٣٣٠٣٨٧٣٣٠٣٨٨٣٣٠٣٨٩٣٣٠٣٩٠٣٣٠٣٩١٣٣٠٣٩٢٣٣٠٣٩٣٣٣٠٣٩٤٣٣٠٣٩٥٣٣٠٣٩٦٣٣٠٣٩٧٣٣٠٣٩٨٣٣٠٣٩٩٣٣٠٤٠٠٣٣٠٤٠١٣٣٠٤٠٢٣٣٠٤٠٣٣٣٠٤٠٤٣٣٠٤٠٥٣٣٠٤٠٦٣٣٠٤٠٧٣٣٠٤٠٨٣٣٠٤٠٩٣٣٠٤١٠٣٣٠٤١١٣٣٠٤١٢٣٣٠٤١٣٣٣٠٤١٤٣٣٠٤١٥٣٣٠٤١٦٣٣٠٤١٧٣٣٠٤١٨٣٣٠٤١٩٣٣٠٤٢٠٣٣٠٤٢١٣٣٠٤٢٢٣٣٠٤٢٣٣٣٠٤٢٤٣٣٠٤٢٥٣٣٠٤٢٦٣٣٠٤٢٧٣٣٠٤٢٨٣٣٠٤٢٩٣٣٠٤٣٠٣٣٠٤٣١٣٣٠٤٣٢٣٣٠٤٣٣٣٣٠٤٣٤٣٣٠٤٣٥٣٣٠٤٣٦٣٣٠٤٣٧٣٣٠٤٣٨٣٣٠٤٣٩٣٣٠٤٤٠٣٣٠٤٤١٣٣٠٤٤٢٣٣٠٤٤٣٣٣٠٤٤٤٣٣٠٤٤٥٣٣٠٤٤٦٣٣٠٤٤٧٣٣٠٤٤٨٣٣٠٤٤٩٣٣٠٤٥٠٣٣٠٤٥١٣٣٠٤٥٢٣٣٠٤٥٣٣٣٠٤٥٤٣٣٠٤٥٥٣٣٠٤٥٦٣٣٠٤٥٧٣٣٠٤٥٨٣٣٠٤٥٩٣٣٠٤٦٠٣٣٠٤٦١٣٣٠٤٦٢٣٣٠٤٦٣٣٣٠٤٦٤٣٣٠٤٦٥٣٣٠٤٦٦٣٣٠٤٦٧٣٣٠٤٦٨٣٣٠٤٦٩٣٣٠٤٧٠٣٣٠٤٧١٣٣٠٤٧٢٣٣٠٤٧٣٣٣٠٤٧٤٣٣٠٤٧٥٣٣٠٤٧٦٣٣٠٤٧٧٣٣٠٤٧٨٣٣٠٤٧٩٣٣٠٤٨٠٣٣٠٤٨١٣٣٠٤٨٢٣٣٠٤٨٣٣٣٠٤٨٤٣٣٠٤٨٥٣٣٠٤٨٦٣٣٠٤٨٧٣٣٠٤٨٨٣٣٠٤٨٩٣٣٠٤٩٠٣٣٠٤٩١٣٣٠٤٩٢٣٣٠٤٩٣٣٣٠٤٩٤٣٣٠٤٩٥٣٣٠٤٩٦٣٣٠٤٩٧٣٣٠٤٩٨٣٣٠٤٩٩٣٣٠٥٠٠٣٣٠٥٠١٣٣٠٥٠٢٣٣٠٥٠٣٣٣٠٥٠٤٣٣٠٥٠٥٣٣٠٥٠٦٣٣٠٥٠٧٣٣٠٥٠٨٣٣٠٥٠٩٣٣٠٥١٠٣٣٠٥١١٣٣٠٥١٢٣٣٠٥١٣٣٣٠٥١٤٣٣٠٥١٥٣٣٠٥١٦٣٣٠٥١٧٣٣٠٥١٨٣٣٠٥١٩٣٣٠٥٢٠٣٣٠٥٢١٣٣٠٥٢٢٣٣٠٥٢٣٣٣٠٥٢٤٣٣٠٥٢٥٣٣٠٥٢٦٣٣٠٥٢٧٣٣٠٥٢٨٣٣٠٥٢٩٣٣٠٥٣٠٣٣٠٥٣١٣٣٠٥٣٢٣٣٠٥٣٣٣٣٠٥٣٤٣٣٠٥٣٥٣٣٠٥٣٦٣٣٠٥٣٧٣٣٠٥٣٨٣٣٠٥٣٩٣٣٠٥٤٠٣٣٠٥٤١٣٣٠٥٤٢٣٣٠٥٤٣٣٣٠٥٤٤٣٣٠٥٤٥٣٣٠٥٤٦٣٣٠٥٤٧٣٣٠٥٤٨٣٣٠٥٤٩٣٣٠٥٥٠٣٣٠٥٥١٣٣٠٥٥٢٣٣٠٥٥٣٣٣٠٥٥٤٣٣٠٥٥٥٣٣٠٥٥٦٣٣٠٥٥٧٣٣٠٥٥٨٣٣٠٥٥٩٣٣٠٥٦٠٣٣٠٥٦١٣٣٠٥٦٢٣٣٠٥٦٣٣٣٠٥٦٤٣٣٠٥٦٥٣٣٠٥٦٦٣٣٠٥٦٧٣٣٠٥٦٨٣٣٠٥٦٩٣٣٠٥٧٠٣٣٠٥٧١٣٣٠٥٧٢٣٣٠٥٧٣٣٣٠٥٧٤٣٣٠٥٧٥٣٣٠٥٧٦٣٣٠٥٧٧٣٣٠٥٧٨٣٣٠٥٧٩٣٣٠٥٨٠٣٣٠٥٨١٣٣٠٥٨٢٣٣٠٥٨٣٣٣٠٥٨٤٣٣٠٥٨٥٣٣٠٥٨٦٣٣٠٥٨٧٣٣٠٥٨٨٣٣٠٥٨٩٣٣٠٥٩٠٣٣٠٥٩١٣٣٠٥٩٢٣٣٠٥٩٣٣٣٠٥٩٤٣٣٠٥٩٥٣٣٠٥٩٦٣٣٠٥٩٧٣٣٠٥٩٨٣٣٠٥٩٩٣٣٠٦٠٠٣٣٠٦٠١٣٣٠٦٠٢٣٣٠٦٠٣٣٣٠٦٠٤٣٣٠٦٠٥٣٣٠٦٠٦٣٣٠٦٠٧٣٣٠٦٠٨٣٣٠٦٠٩٣٣٠٦١٠٣٣٠٦١١٣٣٠٦١٢٣٣٠٦١٣٣٣٠٦١٤٣٣٠٦١٥٣٣٠٦١٦٣٣٠٦١٧٣٣٠٦١٨٣٣٠٦١٩٣٣٠٦٢٠٣٣٠٦٢١٣٣٠٦٢٢٣٣٠٦٢٣٣٣٠٦٢٤٣٣٠٦٢٥٣٣٠٦٢٦٣٣٠٦٢٧٣٣٠٦٢٨٣٣٠٦٢٩٣٣٠٦٣٠٣٣٠٦٣١٣٣٠٦٣٢٣٣٠٦٣٣٣٣٠٦٣٤٣٣٠٦٣٥٣٣٠٦٣٦٣٣٠٦٣٧٣٣٠٦٣٨٣٣٠٦٣٩٣٣٠٦٤٠٣٣٠٦٤١٣٣٠٦٤٢٣٣٠٦٤٣٣٣٠٦٤٤٣٣٠٦٤٥٣٣٠٦٤٦٣٣٠٦٤٧٣٣٠٦٤٨٣٣٠٦٤٩٣٣٠٦٥٠٣٣٠٦٥١٣٣٠٦٥٢٣٣٠٦٥٣٣٣٠٦٥٤٣٣٠٦٥٥٣٣٠٦٥٦٣٣٠٦٥٧٣٣٠٦٥٨٣٣٠٦٥٩٣٣٠٦٦٠٣٣٠٦٦١٣٣٠٦٦٢٣٣٠٦٦٣٣٣٠٦٦٤٣٣٠٦٦٥٣٣٠٦٦٦٣٣٠٦٦٧٣٣٠٦٦٨٣٣٠٦٦٩٣٣٠٦٧٠٣٣٠٦٧١٣٣٠٦٧٢٣٣٠٦٧٣٣٣٠٦٧٤٣٣٠٦٧٥٣٣٠٦٧٦٣٣٠٦٧٧٣٣٠٦٧٨٣٣٠٦٧٩٣٣٠٦٨٠٣٣٠٦٨١٣٣٠٦٨٢٣٣٠٦٨٣٣٣٠٦٨٤٣٣٠٦٨٥٣٣٠٦٨٦٣٣٠٦٨٧٣٣٠٦٨٨٣٣٠٦٨٩٣٣٠٦٩٠٣٣٠٦٩١٣٣٠٦٩٢٣٣٠٦٩٣٣٣٠٦٩٤٣٣٠٦٩٥٣٣٠٦٩٦٣٣٠٦٩٧٣٣٠٦٩٨٣٣٠٦٩٩٣٣٠٧٠٠٣٣٠٧٠١٣٣٠٧٠٢٣٣٠٧٠٣٣٣٠٧٠٤٣٣٠٧٠٥٣٣٠٧٠٦٣٣٠٧٠٧٣٣٠٧٠٨٣٣٠٧٠٩٣٣٠٧١٠٣٣٠٧١١٣٣٠٧١٢٣٣٠٧١٣٣٣٠٧١٤٣٣٠٧١٥٣٣٠٧١٦٣٣٠٧١٧٣٣٠٧١٨٣٣٠٧١٩٣٣٠٧٢٠٣٣٠٧٢١٣٣٠٧٢٢٣٣٠٧٢٣٣٣٠٧٢٤٣٣٠٧٢٥٣٣٠٧٢٦٣٣٠٧٢٧٣٣٠٧٢٨٣٣٠٧٢٩٣٣٠٧٣٠٣٣٠٧٣١٣٣٠٧٣٢٣٣٠٧٣٣٣٣٠٧٣٤٣٣٠٧٣٥٣٣٠٧٣٦٣٣٠٧٣٧٣٣٠٧٣٨٣٣٠٧٣٩٣٣٠٧٤٠٣٣٠٧٤١٣٣٠٧٤٢٣٣٠٧٤٣٣٣٠٧٤٤٣٣٠٧٤٥٣٣٠٧٤٦٣٣٠٧٤٧٣٣٠٧٤٨٣٣٠٧٤٩٣٣٠٧٥٠٣٣٠٧٥١٣٣٠٧٥٢٣٣٠٧٥٣٣٣٠٧٥٤٣٣٠٧٥٥٣٣٠٧٥٦٣٣٠٧٥٧٣٣٠٧٥٨٣٣٠٧٥٩٣٣٠٧٦٠٣٣٠٧٦١٣٣٠٧٦٢٣٣٠٧٦٣٣٣٠٧٦٤٣٣٠٧٦٥٣٣٠٧٦٦٣٣٠٧٦٧٣٣٠٧٦٨٣٣٠٧٦٩٣٣٠٧٧٠٣٣٠٧٧١٣٣٠٧٧٢٣٣٠٧٧٣٣٣٠٧٧٤٣٣٠٧٧٥٣٣٠٧٧٦٣٣٠٧٧٧٣٣٠٧٧٨٣٣٠٧٧٩٣٣٠٧٨٠٣٣٠٧٨١٣٣٠٧٨٢٣٣٠٧٨٣٣٣٠٧٨٤٣٣٠٧٨٥٣٣٠٧٨٦٣٣٠٧٨٧٣٣٠٧٨٨٣٣٠٧٨٩٣٣٠٧٩٠٣٣٠٧٩١٣٣٠٧٩٢٣٣٠٧٩٣٣٣٠٧٩٤٣٣٠٧٩٥٣٣٠٧٩٦٣٣٠٧٩٧٣٣٠٧٩٨٣٣٠٧٩٩٣٣٠٨٠٠٣٣٠٨٠١٣٣٠٨٠٢٣٣٠٨٠٣٣٣٠٨٠٤٣٣٠٨٠٥٣٣٠٨٠٦٣٣٠٨٠٧٣٣٠٨٠٨٣٣٠٨٠٩٣٣٠٨١٠٣٣٠٨١١٣٣٠٨١٢٣٣٠٨١٣٣٣٠٨١٤٣٣٠٨١٥٣٣٠٨١٦٣٣٠٨١٧٣٣٠٨١٨٣٣٠٨١٩٣٣٠٨٢٠٣٣٠٨٢١٣٣٠٨٢٢٣٣٠٨٢٣٣٣٠٨٢٤٣٣٠٨٢٥٣٣٠٨٢٦٣٣٠٨٢٧٣٣٠٨٢٨٣٣٠٨٢٩٣٣٠٨٣٠٣٣٠٨٣١٣٣٠٨٣٢٣٣٠٨٣٣٣٣٠٨٣٤٣٣٠٨٣٥٣٣٠٨٣٦٣٣٠٨٣٧٣٣٠٨٣٨٣٣٠٨٣٩٣٣٠٨٤٠٣٣٠٨٤١٣٣٠٨٤٢٣٣٠٨٤٣٣٣٠٨٤٤٣٣٠٨٤٥٣٣٠٨٤٦٣٣٠٨٤٧٣٣٠٨٤٨٣٣٠٨٤٩٣٣٠٨٥٠٣٣٠٨٥١٣٣٠٨٥٢٣٣٠٨٥٣٣٣٠٨٥٤٣٣٠٨٥٥٣٣٠٨٥٦٣٣٠٨٥٧٣٣٠٨٥٨٣٣٠٨٥٩٣٣٠٨٦٠٣٣٠٨٦١٣٣٠٨٦٢٣٣٠٨٦٣٣٣٠٨٦٤٣٣٠٨٦٥٣٣٠٨٦٦٣٣٠٨٦٧٣٣٠٨٦٨٣٣٠٨٦٩٣٣٠٨٧٠٣٣٠٨٧١٣٣٠٨٧٢٣٣٠٨٧٣٣٣٠٨٧٤٣٣٠٨٧٥٣٣٠٨٧٦٣٣٠٨٧٧٣٣٠٨٧٨٣٣٠٨٧٩٣٣٠٨٨٠٣٣٠٨٨١٣٣٠٨٨٢٣٣٠٨٨٣٣٣٠٨٨٤٣٣٠٨٨٥٣٣٠٨٨٦٣٣٠٨٨٧٣٣٠٨٨٨٣٣٠٨٨٩٣٣٠٨٩٠٣٣٠٨٩١٣٣٠٨٩٢٣٣٠٨٩٣٣٣٠٨٩٤٣٣٠٨٩٥٣٣٠٨٩٦٣٣٠٨٩٧٣٣٠٨٩٨٣٣٠٨٩٩٣٣٠٩٠٠٣٣٠٩٠١٣٣٠٩٠٢٣٣٠٩٠٣٣٣٠٩٠٤٣٣٠٩٠٥٣٣٠٩٠٦٣٣٠٩٠٧٣٣٠٩٠٨٣٣٠٩٠٩٣٣٠٩١٠٣٣٠٩١١٣٣٠٩١٢٣٣٠٩١٣٣٣٠٩١٤٣٣٠٩١٥٣٣٠٩١٦٣٣٠٩١٧٣٣٠٩١٨٣٣٠٩١٩٣٣٠٩٢٠٣٣٠٩٢١٣٣٠٩٢٢٣٣٠٩٢٣٣٣٠٩٢٤٣٣٠٩٢٥٣٣٠٩٢٦٣٣٠٩٢٧٣٣٠٩٢٨٣٣٠٩٢٩٣٣٠٩٣٠٣٣٠٩٣١٣٣٠٩٣٢٣٣٠٩٣٣٣٣٠٩٣٤٣٣٠٩٣٥٣٣٠٩٣٦٣٣٠٩٣٧٣٣٠٩٣٨٣٣٠٩٣٩٣٣٠٩٤٠٣٣٠٩٤١٣٣٠٩٤٢٣٣٠٩٤٣٣٣٠٩٤٤٣٣٠٩

## 5.1 Documents



## 5.1 Documents




المملكة العربية السعودية  
وزارة العدل  
[٢٧٧]

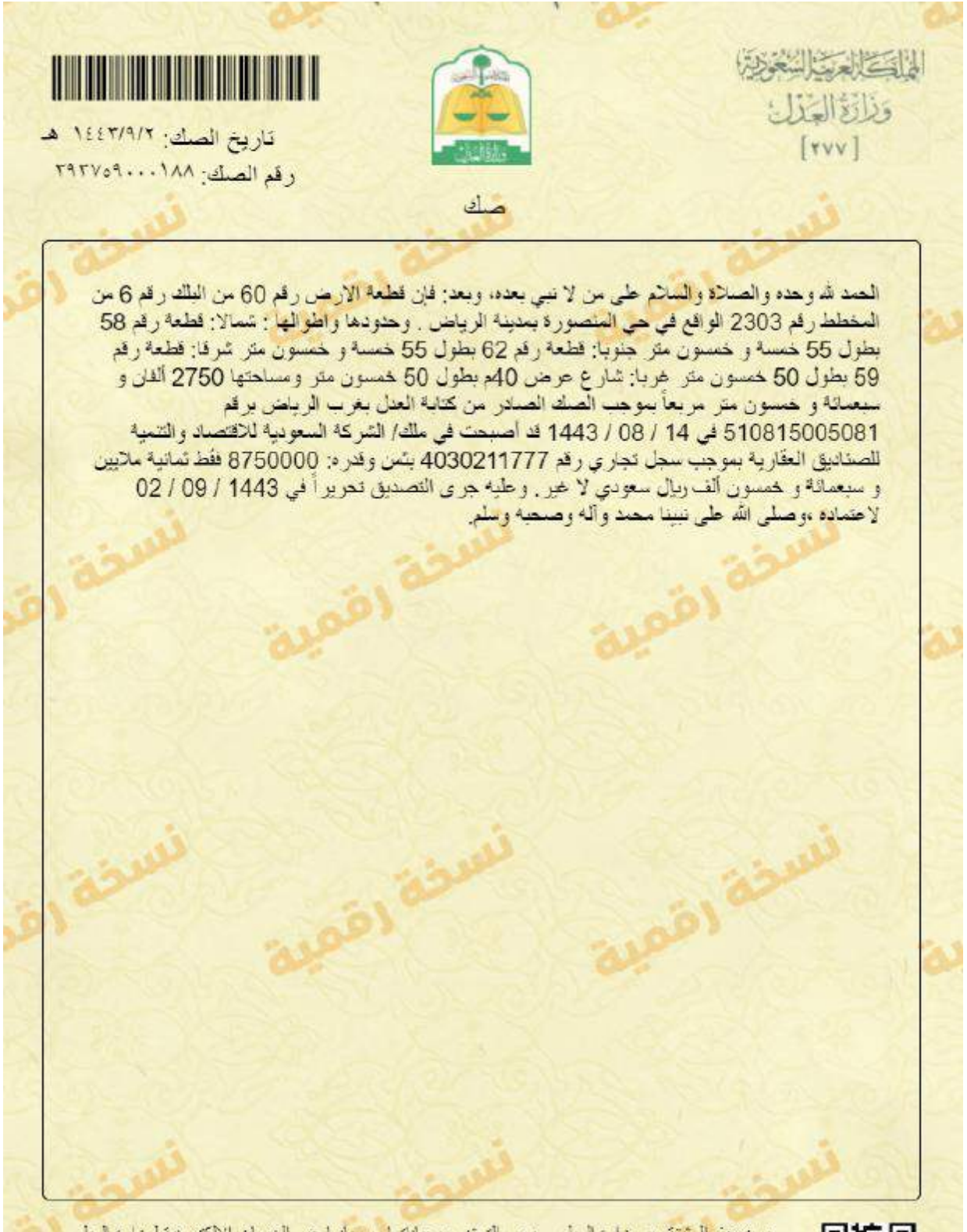
تاريخ الصك: ١٤٤٣/٩/٢ هـ  
رقم الصك: ٧٩٣٧٥٩٠٠٠١٩٠

**صك**

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد: فإن قطعة الأرض رقم 55 من البلك رقم 6 من المخطط رقم 2303 الواقع في حي المنصورة بمدينة الرياض . و قطعة الأرض رقم 57 من البلك رقم 6 من المخطط رقم 2303 الواقع في حي المنصورة بمدينة الرياض . و قطعة الأرض رقم 59 من البلك رقم 6 من المخطط رقم 2303 الواقع في حي المنصورة بمدينة الرياض . وحدودها واطوالها : شمالاً: قطعة رقم 53 بطول 55 خمسة و خمسون متر جنوباً: قطعة رقم 61 بطول 55 خمسة و خمسون متر شرقاً: مواقف سيارات بليها شارع عرض 40 بطول 150 مائة و خمسون متر غرباً: قطعة رقم 56 - 58 - 60 بطول 150 مائة و خمسون متر ومساحتها 8250 ثمانية آلاف و مئتين و خمسون متر مربعاً بموجب الصك الصادر من كتابة العدل بغرب الرياض برقم 310816005800 في 14 / 08 / 1443 قد أصبحت في ملك/ الشركة السعودية للاقتصاد والتنمية للصاديق العقارية بموجب سجل تجاري رقم 4030211777 بئمن و قدره: 26350000 فقط ستة و عشرون مليوناً و ثلاثمائة و خمسون ألف ريال سعودي لا غير . و عليه جرى التصديق تحريراً في 02 / 09 / 1443 لاعتماده ، و صلى الله على نبينا محمد وآله وصحبه وسلم.



## 5.1 Documents



## 5.1 Documents

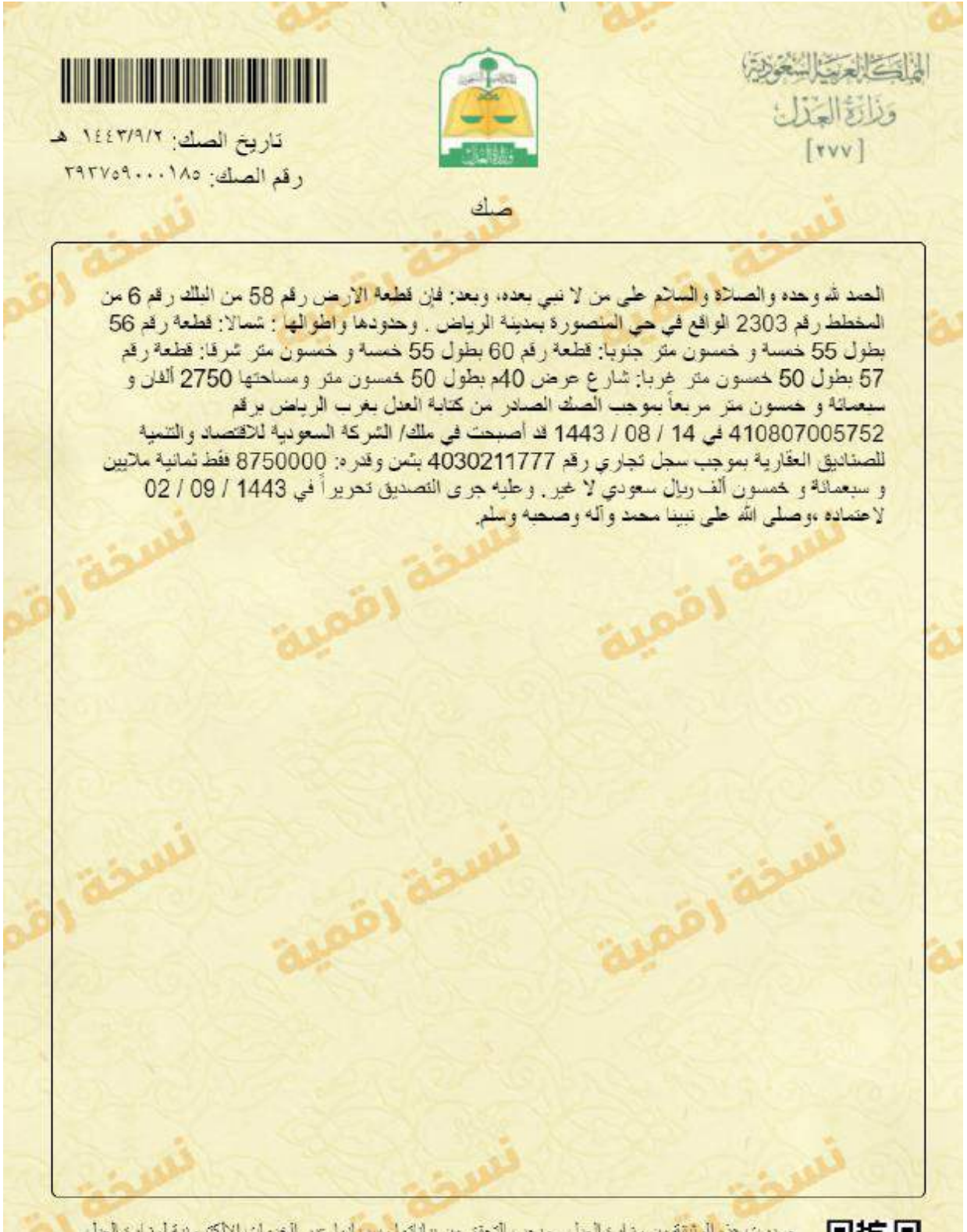
المملكة العربية السعودية  
وزارة العدل  
[٢٧٧]

تاريخ الصك: ١٤٤٣/٩/٢ هـ  
رقم الصك: ٧٩٣٧٥٩٠٠٠١٨٦

صك

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد: فإن قطعة الأرض رقم 61 من الملك رقم 6 من المخطط رقم 2303 الواقع في حي المنصورة بمدينة الرياض . و قطعة الأرض رقم 62 من الملك رقم 6 من المخطط رقم 2303 الواقع في حي المنصورة بمدينة الرياض . وحدودها واطوالها : شمالاً: قطعة رقم 59 و 62 بطول 110 مائة و عشرة متر جنوباً: شارع عرض 20م بطول 110 مائة و عشرة متر شرقاً: مواقف سيارات بطول 42 اثنين و اربعون متر غرباً: شارع عرض 40م بطول 42 اثنين و اربعون متر ومساحتها 4620 أربعة آلاف و ستمائة و حتر ون متر مربعاً بموجب الصك الصادر من كتابة العدل بغرب الرياض برقم 910806005846 في 14 / 08 / 1443 قد أصبحت في ملك/ الشركة السعودية للاقتصاد والتنمية للصناديق العفارية بموجب سجل تجاري رقم 4030211777 بثمن وقدره: 14795000 فقط أربعة عشر مليوناً و سبعمائة و خمسة و تسعون ألف ريال سعودي لا غير . وعليه جرى التصديق تحريراً في 02 / 09 / 1443 لا عتماده ،وصلى الله على نبينا محمد وآله وصحبه وسلم.

## 5.1 Documents



## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenues	60,295,200	5,432,000	5,432,000	5,975,200	5,975,200	5,975,200	5,975,200	5,975,200	6,518,400	6,518,400	6,518,400
Vacancy - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation & Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net income	60,295,200	5,432,000	5,432,000	5,975,200	5,975,200	5,975,200	5,975,200	5,975,200	6,518,400	6,518,400	6,518,400
Terminal value	76,687,059	0	0	0	0	0	0	0	0	0	76,687,059
Net cash flow	136,982,258.82	5,432,000.00	5,432,000.00	5,975,200.00	5,975,200.00	5,975,200.00	5,975,200.00	5,975,200.00	6,518,400.00	6,518,400.00	83,205,458.82
Discount rate	-	1.00	0.90	0.82	0.74	0.67	0.61	0.55	0.50	0.45	0.41
Net present value	70,635,964	5,432,000	4,915,837	4,893,593	4,428,591	4,007,775	3,626,946	3,282,304	3,240,448	2,932,532	33,875,937
KPIs	Total										
NPV at Discount Rate - 10.0%	70,635,963.84										

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality construction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
We support you



# Irqah Plaza Valuation Report

Irqah District - Riyadh

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Irqah Plaza	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/UUqSM4VYVvysSoYcA">https://goo.gl/maps/UUqSM4VYVvysSoYcA</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	16/07/2023
	Inspection date	15/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value  Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value	Current Use/Existing Use  International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance




Report	Reference Number	230690256	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		


# 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations		-
	Limits on analysis		-
	Limits on inspection		-
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Property Income data</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	77,996,000	
	Written	Only seventy-seven million nine hundred ninety-six thousand SAR
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Abdulaziz Al-Twaim	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002627	1220002130	1220001954	1210000934
	Associate	Associate	Associate	Fellow
Rea Estate Sector				

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	



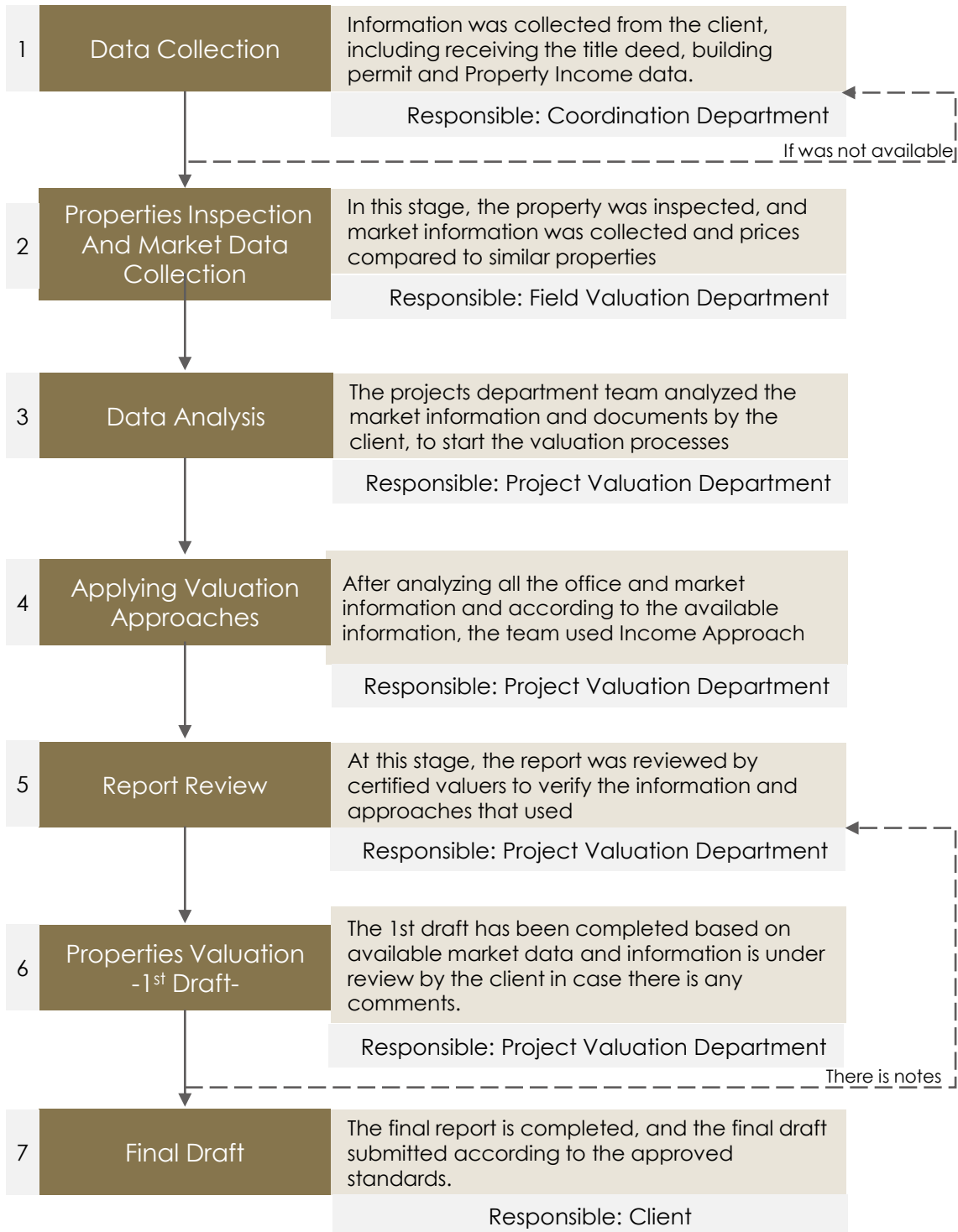
## Part 2

# Reporting Methodology



## 2 | Reporting Methodology

3. Based on the International Valuation Standards ("IVS") (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

About Riyadh	Riyadh is the capital of the Kingdom of Saudi Arabia, its largest city and the third largest Arab capital by population. Riyadh is located in the middle of the Arabian Peninsula in the Najd Plateau, at an altitude of 600 meters above sea level. It is the headquarters of the Emirate of Riyadh region, according to the administrative division of the Saudi regions.
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#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Khalid International Airport	39 km	King Saud University	8 km
National Museum	16 km	Al-Deriyah	15 km

### 3.1 | Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property is located is bounded Al Khuzama district followed by King Khalid Road to the north. Southbound The Prince Meshaal Ibn Abd Al Aziz Road followed by parts of Irqah district . East side the property area is bounded by King Khalid Road is followed by Al Raed district, while to the west is parts of Irqah district followed by Western Ring Road.
Accessibility	The area is easily accessible through several roads, the most important of which is Prince Meshaal Ibn Abd Al Aziz Road which overlooks the subject property.



### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company for Real Estate Funds
Title deed number	911610004836	Title deed date	10/01/1444 H
building permit Number	1435/1750	building permit Date	05/02/1435 H

Property Information (Based on title deed)			
Province	Riyadh	City	Riyadh
District	Irqah	Street	Prince Meshaal Ibn Abd Al Aziz Road
No. of Plot	2/22	No. of Plan	2216/1
Property Type	Commercial building	Notes	-
24.694325° N 46.606991° E			
<a href="https://goo.gl/maps/pR27czLuHPf7AGJ18">https://goo.gl/maps/pR27czLuHPf7AGJ18</a>			

Asset	Land area	BUA	GFA
Property specifications	14,268.98 m <sup>2</sup>	9,147.63 m <sup>2</sup>	-
Notes	-		



Satellite photo shows subject property location

### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	74.65	neighbor	-	-	-
South	106.55	Prince Meshaal Ibn Abd Al Aziz Road	commercial	40	1
East	175.84	Unnamed Street	Internal	15	3
West	150.68	Ali asfrayini Street	Internal	20	2

Property specifications	
BUA	9,147.63 m <sup>2</sup>
Height (floors)	Ground floor + Mezzanine
Age	9 years
Structure	Num. of buildings
	1
	Finishing
	Good
	Facilities
	-
	Use
	Commercial
Zoning	Maximum footprint
	-
	Maximum height
	-
	Notes
	-

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos





### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is King Khalid Road and Western Ring Road , which facilitates access to the subject property.</li> <li>The property is distinguished by overlook which is Prince Mishaal Ibn Abd Al Aziz Road.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed.</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>Sidra project in Riyadh, which is the first integrated Rushen neighborhoods in Riyadh, which will create a new urban core in the real estate area.</li> <li>The green Riyadh project: the program is afforestation of more than 120 residential neighborhoods in the city of Riyadh and also includes the construction of 3,331 new parks, the afforestation of streets, the perimeter of mosques and schools, the afforestation of parking lots and the construction of sidewalks to provide shaded walking paths that stimulate the practice of healthy mobility patterns among the residents of the city, and enhance connectivity between the elements of the neighborhood.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The availability of multiple alternatives in the market, which affects supply and demand .</li> </ul>



## Part 4

# Valuation

- 4.1 Valuation Approaches
- 4.2 Valuation Analysis
- 4.3 Opinion of Value
- 4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</p> <p>The market approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</p> <p>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</p> <p>(c) there are frequent and/or recent observable transactions in substantially similar assets."</p>
Income Approach	<p>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</p> <p>The income approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</p> <p>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as "replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset".</p>
Residual Method	<p>"The residual method is so called because it indicates the residual amount after deducting all known or anticipated costs required to complete the development from the anticipated value of the project when completed after consideration of the risks associated with completion of the project. This is known as the residual value."</p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as “Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset”.

#### 4.2.1.1 Contractual lease data

We were provided with the lease contract for the subject property by the client according to the following data:

- Tenant: Multi-tenanted.

Income	Value
Property Income (SAR)	6,046,174.70
Vacancies (%)	5.43 %
Shops Leasable area (m2)	2,096
Supermarket area (m2)	5,397
ATM area (m2)	12

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.2 Property Income- Assumed Market Income - shops

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - shops					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 222,600	159 m <sup>2</sup>	SAR 1,400
Property 2	Asking Price Offer	2023	SAR 264,000	210 m <sup>2</sup>	SAR 1,257
Property 3	Asking Price Offer	2023	SAR 750,000	513 m <sup>2</sup>	SAR 1,462



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at shops Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		7/16/2023		7/16/2023		7/10/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 1,400		SAR/m <sup>2</sup> 1,257		SAR/m <sup>2</sup> 1,462	
Transaction Type		Asking Price Offer	5.0%-	Asking Price Offer	5.0%-	Asking Price Offer	7.5%-
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Adjusted Value / m <sup>2</sup>		70-		62.85-		109.65-	
Value per square meter		SAR/m <sup>2</sup> 1,330		SAR/m <sup>2</sup> 1,194		SAR/m <sup>2</sup> 1,352	
Accessibility	Easy	Easy	0.0%	Easy	0.0%	Easy	0.0%
Location	Very Good	Very Good	0.0%	Very Good	0.0%	Very Good	0.0%
Availability of parking	Available	Not Available	15.0%	Not Available	15.0%	Available	15.0%
finishing	Good	Very Good	5.0%-	Very Good	5.0%-	Very Good	5.0%-
street width	40 m	60 m	3.0%-	50 m	1.5%-	40 m	0.0%
Property age	9 years	7 years	1.0%-	15 years	3.0%	20 years	6.0%
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 80	6.0%	SAR/m <sup>2</sup> 137	11.5%	SAR/m <sup>2</sup> 216	16.0%
Adjusted Value / m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 1,410</b>		<b>SAR/m<sup>2</sup> 1,331</b>		<b>SAR/m<sup>2</sup> 1,569</b>	
Weighting	-	50%		20%		30%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	<b>SAR 1,440</b>					

Weighted average of the three comparables is calculated to arrive at average value per square meter. Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

Total income for Shops by market	
Net leasable area(m2)	2,095.70
Rental value per square meter (SAR / m2)	1,440
Actual Gross Income	3,017,808.00

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.3 Property Income- Assumed Market Income - Supermarket

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Supermarket					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 1,300,000	2,200 m <sup>2</sup>	SAR 590
Property 2	Asking Price Offer	2023	SAR 2,100,000	4,306 m <sup>2</sup>	SAR 488
Property 3	Asking Price Offer	2023	SAR 800,000	1,200 m <sup>2</sup>	SAR 666



Satellite photo showing subject property and comparables



## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Showrooms Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Value/m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 590</b>		<b>SAR/m<sup>2</sup> 488</b>		<b>SAR/m<sup>2</sup> 666</b>	
Transaction Type		Asking Price Offer	2.5%-	Asking Price Offer	0.0%	Asking Price Offer	2.5%-
Transaction Date		10/7/2023	0.0%	12/7/2023	0.0%	9/7/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Adjusted Value / m <sup>2</sup>		14.75-		0		16.65-	
Value per square meter		SAR/m <sup>2</sup> 575		SAR/m <sup>2</sup> 488		SAR/m <sup>2</sup> 649	
Accessibility	Very easy	Very easy	0.0%	Easy	5.0%	Very easy	0.0%
Location	Very good	Good	5.0%	Good	5.0%	Good	5.0%
Area (m2)	5300	2200	4.0%-	4306	0.7%-	1200	10.0%-
property Age	9 years	9 years	0.0%	15 years	3.5%	7 years	0.5%-
Finishing	good	good	0.0%	good	0.0%	good	0.0%
Availability of parking	Available	Not Available	15.0%	Not Available	15.0%	Available	15.0%
Proximity to attractions	Nearby	Nearby	0.0%	Nearby	0.0%	Nearby	0.0%
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 92	16.0%	SAR/m <sup>2</sup> 136	27.8%	SAR/m <sup>2</sup> 62	9.5%
Adjusted Value / m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 667</b>		<b>SAR/m<sup>2</sup> 624</b>		<b>SAR/m<sup>2</sup> 711</b>	
Weighting	-	30%		20%		50%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	<b>SAR 680</b>					

Weighted average of the three comparables is calculated to arrive at average value per meter. Largest weight is awarded to comparable (3) as it carry more similarities to the subject property.

Total income for Supermarket by market	
Net leasable area(m2)	5,300
Rental value per square meter (SAR / m2)	680
Actual Gross Income	3,604,000

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.4 Property Income- (Assumed Market Income)

Property income	Area	Value	
Shop	2,095.70 m <sup>2</sup>	1,440.00 SAR	3,017,808.00 SAR
Supermarket	5,397.06 m <sup>2</sup>	680.00 SAR	3,670,000.80 SAR
ATM	12.00 m <sup>2</sup>		150,000.00 SAR
<b>Total gross income</b>			<b>6,837,808.80 SAR</b>
Vacancies	10.00%		-683,780.88 SAR
<b>Net gross income after deduction of vacancies</b>			<b>6,154,027.92 SAR</b>

**Note:** Regarding to ATM revenues and due to the scarcity of this type of properties, we relied on the previous rental value, estimated at 150,000 SAR.

#### 4.2.1.5 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

Element	Actual income data	Market data	The difference	
			SAR	%
Rental value of the property (SAR)	6,046,174.70	6,154,027.92	(107,853.22)	(1.75%)
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
Result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all OpEx and vacancy costs. Therefore, we have used contractual income as input in our valuation.			

#### 4.2.1.6 Assumptions

- The valuation was based on the property income that was provided to us by the client, we assumed an increase in income by 5% every 5 years.
- We have allocated Opex cost 5% of the rental value.

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.6 Assumptions

Project Assumptions							
Project period	10 years						
Cap rate analysis							
Name of the property/fund	property	City	sector	property value	net income	Rate of Return	Year
Mulkia Gulf Real Estate REIT	The Elite	Riyadh	Commercial	SAR 203,843,000.00	SAR 16,000,000.00	8%	2022
AL Maather REIT Fund	AlTkahssusi showrooms	Riyadh	Commercial	SAR 68,736,000.00	SAR 4,641,796.63	7%	2022
Alkhabeer REIT Fund	Palazzo Center	Riyadh	Commercial	SAR 42,749,176.25	SAR 3,895,382.61	9%	2022

- The cap Rate is set at 7.50% based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Appendices 2 :details the cash flows of the subject property, where a 9.00% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Patform Data</a>
Property Risk	2.80%	Valuer's estimate of the market
Discount rate	9.50%	

#### 4.2.1.7 Valuation Result

Income Approach Valuation Result	
Cap rate	7.50%
Discount rate	9.00%
<b>Income approach value (SAR)</b>	<b>77,996,025.77</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	77,996,000
Written	Only seventy-seven million nine hundred ninety-six thousand SAR
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents

بسم الله الرحمن الرحيم

المملكة العربية السعودية  
وزارة العدل  
[٢٧٧]

تاريخ الصك: ١٠/١١٤٤٤ هـ  
رقم الصك: ٩١١٦١.٠٠٤٨٣٦

صك

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:  
فإن قطعة الارض رقم 2 / 22 من المخطط رقم 2216 / أ الواقع في حي عرفه بمدينة الرياض .  
وحدودها وأطوالها كالتالي:  
شمالاً: قطعة رقم 1 / 22 بطول: (74.65) أربعة و سبعون متر و خمسة و ستون سنتيمتر  
جنوباً: شارع عرض 40م بطول: (106.55) مائة و ستة متر و خمسة و خمسون سنتيمتر  
شرقاً: شارع عرض 15م بطول: ( 86.97 + 58.69 + 30.18 )  
غرباً: شارع عرض 20م بليه شارع عرض 10م بطول: (150.68) مائة و خمسون متر و ثمانية و ستون  
سنتيمتر  
ومساحتها: ( 14,268.98 ) أربعة عشر ألفاً و مئتين و ثمانية و ستون متر مربعاً و ثمانية و تسعون سنتيمتر  
مربعاً فقط  
والمستند في افرغها على الصك الصادر من هذه الإدارة برقم 311610004529 في 26 / 8 / 1443 هـ  
قد انتقلت ملكيتها لـ: الشركة السعودية للاقتصاد والتنمية للصناديق العقارية بموجب سجل تجاري رقم  
4030211777 وتنتهي في 22 / 5 / 1444 هـ ، بثمن وقدره 88752500 ثمانية و ثمانون مليوناً و  
سبعمائة و اثنين و خمسون ألفاً و خمسمائة ريال و عليه جرى التصديق تحريراً في 10 / 1 / 1444 هـ  
لاعتماده ، وصلى الله على نبينا محمد وآله وصحبه وسلم.


صدرت هذه الوثيقة من وزارة العدل ، ويجب التحقق من بياناتها ومبرراتها عبر الخدمات الإلكترونية لوزارة العدل  
تمويل رقم (١٤-٢٠١٤)  
مصلحة مطابع الحكومة - ٢١٢١٢٩ ( هذا النموذج مطبوع للاستخدام بالحاسب الآلي ويمنع تكليفه )

نسخة رقمية  
نسخة رقمية  
نسخة رقمية  
نسخة رقمية



## 5.1 Documents

رقم الرخصة: ١٤٣٥/١٧٥٠  
تاريخ الرخصة: ١٤٣٥-٠٢-٠٥  
تاريخ الإنتهاء: ١٤٣٨-٠٢-٠٥  
نوع الرخصة: إضافة مكونات البناء



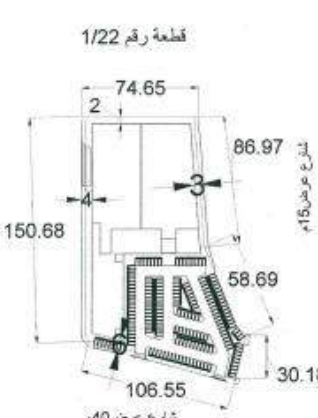
**رخصة**  
بناء معارض تجارية

إدارة رخص البناء  
نوع المعاملة: صادر  
التاريخ: ١٤٣٧/٠٤/٢٢ هـ  
المرفقات: بدون  
الرقم الموحد: ٣٧٠٠٧١١٧٧  
www.alriyadh.gov.sa

اسم المالك: الاميرة ميثرة بنت محمد بن ابراهيم اليبودي  
رقم الألبت: ١٠٨١٩١١٠٦٥ تاريخه: ١٤٣٢-٠٢-٢٧ مصدره: \_\_\_\_\_  
رقم الصك: ٣١١٩٠٦٠٠٢٣١ تاريخه: ١٤٣٦-٠٩-١٥  
رقم القطعة: ٢/٢٢ رقم المخطط التنظيمي: ٢٢١٦  
الشوارع: رقم العقار: \_\_\_\_\_  
الحسي: هن عرفة نوع البناء: \_\_\_\_\_  
مساحة الأرض: ١٤٢٦٨,٩٨ م<sup>2</sup> محيط الأسوار: م / ط النطاق العمراني: مرحلة ١

الجهة	الحدود	الأبعاد	الإرتداد
شمال	قطعة رقم ٢/٢٢	٧٤,٦٥	٢
شرق	شارع عرض ١٥ م	١٧٥,٨٤	٢
جنوب	شارع عرض ٤٠ م	١٠٦,٥٥	٢
غرب	شارع ٢٠ م وشارع ١٠ م	١٥٠,٦٨	٤

مكونات البناء	عدد الوحدات	المساحة	الإستخدام
صراف آلي	١	١١,٠٠	صراف
ميزانين	٠	١٤٧٨,٨٩	تجاري
أرضي تجاري	١٩	٧٦٣٧,٧٤	تجاري
غرفة كهرباء	٠	٢٠,٠٠	غرفة كهرباء
أسوار	١	٦١٥,٠٠	خدمات



قطعة رقم 1/22  
شارع عرض 20م وشارع عرض 10م  
شارع عرض 40م  
شارع عرض 15م

\* للمساعد الذي يجب الإلتزام به عند تنفيذ المنشأة  
هو رخصة البناء وان تلتفت المخططات المعتمدة  
\* يجب الإلتزام بتنفيذ العزل الحراري للمنصوب  
عليه وفق كود البناء السعودي وذلك حسب تعميم  
وزير الشؤون البلدية والقروية رقم 8885 تاريخ 17-2-1434 هـ  
\* يلزم توفير غرفة كهرباء بأبعاد 3م\*4م إذا تجاوزت  
مسطحات البناء عن 1000م<sup>2</sup>

تم أخذ تعهد خطي من المالك بأنه لن توصل له الخدمة الكهربائية في حال عدم تنفيذ  
العزل الحراري طبقا لكود البناء السعودي

المكتب المصمم : علم المعمار الاستشارات الهندسية

رقم الترخيص: ١/١٩٢٤ رقم المشروع: ٣٤ رمز النظام: \_\_\_\_\_ مناسيب الشوارع المحيطة: مستوى  
سدد الرسوم مبلغ وقدره: ٦٣٨٣ ريال بموجب الإيصال رقم: ٣٥٠٠٢٧٥٧٦٧ وتاريخ: ١٤٣٥-٠٢-٠١ هـ

**ملاحظات:**  
المكتب الهندسي: المعيار للاستشارات الهندسية مبلغ سداد: ٩٠ رقم القنونة: ٣٧٠١١٠٨٩٩ تاريخ القنونة: ١٤٣٧-٠٤-١٦ \* الرخصة عبارة عن: إضافة صراف  
\* نوع البناء مسلح. ١- نوع الرخصة: إصدار رخصة لوزنية. ٢- بموجب نظام رخصة البناء الفورية للعمائر. ٣- بموجب التقرير المساحي رقم ١٤٣٤/٥٠٩٨٣٣  
بتاريخ ١٤٣٤-١٢-٢٢ هـ الصادر من بلدية عرفة الفرعية. ٤- إرتداد بمقدار ٢٠ م جهة الشارع الرئيسي يستخدم كمواقف سيارات. ٥- الدخول والخروج جهة  
الشوارع الرئيسية وفي حدود العنق التجاري مع عمل أسوار جهة الشوارع الفرعية والمجاورين. ٦- أعد التقرير المساحي بموجب توجيه معالي أمين منطقة الرياض  
بتاريخ ١٤٣٣-٠٨-٢٨ هـ وحسب خطاب مدير إدارة المساحة رقم ٤٢٤٨ وتاريخ ١٠-١١-١٤٣٢ هـ. ٧- الموقع مزود لصالح الشركة الموحدة للتطوير العقاري سجل  
تجاري رقم ١٠١٠٣٣٢٩٦ بموجب عقد الإيجار المبرم بين الطرفين بتاريخ ١١-٠٦-١٤٣٤ هـ. ٨- نسبة الميزانين لا تزيد عن ٥٠% من مساحة الدور الأرضي  
التجاري. ٩- مراعاة خصوصية المجاورين في وضع فتحات الدور الأول. ١٠- ان يكون الميزانين مرتبطين بالدور الأرضي التجاري مباشرة ولا يكون له مدخل مستقل.  
١١- تم إضافة ميزانين بموجب المخططات المعتمدة من مكتب علم المعمار للاستشارات الهندسية. ١٢- بموجب محضر اللجنة التقنية رقم ٨٢٦ تاريخ ٩-١٢-١٤٣٦  
هـ. ١١- تم تعديل الرخصة بغرض تعديل الأطوال حسب التقرير المساحي رقم ١٤٣٧/٥٠١ بتاريخ ١٤٣٧/١٠/٠٥ الصادر من بلدية عرفة الفرعية. ١٢-  
الأطوال والحدود والمساحة حسب الرفع المقدم من مكتب سمو الأمير مشعل بن عبد العزيز، طول الحد الشرقي ١٤٣٧/٠١/٠٥ الصادر من بلدية عرفة الفرعية. ١٣- بموجب محضر  
اللجنة التقنية رقم ٨٢٦ بتاريخ ١٢ رمضان ١٤٣٦ هـ. ١٤- بموجب خطاب بلدية عرفة الفرعية رقم ٣٧٠٠٧١١٧٧ تاريخ ٣٧-٠١-١٤٣٧ هـ. ١٥- تم إضافة صراف  
بموجب المخططات المعتمدة من مكتب المعيار للاستشارات الهندسية. ١٦- إرسادات الصراف: تتصلق ١٥٣,٧٥ م شرق ٣٧,٩٥ م جنوب ١٢,٧٥ م غرب ٤٠,٢١ م.

الختم الرسمي  
إدارة الرخص  
للبلدية الفرعية

مدير إدارة الرخص  
م/ علي بن أحمد الدروي

رئيس قسم الرخص  
م/ مشهور محمد الطيبي

يجب الإلتزام بالشروط الموضحة خلف الرخصة  
أي شكست أو تطبق يلغى هذا الرخصة

## 5.1 Documents

Unit #	Contract Number "YARD"	Tenant Name	DBA	Use	Lettable Area	Lease	Lease	Lease	Month	Outgoings	Lease	Base Passing Rental	SR/m <sup>2</sup>	Payment Option
Month														
1,2	10000687	Vacant	Vacant	Shop	396	-	-	-	-	-	Gross Net	553,840	1,400.00	1.00
3	10001076	Alnuqush alfarrida [التفوش الفريدا]	Patterns [بازلي]	Shop	118	9-Sep-2020	36	8-Sep-2023	2	1.57%	Gross Net	141,240	1,200.00	0.50
4	10001163	Fofa Chocolate Est. [مؤسسة فوفة لتسويق]	Fofa Chocolates	Shop	117	30-Mar-2021	37	29-Mar-2024	9	1.56%	Gross Net	141,240	1,205.43	0.50
5	10000689	Elite Food Catering Company-The Sandwich Co.	The Sandwich Co. [ذي ساندوتشي كومياني]	Shop	118	18-Oct-2021	61	17-Oct-2025	28	1.57%	Gross Net	165,448	1,405.68	0.50
6	10000690	Daily foods trading Co.-Maestro Pizza	Maestro Pizza [مايسترو بيتزا]	Shop	128	13-Apr-2021	37	12-Apr-2024	10	1.71%	Gross Net	183,510	1,433.67	0.50
7	10001265	Food & Entertainment Co. Ltd. [شركة الغذاء والترفيه المحدود]	Millie Feuille & ShakeAway	Shop	119	19-Nov-2021	37	18-Nov-2024	17	1.59%	Gross Net	143,000	1,200.37	0.50
8	10001387	Al Ahlia Restaurants Co. [شركة المطاعم الاخليا ذ.م.م.]	Pizza Hut [بيتزا هت]	Shop	121	10-Jan-2023	37	9-Jan-2026	31	1.61%	Gross Net	169,400	1,400.00	0.50
9	10000693	Innovative Union Co. Ltd. [شركة الاتحاد المبتكر المحدود]	Cinnabon [سينابون]	Shop	122	14-May-2020	61	13-May-2025	23	1.63%	Gross Net	147,436	1,207.50	0.50
10,11	10000694	Pharmacy beauty company second trade-Whites Pharmacy	Whites Pharmacy [صيدلية وايتس]	Shop	320	5-Nov-2014	119	8-Aug-2024	14	4.26%	Gross Net	405,708	1,267.88	0.50
12	10000695	Al Jamil for trading Est.-Al Jamil Optical	Al Jamil Optical [الجميل للبصريات]	Shop	87	30-Aug-2020	36	29-Aug-2023	2	1.15%	Gross Net	103,884	1,200.00	0.50
13	10000696	Gulf Trading Holding Co. LTD.-Al Rifal	Al Rifal [الرفاعي]	Shop	88	17-Oct-2020	61	16-Oct-2025	28	1.17%	Gross Net	152,822	1,736.42	0.50
14	10001433	Magrabi Optical Co. [شركة مغربي للبصريات المحدود]	Dr. M [د.م.]	Shop	88	25-Apr-2023	37	24-Apr-2026	0	1.17%	Gross Net	132,100	1,500.97	0.50
15	10000698	GIG Insurance Co. [مجموعة الخرج التأمين شركة مساهمة سعودية]	GIG [جي جي جي]	Shop	88	4-Feb-2015	107	29-Nov-2023	5	1.17%	Gross Net	140,816	1,600.00	0.50
16,17	10000699	Alshaya International Trading Co.-Starbucks	Starbucks [ستار باكس]	Shop	187	28-May-2015	108	2-Apr-2024	9	2.49%	Gross Net	936,078	1,800.00	0.50
ATM	10000811	Vacant	Vacant	ATM	12	-	-	-	-	-	Gross Net	150,000		1.00
Supermarket	10000686	Tamimi Markets Co.-Tamimi	Tamimi [التميمي]	Anchor	5,397	20-Jan-2015	243	19-Jan-2035	141	71.92%	Gross Net	3,683,493	682.50	0.50
Total					7,504.76					94.57%		6,750,014.70		



## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenues	61,973,291	6,046,175	6,046,175	6,046,175	6,046,175	6,046,175	6,348,483	6,348,483	6,348,483	6,348,483	6,348,483
Vacancy - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation & Maintenance - 5.0%	(3,098,664.53)	(302,308.74)	(302,308.74)	(302,308.74)	(302,308.74)	(302,308.74)	(317,424.17)	(317,424.17)	(317,424.17)	(317,424.17)	(317,424.17)
Net income	58,874,626	5,743,866	5,743,866	5,743,866	5,743,866	5,743,866	6,031,059	6,031,059	6,031,059	6,031,059	6,031,059
Terminal value	80,414,124	0	0	0	0	0	0	0	0	0	80,414,124
Net cash flow	139,288,749.65	5,743,865.97	5,743,865.97	5,743,865.97	5,743,865.97	5,743,865.97	6,031,059.26	6,031,059.26	6,031,059.26	6,031,059.26	86,445,182.77
Discount rate	-	1.00	0.92	0.84	0.77	0.71	0.65	0.60	0.55	0.50	0.46
Net present value	77,996,026	5,743,866	5,269,602	4,834,497	4,435,318	4,069,099	3,919,775	3,596,124	3,299,196	3,026,785	39,801,764
KPI's	Total										
NPV at Discount Rate - 9.0%	77,996,025.77										

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
We support you

# Dar AlBaraa School Valuation Report

Al Narjis District - Riyadh

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary



## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	abashawri@sedcocapital.com
Assets being valued	Assets name	Dar AlBaraa School	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/mLGfroruJ2H7wWTv9">https://goo.gl/maps/mLGfroruJ2H7wWTv9</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	13/07/2023
	Inspection date	23/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value  Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value	Current Use/Existing Use  International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Report	Reference Number	230690257	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		


## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations		-
	Limits on analysis		-
	Limits on inspection		-
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )


## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Opinion of Value	163,585,000	
	Written	Only one hundred and sixty-three million five hundred and eighty-five thousand Saudi riyals only
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Abdulaziz Al-Twaim	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002627	1220002130	1220001954	1210000934
	Associate	Associate	Associate	Fellow
Rea Estate Sector				

### Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -

Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

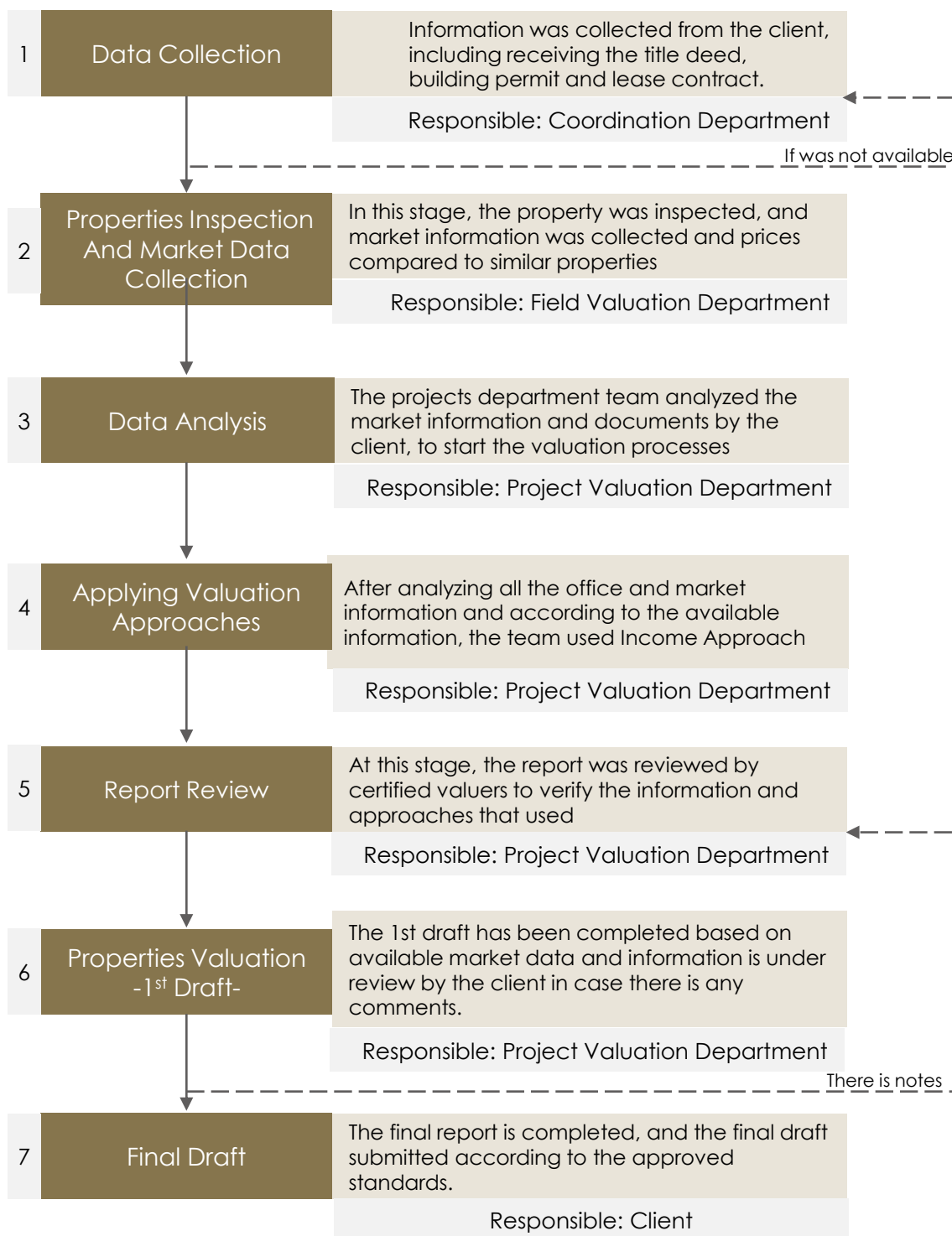


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

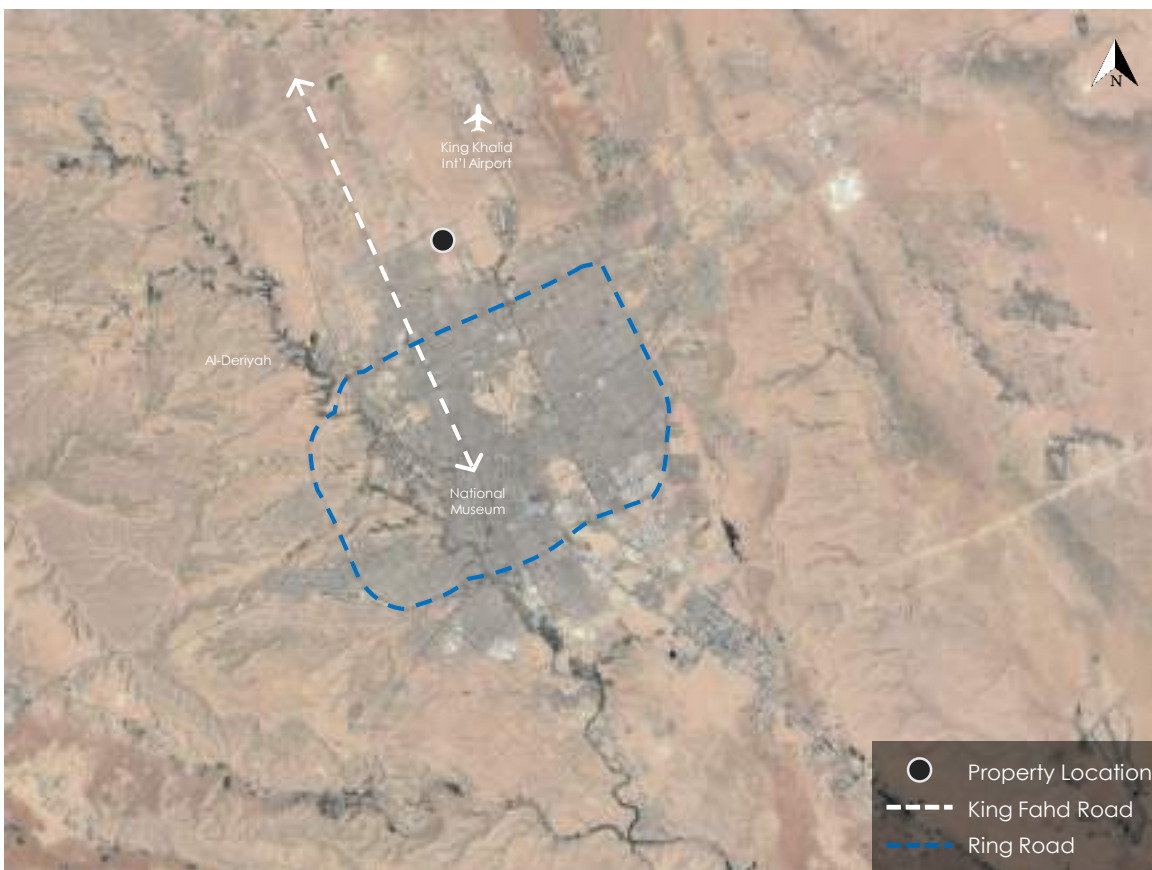
# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

About Riyadh	Riyadh is the Capital of the Kingdom of Saudi Arabia, its largest city and the third largest Arab Capital by population. Riyadh is located in the middle of the Arabian Peninsula in the Najd Plateau, at an altitude of 600 meters above sea level. It is the headquarters of the Emirate of Riyadh region, according to the administrative division of the Saudi regions.
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#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Khalid International Airport	15.3 km	Kingdom Center	20.4 Km
Al Faisaliah Tower	25.9 km	King Fahd Library	24.4 Km



### 3.1 | Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property is located is bounded by King Salman Bin Abdulaziz Road to the north. Southbound runs Ans Bin Malik Road . East side the property area is bounded by Uthman Bin Affan Road, while to the west is Abi Bakr Al Siddiq Street is followed by Al-Yasmin district.
Accessibility	The area is easily accessible through several roads, the most important of which is King Salman Bin Abdulaziz Road near the subject property.



Satellite photo shows property location

### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company
Title deed number	310122049151	Title deed date	23/10/1443 H
building permit Number	20257/ 1435	building permit Date	23 / 11 / 1435 H

Property Information (Based on title deed)			
Province	Riyadh	City	Riyadh
District	Al Narjis	Street	AL sonbola
No. of Plot	3416	No. of Plan	2737
Property Type	School	Notes	-
24.842974° N 46.667503° E			
<a href="https://goo.gl/maps/btia7zWDKjbgg4Ns7">https://goo.gl/maps/btia7zWDKjbgg4Ns7</a>			

Asset	Land area	BUA	GFA
Property specifications	15,385.2 m <sup>2</sup>	33,429 m <sup>2</sup>	-
Notes	-		



Satellite photo shows subject property location

### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	256.42	Street	Internal	20	3
South	256.42	Street	Internal	30	2
East	60	Street	Internal	20	4
West	60	Street	Commerial	36	1

Property specifications	
Structure	<p>BUA 33,429 m<sup>2</sup></p> <p>Height (floors) Basement + Ground floor + First floor + Second floor</p> <p>Age 8 years</p> <p>Num. of buildings 8</p> <p>Finishing Good</p> <p>Facilities Fire extinguishing system / conditioning</p> <p>Use Educational</p>
Zoning	<p>Maximum footprint -</p> <p>Maximum height -</p> <p>Notes -</p>

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

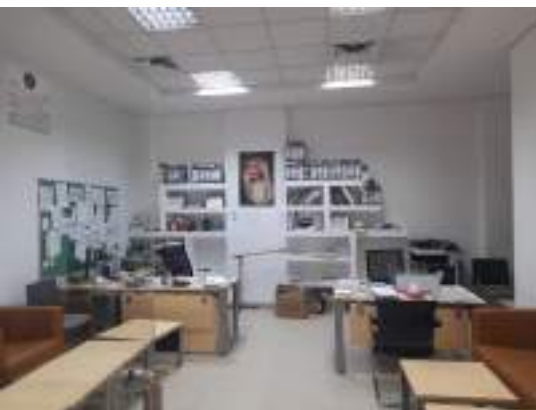
### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is Uthman Bin Affan Road, which facilitates access to the subject property.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>The property is located near the Sidra project in Riyadh, which is the first integrated Roshan neighborhood in the city. This will create a new urban core in the real estate area.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>Changes in educational policies that may affect the funding of private schools and their ability to meet the educational needs of students.</li> </ul>



## Part 4

# Valuation

- 4.1 Valuation Approaches
- 4.2 Valuation Analysis
- 4.3 Opinion of Value
- 4.4 Validity of review and clarification



## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</p> <p>The market approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</p> <p>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</p> <p>(c) there are frequent and/or recent observable transactions in substantially similar assets."</p>
Income Approach	<p>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</p> <p>The income approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</p> <p>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as "replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset".</p>
Residual Method	<p>"The residual method is so called because it indicates the residual amount after deducting all known or anticipated costs required to complete the development from the anticipated value of the project when completed after consideration of the risks associated with completion of the project. This is known as the residual value."</p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

- Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as "Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset".

#### 4.2.1.1 Contractual lease data

- We were provided with the lease contract for the subject property by the client according to the following data:
  - Tenant: AL Masyaf Educational Company.
  - Contract start date: 19 July 2016
  - Contract expiry date : 19 July 2041

Income	Value
Total revenue (SAR)	12,134,063
Vacancies 0%	0
maintenance and operation 0%	0
net operating income (SAR)	12,134,063

- The subject property is leased to the above tenant for a total of 25 years starting July 19<sup>th</sup>, 2016. the lease contract ends on July 19<sup>th</sup>,2041. Remaining contractual period at the date of valuation is 19 years

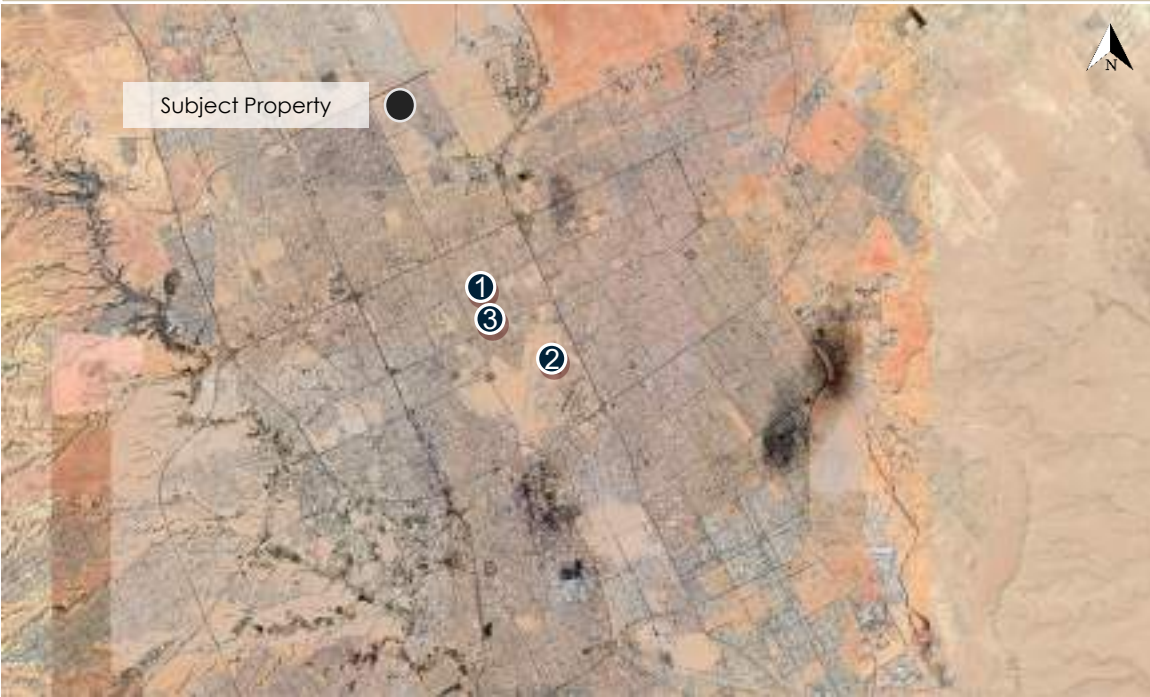
## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.2 (Assumed Market Income) - Schools

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparable contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Schools					
Property ID	Type	Transaction Year	Rental value	Area	Rental value/m <sup>2</sup>
Property 1	Contract	2023	SAR 10,525,755	36,835 m <sup>2</sup>	SAR 285
Property 2	Contract	2023	SAR 6,244,625	17,908 m <sup>2</sup>	SAR 349
Property 3	Contract	2023	SAR 20,453,891	47,281 m <sup>2</sup>	SAR 432.60

Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.2 (Assumed Market Income) - Schools

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		10/7/2023		10/7/2023		10/7/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 285		SAR/m <sup>2</sup> 349		SAR/m <sup>2</sup> 432	
Transaction Type		Asking Price Offer	% 0.0	Asking Price Offer	% 0.0	Asking Price Offer	% 0.0
Market Conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		0		0		0	
Value per square meter		SAR/m <sup>2</sup> 285		SAR/m <sup>2</sup> 349		SAR/m <sup>2</sup> 432	
Accessibility	Easy	Easy	% 0.0	Very Easy	% 5.0-	Easy	% 0.0
Location	Excellent	Very Good	% 5.0	Very Good	% 5.0	Excellent	% 0.0
Finishing level	Very Good	Very Good	% 0.0	Very Good	% 0.0	Very Good	% 0.0
Availability of parking	Available	Available	% 0.0	Available	% 0.0	Available	% 0.0
Proximity to main roads	Very Near	Very Near	% 0.0	Very Near	% 0.0	Very Near	% 0.0
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 14	% 5.0	SAR/m <sup>2</sup> 00	% 0.0	SAR/m <sup>2</sup> 00	% 0.0
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 299		SAR/m <sup>2</sup> 349		SAR/m <sup>2</sup> 432	
Weighting	-	% 30		% 30		% 40	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 370					

Weighted average of the three comparables is calculated to arrive at average value per square meter for educational use. Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

Built up area (m <sup>2</sup> )	33,339.00
Adjusted value (SAR/m <sup>2</sup> )	370.00
Property Income annually (SAR)	12,335,430

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.3 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

- Average square meter rent for schools : 370 SAR / year

Element	Actual income data	Market data	The difference	
			SAR	%
Average income for school annually	12,134,063	12,110,228.1	23,834.9	0.19%
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
The result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all Opex and vacancy costs. Therefore, we have used contractual income as input in our valuation.			

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.4 Assumptions

Project assumptions							
Duration	years 10						
Cap rate analysis							
Name of the property/fund	property	city	sector	property value	net income	Rate of Return	Year
Taleem RBT Fund	Al Tarbiyah Al Islamiyah School	Riyadh	Educational	SAR 100,775,560.91	SAR 12,880,754.74	12.7%	2022
Taleem RBT Fund	Aj - Rawad International School	Riyadh	Educational	SAR 136,452,823.77	SAR 11,104,822.64	8.1%	2022
Taleem RBT Fund	Al Ghadi School	Riyadh	Educational	SAR 58,003,103.95	SAR 3,335,757.47	5.8%	2022
Al Rajhi RBT	Al Fark International School	Riyadh	Educational	SAR 88,237,509.76	SAR 7,442,437.29	8.5%	2022
3EDCO Capital RBT	Modern Curriculum Schools	Riyadh	Educational	SAR 20,966,066.10	SAR 2,427,647.50	11.6%	2022

- Cap Rate set at 7.50 % based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 11% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Platform Data</a>
Property Risk	4.30%	Valuer's estimate of the market
Discount rate	11.00%	

#### 4.2.1.5 Valuation Result

Income Approach Valuation Result	
Cap rate	7.5%
Discount rate	11.00%
<b>Income approach value (SAR)</b>	<b>163,585,000</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	163,585,000
Written	Only one hundred and sixty-three million five hundred and eighty-five thousand Saudi riyals only
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.





## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards





# 5.1 Documents

SHDCO Capital Real Estate Funds Co. II الشركة السعودية للاستثمار العقاري كآية

### مقتضى عقد استثمار في الفوائد الأهلية

المقدّم شريك الملتزم، والسلام على سيد المرسلين، فيها بعدد وعلى أنه وصحة أجمعين وبأنه في يوم الأربعاء بتاريخ 1437/10/15 هـ الموافق 2016/07/20 م تم إبرام عقد استثمار في الفوائد الأهلية رقم 0222151500

تاريخه 1437/10/15 هـ الموافق 2016/07/20 م تم توقيع هذا العقد بين كل من شركة إسناد - الشركة السعودية للاستثمار العقاري الأهلية، شركة سعودية ذات مسؤولية محدودة بموجب سجل تجاري رقم 4000278860 صادر من مدينة جدة بتاريخ 1436/01/26 هـ وتاريخها مركز سوق البصر الأحمر، حي البرهان، من باب 4384 الفرع البريدي 21493 هاتف: 0222151500 فاكس: 0222151500، وبمسئله في التوقيع على هذا العقد السيد محمد بن محمود شعيبان، السيد خالد بن علي بن محمد عيسى قاسم جاسين.

ويشمل هذا العقد ما يلي: - (المستند رقم 0222151500) أو "المستند"

تاريخه 1437/10/15 هـ الموافق 2016/07/20 م تم توقيع هذا العقد بين كل من شركة إسناد - الشركة السعودية للاستثمار العقاري الأهلية، شركة سعودية ذات مسؤولية محدودة بموجب سجل تجاري رقم 4000278860 صادر من مدينة الرياض بتاريخ 1435/9/9 هـ، وتاريخها حي مركز الفيزياء شارع التحلية بمنطقة الرياض، من باب 62708 الفرع البريدي 11211 هاتف: 0114836383 فاكس: 0114836383 وبمسئله في التوقيع على هذا العقد السيد محمد توفيق باهلي.

ويشمل هذا العقد ما يلي: - (المستند رقم 0114836383) أو "المستند"

### مقتضى

حيث أن الطرف الأول "المستند" هو العقد المبرم بين الطرفين المتضمن باسم (مستند رقم الفوائد الأهلية) والصادر على لائحة رقم 1416 (مستند رقم 15/285 ع تاريخ 2016/07/20 م) ويشمل فيه كل من: - مقتضى العقد رقم 1437/10/15 هـ الموافق 2016/07/20 م والذي يتعلق بإصدار الفوائد الأهلية رقم 0222151500 بتاريخ 1436/01/26 هـ الصادر من مدينة جدة الأولى بتاريخه 1435/9/9 هـ الصادر من مدينة الرياض، من باب 62708 الفرع البريدي 11211 هاتف: 0114836383 فاكس: 0114836383 وبمسئله في التوقيع على هذا العقد السيد محمد توفيق باهلي.

حيث أن الطرفان سميان وأنهما يمثلان الإحالة المتفرقة من حيث المبدأ والإيجاب والتحويل بينهما، على أن يتم إبرام العقد وفقاً لما يلي:

### إيفاء الطرف - المستند

يقوم السيد المستند، أثناء جزأه لا يتجزأ من هذا العقد وفقاً وما يلي:

### إيفاء الطرف - المستند

يقوم السيد المستند، وسري السعول ومزماً على طرفه لمدة ثلاثة عشر شهراً (13) ضمن شروط وثيقة العقد الصادر عن تاريخ 2016/07/20 م وتنتهي في تاريخ 2016/07/19 م

SHDCO Capital Real Estate Funds Co. II الشركة السعودية للاستثمار العقاري كآية

### مقتضى عقد استثمار في الفوائد الأهلية

المقدّم شريك الملتزم، والسلام على سيد المرسلين، فيها بعدد وعلى أنه وصحة أجمعين وبأنه في يوم السبت بتاريخ 1437/10/16 هـ الموافق 2008/07/21 م تم توقيع هذا العقد بين كل من شركة إسناد - الشركة السعودية للاستثمار العقاري الأهلية، شركة سعودية ذات مسؤولية محدودة بموجب سجل تجاري رقم 4000278860 صادر من مدينة جدة بتاريخ 1436/01/26 هـ وتاريخها مركز سوق البصر الأحمر، حي البرهان، من باب 4384 الفرع البريدي 21493 هاتف: 0222151500 فاكس: 0222151500، وبمسئله في التوقيع على هذا العقد كل من السيد سامر بن سعيد بن محفوظ شعيبان، السيد خالد بن علي بن محمد عيسى قاسم جاسين.

ويشمل هذا العقد ما يلي: - (المستند رقم 0222151500) أو "المستند"

تاريخه 1437/10/16 هـ الموافق 2008/07/21 م تم توقيع هذا العقد بين كل من شركة إسناد - الشركة السعودية للاستثمار العقاري الأهلية، شركة سعودية ذات مسؤولية محدودة بموجب سجل تجاري رقم 4000278860 صادر من مدينة الرياض بتاريخ 1435/9/9 هـ، وتاريخها حي مركز الفيزياء شارع التحلية بمنطقة الرياض، من باب 62708 الفرع البريدي 11211 هاتف: 0114836383 فاكس: 0114836383 وبمسئله في التوقيع على هذا العقد السيد محمد توفيق باهلي.

ويشمل هذا العقد ما يلي: - (المستند رقم 0114836383) أو "المستند"

حيث أن الطرفان سميان وأنهما يمثلان الإحالة المتفرقة من حيث المبدأ والإيجاب والتحويل بينهما، على أن يتم إبرام العقد وفقاً لما يلي:

### إيفاء الطرف - المستند

يقوم السيد المستند، أثناء جزأه لا يتجزأ من هذا العقد وفقاً وما يلي:

### إيفاء الطرف - المستند

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يقوم السيد المستند، وسري السعول ومزماً على طرفه لمدة ثلاثة عشر شهراً (13) ضمن شروط وثيقة العقد الصادر عن تاريخ 2016/07/20 م وتنتهي في تاريخ 2016/07/19 م

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P.O. Box 4384 Jeddah 21493  
ص.ب. 4384 - جدة 21493

## 5.1 Documents

الشركة السعودية للاقتصاد والتنمية للصادق العقارية الثانية SEDCO Capital Real Estate Funds Co. II

### ملحق رقم (2) - لعقد إيجار مدارس دار البراءة الأهلية

الحمد لله رب العالمين، والصلاة والسلام على سيد المرسلين، نبينا محمد وعلى آله وصحبه أجمعين وبعد:

أنه في يوم الجمعة بتاريخ 1437/10/17 هـ الموافق 2016/07/22م تم توقيع هذا الملحق بين كل من:

**طرف أول - الشركة السعودية للاقتصاد والتنمية للصادق العقارية الثانية، شركة سعودية ذات مسؤولية محدودة بموجب سجل تجاري رقم 4030278860 صادر من مدينة جدة بتاريخ 1436/01/26 هـ وعنوانها مركز أسواق البحر الأحمر، حي المرجان، ص. ب. 4384 الرمز البريدي 21493 هاتف: 0122151500 فاكس: 0122151590، ويمثلها في التوقيع على هذا العقد كل من السيد/ سامر بن سعيد بن محمود شعبان و السيد/ خالد بن عبد بن محمد حسني قاسم مجتمين.**

ويشار إليها فيما بعد بـ ("المالك أو الطرف الأول") أو "المؤجر"

**طرف ثاني - شركة المصيف للتعليم، شركة سعودية ذات مسؤولية محدودة بموجب سجل تجاري رقم 1010202732 صادر من مدينة الرياض بتاريخ 1425/9/9 هـ وعنوانها في مركز الدغيش بشارع التحلية بمدينة الرياض، ص. ب. 62708 الرمز البريدي 11211 هاتف: 0114636363 فاكس: 0114636300 ويمثلها في التوقيع على هذا العقد السيد/ محمد نواف باقهي.**

ويشار إليها فيما بعد بـ ("الطرف الثاني") أو "المستأجر"

### تمهيد

حيث أن الطرفان سبق وأن أبرما عقد إيجار بتاريخ 1436/10/15 هـ الموافق 2016/07/20م (ويشار إليه بعبارة "العقد") بموجب استأجر الطرف الثاني من الطرف الأول كامل العقار المسمى بمدارس دار البراءة الأهلية ويشار إليه هذا العقد بـ "العين المؤجرة" وذلك بغرض استثماره كجمع تعليمي. وحيث يرغب الطرفان في تجديد مدة العقد لخمس سنوات إضافية ملازمة للطرفين تبدأ اعتباراً من 2026/07/20م وتنتهي في 2031/07/19م.

لذا فقد اتفق الطرفان وهما بكامل الأهلية المعترضة شرعاً وبعد تبادل الإيجاب والقبول بينهما، على إبرام ملحق للعقد وفقاً لما يلي:

### البند الأول - التمهيد:

يعتبر التمهيد المذكور أعلاه جزءاً لا يتجزأ من هذا الملحق وتمتماً ومكماً له.

### البند الثاني - تمديد مدة العقد:

الشركة السعودية للاقتصاد والتنمية للصادق العقارية الثانية SEDCO Capital Real Estate Funds Co. II

### ملحق رقم (2) - لعقد إيجار مدارس دار البراءة الأهلية

الحمد لله رب العالمين، والصلاة والسلام على سيد المرسلين، نبينا محمد وعلى آله وصحبه أجمعين وبعد:

أنه في يوم السبت بتاريخ 1437/10/18 هـ الموافق 2016/07/22م تم توقيع هذا الملحق بين كل من:

**طرف أول - الشركة السعودية للاقتصاد والتنمية للصادق العقارية الثانية، شركة سعودية ذات مسؤولية محدودة بموجب سجل تجاري رقم 4030278860 صادر من مدينة جدة بتاريخ 1436/01/26 هـ وعنوانها مركز أسواق البحر الأحمر، حي المرجان، ص. ب. 4384 الرمز البريدي 21493 هاتف: 0122151500 فاكس: 0122151590، ويمثلها في التوقيع على هذا العقد كل من السيد/ سامر بن سعيد بن محمود شعبان و السيد/ خالد بن عبد بن محمد حسني قاسم مجتمين.**

ويشار إليها فيما بعد بـ ("المالك أو الطرف الأول") أو "المؤجر"

**طرف ثاني - شركة المصيف للتعليم، شركة سعودية ذات مسؤولية محدودة بموجب سجل تجاري رقم 1010202732 صادر من مدينة الرياض بتاريخ 1425/9/9 هـ وعنوانها في مركز الدغيش بشارع التحلية بمدينة الرياض، ص. ب. 62708 الرمز البريدي 11211 هاتف: 0114636363 فاكس: 0114636300 ويمثلها في التوقيع على هذا العقد السيد/ محمد نواف باقهي.**

ويشار إليها فيما بعد بـ ("الطرف الثاني") أو "المستأجر"

### تمهيد

حيث أن الطرفان سبق وأن أبرما عقد إيجار بتاريخ 1436/10/15 هـ الموافق 2016/07/20م (ويشار إليه بعبارة "العقد") بموجب استأجر الطرف الثاني من الطرف الأول كامل العقار المسمى بمدارس دار البراءة الأهلية ويشار إليه هذا العقد بـ "العين المؤجرة" وذلك بغرض استثماره كجمع تعليمي. وحيث يرغب الطرفان في تجديد مدة العقد لخمس سنوات إضافية ملازمة للطرفين تبدأ اعتباراً من 2026/07/20م وتنتهي في 2031/07/19م.

لذا فقد اتفق الطرفان وهما بكامل الأهلية المعترضة شرعاً وبعد تبادل الإيجاب والقبول بينهما، على إبرام ملحق للعقد وفقاً لما يلي:

### البند الأول - التمهيد:

يعتبر التمهيد المذكور أعلاه جزءاً لا يتجزأ من هذا الملحق وتمتماً ومكماً له.

### البند الثاني - تمديد مدة العقد:

يعتبر التمهيد المذكور أعلاه جزءاً لا يتجزأ من هذا الملحق وتمتماً ومكماً له.

E.S. DOCUMENTS "Escrow" Ltd.  
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ب.ن. 4030278860  
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## 5.1 Documents

الشركة السعودية للأقتصاد والتنمية العقاريين العقارية الثانية SEDCO Capital Real Estate Funds Co. II

### ملحق رقم (4) - عقد إيجار مدارس دار البراءة الأهلية

الحمد لله رب العالمين، والصلاة والسلام على سيد المرسلين، نبينا محمد وعلى آله وصحبه أجمعين وبعد:

أنه في يوم الأحد بتاريخ 1437/10/19 هـ الموافق 2016/07/24م تم توقيع هذا الملحق بين كل من:

**طرف أول -** الشركة السعودية للأقتصاد والتنمية للصناعات العقارية الثانية، شركة سعودية ذات مسؤولية محدودة بموجب سجل تجاري رقم 4030278860 صادر من مدينة جدة بتاريخ 1436/01/26 هـ وعنوانها مركز أسواق البحر الأحمر، حي المرجان، ص. ب. 4384 رقم البريدي 21493 هاتف: 0122151500 فاكس: 0122151590، ويملكها في التوقيع على هذا العقد كل من السيد/ سامر بن سعيد بن محمود شعبان و السيد/ خالد بن خالد بن محمد حسي قاسم سكتسين.

ويشار إليها فيما بعد بـ ("المالك أو الطرف الأول" أو "المؤجر")

**طرف ثاني -** شركة المصيف للتعليم، شركة سعودية ذات مسؤولية محدودة بموجب سجل تجاري رقم 1010202732 صادر من مدينة الرياض بتاريخ 1425/9/9 هـ وعنوانها في مركز الدغيفر، شارع لتجارة مدينته الرياض، ص. ب. 62708 رقم البريدي 11211 هاتف: 0114636300 فاكس: 0114636300 ويملكها في التوقيع على هذا العقد السيد/ محمد لوف بلقي.

ويشار إليها فيما بعد بـ ("الطرف الثاني" أو "المستأجر")

### تسديد

حيث أن الطرفين سبق وأن أبرما عقد إيجار بتاريخ 1436/10/15 هـ الموافق 2016/07/20م (يشار إليه بعارة "العقد") بموجب استأجر الطرف الثاني من الطرف الأول كامل الحقل المسمى بمدارس دار البراءة الأهلية ويشار إليه هذا العقد بـ "العين المؤجرة" وذلك بقرض استثماري كجميع تعليمي، وحيث يرغب الطرفان في تمديد مدة العقد لخمس سنوات إضافية ملزمة للطرفين تبدأ اعتباراً من تاريخ 2036/07/20م وتنتهي في تاريخ 2041/07/19م.

لذا فقد اتفق الطرفان وهما يكامل الأهلية المتطيرة شرعاً وبعد تبادل الإيجاب والقول بينهما، على إبرام ملحق العقد وفقاً لما يلي:

### البند الأول - التسديد:

يعتبر التسديد المذكور أعلاه جزءاً لا يتجزأ من هذا الملحق ومتكماً ومكسلاً له.

### البند الثاني - تمديد مدة العقد:

يعتبر العقد نافذاً وساري المفعول ومكسلاً للطرفين لمدة إضافية ملزمة مقدارها (5) خمس سنوات ميلادية تبدأ اعتباراً من تاريخ 2036/07/20م وتنتهي في تاريخ 2041/07/19م.

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P + 966 21 2151 500

## 5.2 | Cash flow analysis

Cash Flow Analysis	Total	1 year	2 year	3 year	4 year	5 year	6 year	7 year	8 year	9 year	10 year
Gross Revenue	132,675,926	12,134,063	12,134,063	12,134,063	13,044,117	13,044,117	13,044,117	14,022,426	14,022,426	14,022,426	15,074,108
Vacancies - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation and Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net operating income	132,675,926	12,134,063	12,134,063	12,134,063	13,044,117	13,044,117	13,044,117	14,022,426	14,022,426	14,022,426	15,074,108
Terminal value	-	0	0	0	0	0	0	0	0	0	200,988,107
Net cash flows	132,675,926.00	12,134,063.00	12,134,063.00	12,134,063.00	13,044,117.00	13,044,117.00	13,044,117.00	14,022,426.00	14,022,426.00	14,022,426.00	216,062,214.67
discount rate	-	1.00	0.90	0.81	0.73	0.66	0.59	0.53	0.48	0.43	0.39
Net present value	163,585,042	12,134,063	10,931,588	9,848,278	9,537,746	8,592,564	7,741,049	7,496,962	6,754,019	6,084,702	84,464,072

KPIs	Total Value
Present value	163,585,042

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.



## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

Chief Executive Officer  
Eng. Almuhammad Alhussami  
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نحن لك سند  
We support you

# Hyper panda Valuation Report

Ishbilia District - Riyadh

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance				
Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Hyper panda	Interest to be valued	Assumed freehold interest
	Location	<a href="https://goo.gl/maps/RCoS65kQghw4GCzs8">https://goo.gl/maps/RCoS65kQghw4GCzs8</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	15/07/2023
	Inspection date	14/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value	Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value
		International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."		

# 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance				
Report	Reference Number	230690258	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		




## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations	-	
	Limits on analysis	-	
	Limits on inspection	-	
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>The title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	It has been assumed that the property is free from any obstacles, regulatory or property restrictions that limit the possibility of disposing of the property or using it, and the opinion of value is based on this assumption.

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	SAR 78,446,000	
	Written	Only seventy-eight million four hundred forty-six thousand SAR
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Abdulaziz Al- Twaim	BELAL RAMADAN ELSAYAD	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002627	1220003054	1220001954	1210000934
	Associate	Associate	Associate	Fellow
Rea Estate Sector				

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

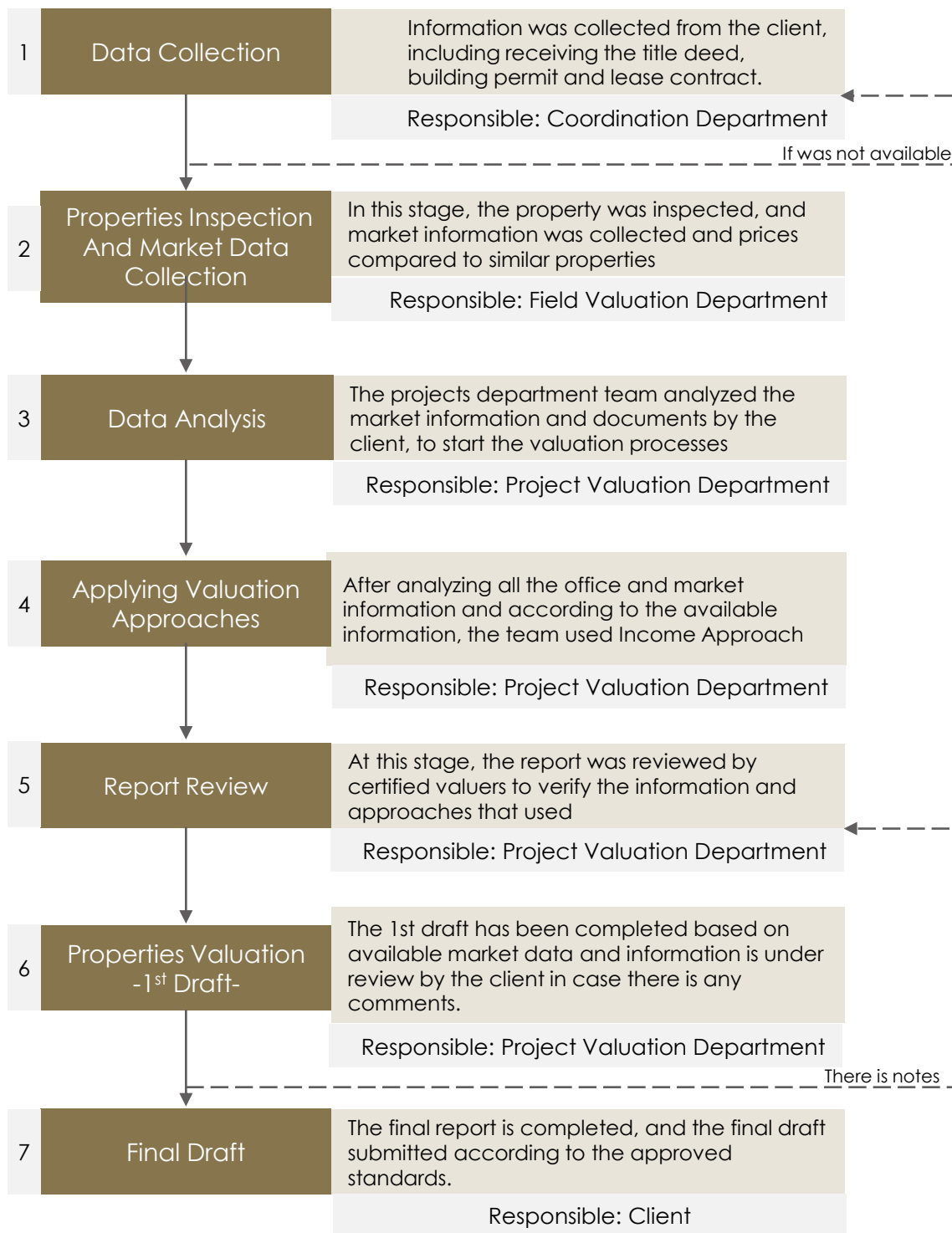


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards ("IVS") (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

About Riyadh	Riyadh is the Capital of the Kingdom of Saudi Arabia, its largest city and the third largest Arab Capital by population. Riyadh is located in the middle of the Arabian Peninsula in the Najd Plateau, at an altitude of 600 meters above sea level. It is the headquarters of the Emirate of Riyadh region, according to the administrative division of the Saudi regions.
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#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Khalid International Airport	33.1 km	King Saud University	23.4 Km
King Fahd International Stadium	7.5 km	National Museum	29 Km

### 3.1 | Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area is characterized by its geographical location at the city of Riyadh, where it is located on several main roads such as King Abdullah Road . The real estate area is bounded on the north side by Imam Abdullah bin Saud bin Abdul Aziz Street followed by Yarmouk district , south side the property area is bounded is bounded by King Abdullah Road followed by the alkhaliq district, as well as the property area is bounded on the east side by Sheikh Jabber Al-Ahmad Al-Sabah road followed by Al- Qadisiyah and Al-Muaizelah district , and on the west side the property is bounded by Sheikh Hassan bin Hussein bin Ali Road followed by Al- Hamra district .
Accessibility	The area is easily accessible through several roads, the most important of which is King Abdullah Road near the subject property.



Satellite photo shows property location

### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company for Real Estate Funds
Title deed number	410111055251	Title deed date	18/09/1440 H
building permit Number	12920/1432	building permit Date	05/11/1437 H
Property Information (Based on title deed)			
Province	Riyadh	City	Riyadh
District	Ishbilial	Street	Fustat Castle Street
No. of Plot	4/G/1 /1/3	No. of Plan	4/G/1 /1
Property Type	Hyper	Notes	The property is mortgaged to Al Rajhi Banking Investment company
24.799152° N 46.814339° E			
<a href="https://goo.gl/maps/RCoS65kQghw4GCzs8">https://goo.gl/maps/RCoS65kQghw4GCzs8</a>			
Asset	Land area	BUA	GFA
Property specifications	23,604m <sup>2</sup>	10,784 m <sup>2</sup>	-
Notes	-		



Satellite photo shows subject property location



### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	92.04	Street	commercial	36	1
South	125.64	Street	Internal	20	3
East	219.43	Street	commercial	30	2
West	216.9	Street	Internal	15	4

Property specifications	
BUA	10,784 m <sup>2</sup>
Height (floors)	Ground floor + mezzanine
Age	9 years
Num. of buildings	1
Finishing	Good
Facilities	Fire extinguishing system / conditioning
Use	Commercial
Zoning	Maximum footprint
	Maximum height
	Notes

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is King Abdullah Road, which facilitates access to the subject property.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>Green Riyadh project: the program is afforestation of more than 120 residential neighborhoods in the city of Riyadh and also includes the construction of 3,331 new parks, the afforestation of streets, the perimeter of mosques and schools, the afforestation of parking lots and the construction of sidewalks to provide shaded walking paths that stimulate the practice of healthy mobility patterns among the residents of the city, and enhance connectivity between the elements of the neighborhood.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The availability of multiple alternatives in the market, which affects supply and demand .</li> </ul>



## Part 4

# Valuation

- 4.1 Valuation Approaches
- 4.2 Valuation Analysis
- 4.3 Opinion of Value
- 4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</p> <p>The market approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</p> <p>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</p> <p>(c) there are frequent and/or recent observable transactions in substantially similar assets."</p>
Income Approach	<p>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</p> <p>The income approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</p> <p>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as "replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset".</p>
Residual Method	<p>"The residual method is so called because it indicates the residual amount after deducting all known or anticipated costs required to complete the development from the anticipated value of the project when completed after consideration of the risks associated with completion of the project. This is known as the residual value."</p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cash flow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach - Discounted Cash Flow Method

Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as “Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset”.

#### 4.2.1.1 Contractual lease data

We were provided with the lease contract for the subject property by the client according to the following data:

- Tenant: Panda retail company
- Contract start date: 25/05/2022
- Contract expiry date : 24/05/2028
- The number of years remaining in the contract is Five year

No.	Rent value	Start date
1	5,822,670	25/05/2022
2	6,116,252	25/05/2023
3	6,116,252	25/05/2024
4	6,116,252	25/05/2025
5	6,116,252	25/05/2026
6	6,116,252	25/05/2027



## 4.2 Valuation Analysis

### 4.2.1 Income Approach - Discounted Cash Flow Method

#### 4.2.1.2 Property Income- Assumed Market Income - Showrooms

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparable contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparable List - Showrooms					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 400,000	544 m <sup>2</sup>	SAR 735.2
Property 2	Asking Price Offer	2023	SAR 680,000	1,000 m <sup>2</sup>	SAR 680
Property 3	Asking Price Offer	2023	SAR 350,000	600 m <sup>2</sup>	SAR 583.33



Satellite photo showing subject property and comparable

## 4.2 Valuation Analysis

### 4.2.1 Income Approach - Discounted Cash Flow Method

We have conducted comparison to arrive at Showrooms Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		14/07/2023		14/07/2023		7/7/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 735		SAR/m <sup>2</sup> 680		SAR/m <sup>2</sup> 583	
Transaction Type		Asking Price Offer	% 5.0-	Asking Price Offer	% 5.0-	Asking Price Offer	% 5.0-
Market Conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		36.76-		34-		29.165-	
Value per square meter		SAR/m <sup>2</sup> 698		SAR/m <sup>2</sup> 646		SAR/m <sup>2</sup> 554	
Accessibility	Easy	Easy	% 0.0	Easy	% 0.0	Easy	% 0.0
Location	Good	Excellent	% 10.0-	Very Good	% 5.0-	Good	% 0.0
Finishing level	Very Good	Very Good	% 0.0	Very Good	% 0.0	Very Good	% 0.0
Availability of parking	Available	Available	% 0.0	Available	% 0.0	Available	% 0.0
Street Width	36	40	% 1.0-	60	% 5.0-	60	% 5.0-
Proximity to main roads	Near	Near	% 0.0	Near	% 0.0	Near	% 0.0
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 77-	% 11.0-	SAR/m <sup>2</sup> 65-	% 10.0-	SAR/m <sup>2</sup> 28-	% 5.0-
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 622		SAR/m <sup>2</sup> 581		SAR/m <sup>2</sup> 526	
Weighting	-	% 20		% 30		% 50	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 560					

Weighted average of the three comparable is calculated to arrive at average value / m<sup>2</sup> for showrooms . Largest weight is awarded to comparable (3) as it carry more similarities to the subject property.

Total income for showrooms by market	
Net leasable area(m <sup>2</sup> )	10,784
Rental value per square meter (SAR / m <sup>2</sup> )	560
Actual Gross Income	6,039,040

## 4.2 Valuation Analysis

### 4.2.1 Income Approach - Discounted Cash Flow Method

#### 4.2.1.3 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

Element	Actual income data	Market data	The difference	
			SAR	%
Rental value of the property (SAR)	6,116,252	6,039,040	77,212	1.26%
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
The result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all Opex and vacancy costs. Therefore, we have used contractual income as input in our valuation.			

## 4.2 Valuation Analysis

### 4.2.1 Income Approach - Discounted Cash Flow Method

#### 4.2.1.4 Assumptions

- The valuation was based on the income of the contract starting from the second to the sixth year with cash flows, and the rest of the years of flows were based on market income with the addition of a 5% rate of income increase until the tenth year .

Project Assumptions	
Project period	10 years

Cap rate analysis							
Name of the property/fund	property	city	sector	property value	net income	rate of return	Year
Mulka Gulf Real Estate REIT	The Elite	Riyadh	Commercial	SAR 203,840,000.00	SAR 16,000,000.00	% 7.85	2022
Al Rahn REIT Fund	Lulu Hypermarket	Riyadh	Commercial	SAR 27,016,247.04	SAR 2,356,943.67	% 8.80	2022
Al Mawther REIT Fund	Al Takhassusi Showrooms	Riyadh	Commercial	SAR 45,736,000.00	SAR 4,441,796.63	% 9.75	2022

- The cap Rate is set at 7.50 % based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 10.00% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Platform Data</a>
Property Risk	3.30%	Valuer's estimate of the market
Discount rate	10.00%	

#### 4.2.1.5 Valuation Result

Income Approach Valuation Result	
Cap rate	7.50%
Discount rate	10.00%
<b>Income approach value (SAR)</b>	<b>78,446,120.88</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	SAR 78,446,000
Written	Only seventy-eight million four hundred forty-six thousand SAR
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

الهيئة العامة للغرضية الشرعية  
وَدَارَةُ الْعَدْلِ  
[٢٧٧]  
كتابة العدل الأولى بالرياض

الرقم: ٤١٠١١١٠٥٢٥٦  
التاريخ: ١٨ / ٩ / ١٤٤٠ هـ

**صك رهن وتملك عقار**

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:

فإن قطعة الأرض رقم ٤ / ج / ١ / ٣ من أصل القطعة رقم ٤ / ج / ١ / ١ من المخطط رقم بدون الواقع في حي اشبيلية بمدينة الرياض . وحدودها وأطوالها كالتالي:

شمالاً: شارع عرض ٣٦ م	بطول: (٩٢,٠٤) اثنين وتسعون متراً وأربعة سنتيمتر
جنوباً: شارع عرض ٢٠ م	بطول: (١٢٥,٦٤) مائة وخمسة وعشرون متراً وأربعة وستون سنتيمتر
شرقاً: شارع عرض ٣٠ م	بطول: (٢١٩,٤٣) مئتين وتسعة عشر متراً وثلاثة وأربعون سنتيمتر
غرباً: شارع عرض ١٥ م	بطول: (٢١٦,٩) مئتين وستة عشر متراً وتسعون سنتيمتراً

ومساحتها: (٢٣٦٠٤) ثلاثة وعشرون ألفاً وستمائة وأربعة متر مربعاً فتمت حسب المحضر رقم ١٠٤ في ١٤٣٢/ ١/ ٧ هـ بالقيود رقم ١٠٩٦٣٣٢ في ١٤٣٢/ ٢/ ٢٨ هـ.

المملوكة لـ الشركة السعودية للاقتصاد والتنمية للصناديق العقارية بموجب سجل تجاري رقم ٤٠٣٠٢١١٧٧٧ وتنتهي في ٢٢ / ٥ / ١٤٤٢ هـ بالصك الصادر من هذه الإدارة برقم ٢١٠١٠٧٠٢٩٢٢٩ في ١٠ / ١١ / ١٤٣٤ هـ. قد تم رهنها وما أقيم أو سيقام عليها من بناء لمصالح / شركتها لراجحي المصرفية للاستثمار بموجب سجل تجاري رقم ١٠١٠٠٠٠٠٩٦ في ٢٥ / ١٠ / ١٣٧٦ هـ ضمناً لوفائه بـ ٣٩٣١٢٥٠٠ تسعة وثلاثون مليون وثلاثمائة واثنان عشر ألف وخمسمائة ريال أجل بموجب عقد التسهيلات المجاز من الهيئة الشرعية رقم ١٨٠٩٦ وتاريخ ١٧ / ٧ / ١٤٣٩ هـ على أن يتم سداد أصل المديونية المذكور على دفعة واحدة بعد خمس سنوات من تاريخ التنفيذ لعملية البيع الأجل بالإضافة الى سداد الأرباح على شكل أقساط ربع سنوية عددها ٢٠ قسط تدفع في ٣١ / ٣ / ٣٠٠٦ ، ٣٠ / ٣ / ٣١٠٠٩ ، ٣١ / ٣ / ٣١٠١٢ من كل عام ميلادي بقيمة كل قسط ٣٩٣١٢٥ وثلاثمائة وثلاثة وتسعون ألف ومائة وخمسة وعشرون ريال (تقريباً) وفي حال عدم السداد يتم بيع العقار وفق نظام التنفيذ . وفي حالة عدم السداد فللمرتهن بيع العقار بالقيمة التي تنتهي عندها الرغبات واستيفاء ما في ذمة الراهن من مبلغ وما نقص يرحع فيه عليه بعد اكتمال مايلزم شرعاً وعليه جرى التصديق تحريراً في ١٨ / ٩ / ١٤٤٠ هـ وصلى الله على نبينا محمد وآله وصحبه وسلم.

كتابة العدل  
عبدالله بن سعود بن عبدالله الشريم

وَدَارَةُ الْعَدْلِ  
كتابة العدل الأولى بالرياض  
كتابة العدل بسكبر رقم (١١)

هذا المستند وحدة متكاملة ، وضياح أو تلف صفحة منه يؤدي إلى عدم صلاحية المستند  
( هذا النموذج مخصص للاستخدام بالنحاس الأني ويمنع تغليفه )  
مصلحة مطابع الحكومة - ٢٩٢١٣١

نموذج رقم (١١٠٠٠٠٠٠٠٩٦) - ٢١





## 5.1 Documents



العقد غير الموحّد  
التجاري  
Contract غير الموحد



لا يعتبر هذا العقد سندًا تنفيذيًا

Contract Data		بيانات العقد 1	
Contract Type	جديد	نوع العقد:	Contract No. 20064295625 / 2
Contract Sealing Location	الرياض	مكان إبرام العقد:	Contract Sealing Date 2022-12-08
Tenancy End Date	2028-05-24	تاريخ نهاية مدة الإيجار:	Tenancy Start Date 2022-05-25
Contract is conditional	لا	معلق بشرط	
Ejar Fees Paid By		الدفع عن طريق رصيد الوسيط العقاري	طريقة دفع رسوم العقد:

لتنتهي مدة الإيجار مع انتهاء مدة العقد. وإذا رغب الطرفان بالتجديد، فتم كتابة عقد جديد يُلْفَق عليه الطرفان.

Lessor Data		بيانات المؤجر 2	
Company name/Founder	الشركة السعودية للاقتصاد والتنمية للاستشارات العقارية	اسم الشركة/المؤسسة:	Organization Type التجارية
Unified Number	7001902688	الرسم الموحد	CR No. 4030211777
CR Date	2011-04-26	تاريخ السجل التجاري:	Issued by وزارة التجارة

Lessor Representative Data		بيانات مُمَثِّلِ المؤجر 3	
Name	فوزان سالم يوسف سُكري	الاسم:	
Nationality	المملكة العربية السعودية	الجنسية:	
ID No.	1043813938	رقم الهوية:	ID Type هوية وطنية
Email	faozans@sedccapital.com	البريد الإلكتروني:	Mobile No. +966560882882
National Address		العنوان الوطني:	
Expiry Date	2026-08-17	تاريخ الانتهاء	رقم سند التمثيل Number 431036698
Issue Date	2021-10-10	تاريخ الاصدار	نوع المستند Type وكالة شرعية إلكترونية

Tenant Data		بيانات المستأجر 4	
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## 5.1 Documents

Gas Annual Amount:	-	الأجرة السنوية للغاز:	Electricity Annual Amount:	-	الأجرة السنوية للكهرباء:
			Water Annual Amount:	-	الأجرة السنوية للمياه:
General Services Included:	-	والتي تشمل على:	General Services Amount:	0.0	الأجرة السنوية للخدمات العامة: (يُدخل ضمن القيمة الإيجارية لعقد الإيجار)
Number of Rent Payments:	21	عدد دفعات الإيجار:	Rent payment cycle	شهري	دورة سداد الإيجار
VAT on rental value:	5460588.14	مبلغ ضريبة القيمة المضافة على القيمة الإيجارية:	First rental payment: (Includes deposit)	1674018.00	دفعة الإيجار الأولى: (تشمل التعيين)
		رقم الهوية أو السجل التجاري ID/CR Number	نوع الهوية ID Type	الرقم الضريبي Vat number	الرقم المستعمل No.
		4030211777	رقم التسجيل	31022971050003	1
			Annual Rent:	5822670.00	القيمة السنوية للإيجار
Total Contract value		41864508.60			إجمالي قيمة العقد:
يشمل: القيمة الإيجارية، ومبلغ التعيين، ومبلغ ضريبة القيمة المضافة - إن وجدت - وقيمة الخدمات العامة، والأجرة السنوية للغاز والكهرباء والمياه والصرف الصحي، إذا حددت كمبالغ ثابتة.					
Approved payment methods	الدفع عن طريق الوسيط العقاري/المؤجر أو الدفع إلكترونياً من خلال قنوات الدفع المتأمنة				طرق الدفع المعتمدة

## 5.1 Documents

### Rent Payments Schedule

### جدول سداد الدفعات

تاريخ الاستحقاق (هـ) Due Date(AH)	تاريخ الإصدار (هـ) Issued Date(AH)	تاريخ الاستحقاق (م) Due Date(AD)	تاريخ الإصدار (م) Issued Date(AD)	إجمالي القيمة Total value	قيمة المبالغ الثابتة Services	ضريبة القيمة المضافة VAT	قيمة الإيجار Rent value	الرقم المستقل .No
1444-08-15	1444-08-05	2023-03-07	2023-02-25	1674018.00	0.00	218350.20	1455668.00	1
1444-11-15	1444-11-05	2023-06-04	2023-05-25	1758422.00	0.00	229359.45	1529063.00	2
1445-02-19	1445-02-09	2023-09-04	2023-08-25	1758422.00	0.00	229359.45	1529063.00	3
1445-05-21	1445-05-11	2023-12-05	2023-11-25	1758422.00	0.00	229359.45	1529063.00	4
1445-08-25	1445-08-15	2024-03-06	2024-02-25	1758422.00	0.00	229359.45	1529063.00	5
1445-11-27	1445-11-17	2024-06-04	2024-05-25	1758422.00	0.00	229359.45	1529063.00	6
1446-03-01	1446-02-21	2024-09-04	2024-08-25	1758422.00	0.00	229359.45	1529063.00	7
1446-06-04	1446-05-23	2024-12-05	2024-11-25	1758422.00	0.00	229359.45	1529063.00	8
1446-09-07	1446-08-26	2025-03-07	2025-02-25	1758422.00	0.00	229359.45	1529063.00	9
1446-12-08	1446-11-27	2025-06-04	2025-05-25	1758422.00	0.00	229359.45	1529063.00	10
1447-03-12	1447-03-02	2025-09-04	2025-08-25	1758422.00	0.00	229359.45	1529063.00	11
1447-06-14	1447-06-04	2025-12-05	2025-11-25	1758422.00	0.00	229359.45	1529063.00	12
1447-09-18	1447-09-08	2026-03-07	2026-02-25	1758422.00	0.00	229359.45	1529063.00	13
1447-12-18	1447-12-08	2026-06-04	2026-05-25	1758422.00	0.00	229359.45	1529063.00	14

4

تاريخ الاستحقاق (هـ) Due Date(AH)	تاريخ الإصدار (هـ) Issued Date(AH)	تاريخ الاستحقاق (م) Due Date(AD)	تاريخ الإصدار (م) Issued Date(AD)	إجمالي القيمة Total value	قيمة المبالغ الثابتة Services	ضريبة القيمة المضافة VAT	قيمة الإيجار Rent value	الرقم المستقل .No
1448-03-22	1448-03-12	2026-09-04	2026-08-25	1758422.00	0.00	229359.45	1529063.00	15
1448-06-25	1448-06-15	2026-12-05	2026-11-25	1758422.00	0.00	229359.45	1529063.00	16
1448-09-28	1448-09-18	2027-03-07	2027-02-25	1758422.00	0.00	229359.45	1529063.00	17
1448-12-29	1448-12-19	2027-06-04	2027-05-25	1758422.00	0.00	229359.45	1529063.00	18
1449-04-03	1449-03-23	2027-09-04	2027-08-25	1758422.00	0.00	229359.45	1529063.00	19
1449-07-07	1449-06-26	2027-12-05	2027-11-25	1758422.00	0.00	229359.45	1529063.00	20
1449-10-10	1449-09-29	2028-03-06	2028-02-25	1758418.00	0.00	229357.79	1529051.93	21

## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenues	62,691,583	6,116,252	6,116,252	6,116,252	6,116,252	6,116,252	6,116,252	6,422,065	6,422,065	6,422,065	6,422,065
Vacancy - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation & Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net income	62,691,583	6,116,252	6,116,252	6,116,252	6,116,252	6,116,252	6,422,065	6,422,065	6,422,065	6,422,065	6,422,065
Terminal value	85,627,528	0	0	0	0	0	0	0	0	0	85,627,528
Net cash flow	148,319,111.00	6,116,252.00	6,116,252.00	6,116,252.00	6,116,252.00	6,116,252.00	6,422,064.60	6,422,064.60	6,422,064.60	6,422,064.60	92,049,592.60
Discount rate	-	1.00	0.91	0.83	0.75	0.68	0.62	0.56	0.51	0.47	0.42
Net present value	78,446,121	6,116,252	5,560,229	5,054,754	4,595,231	4,177,482	3,987,597	3,625,088	3,295,535	2,995,941	39,038,013
<b>KPIs</b>	<b>Total</b>										
NPV at Discount Rate - 10.0%	78,446,120.88										

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
We support you



# Public Prosecution Valuation Report

Al Rayaan District - Jeddah

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Public Prosecution	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/3BLpa6i11qdDQ5FdA">https://goo.gl/maps/3BLpa6i11qdDQ5FdA</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	16/07/2023
	Inspection date	23/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value	Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value
		International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."		

# 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance				
Report	Reference Number	230690259	Report type	Detailed report
	Report date	10/08/2023	Report version	final
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".			

# 1 | Executive Summary




## Salient fact and assumptions and IVS 2022 and regulatory compliance

Investigations and Compliance	Limits on investigations	-	
	Limits on analysis	-	
	Limits on inspection	-	
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are: <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )


## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Opinion of Value	57,975,000	
	Written	Only fifty-seven million nine hundred seventy-five thousand
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Amin Awaad	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002987	1220002130	1220001954	1210000934
	Associate	Associate	Associate	Fellow
Rea Estate Sector				

### Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -

Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	



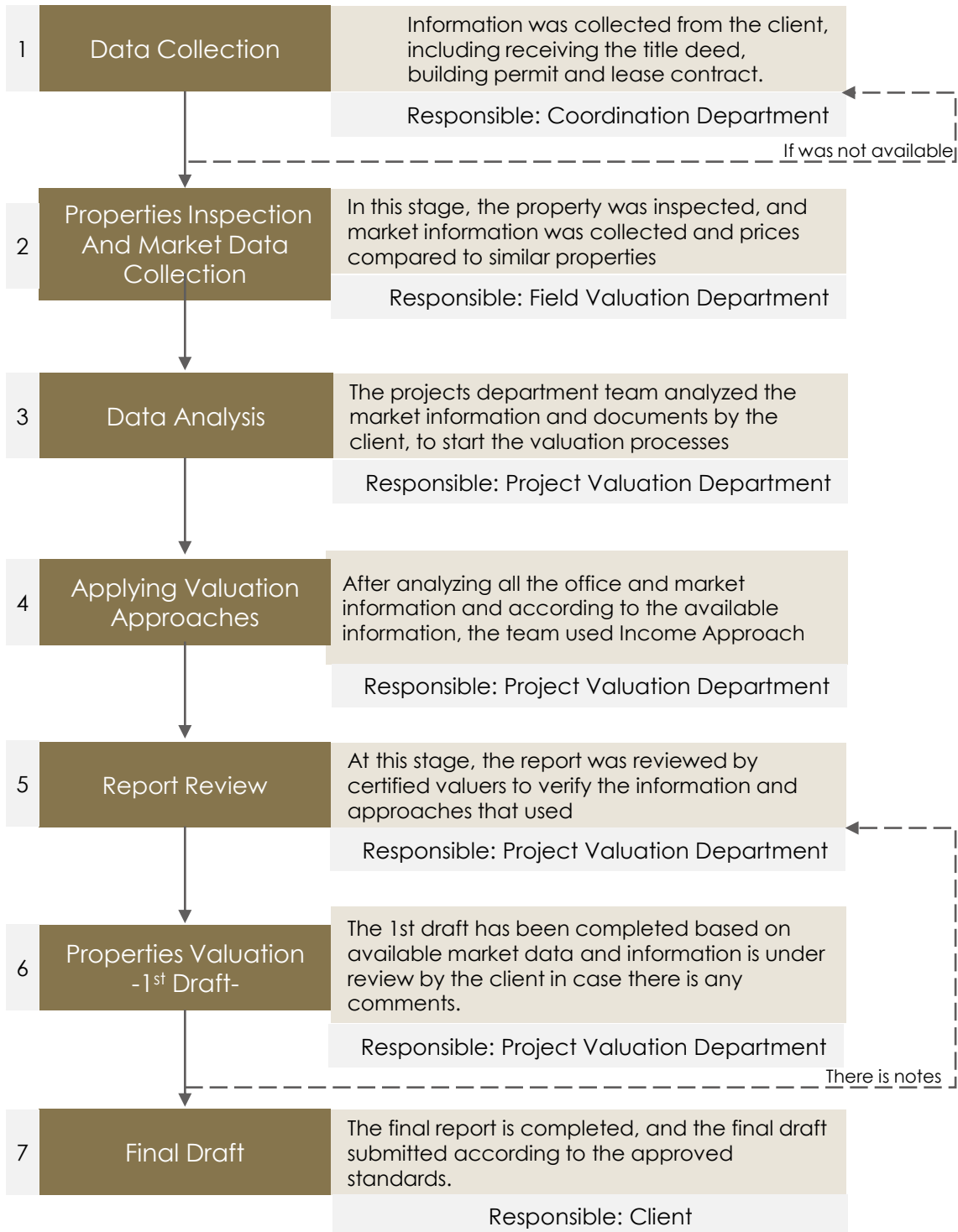
Part 2

Reporting Methodology



## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

##### About Jeddah

The city of Jeddah is located in the western part of the Kingdom of Saudi Arabia, specifically in the middle of the eastern coast of the Red Sea. Its eastern borders overlook the Hijaz mountain range, and the geographical area occupied by the city extends over 70 km between its northern and southern borders, and about 50 km between its sea front.

The city of Jeddah is distinguished by being the main gateway to the Two Holy Mosques by the presence of King Abdulaziz International Airport and the Hajj City, which receives millions of pilgrims annually.



#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
Historical Jeddah	27 km	King Abdulaziz Airport	6 km
Sea front	23.9 km	Jeddah Islamic Port	31.5 km

### 3.1 | Property Location Analysis

#### Description of the property at the neighborhood level

Description of the surrounding area	The area where the subject property is located is bounded by Al-Kausar district to the north. Southbound runs AL Nozha Road followed by AL Marwa district. East side the property area is bounded by Al Al Rayaan District, while to the west is Ring Road followed by The Airport.
Accessibility	The area is easily accessible through several main roads and streets, the most important of which is Ring Road, which is directly overlooked by the property.



Property location

### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company
Title deed number	393010010157	Title deed date	01 / 11 / 1444 H
building permit Number	3300432619	building permit Date	16 / 12 / 1434 H

Property Information (Based on title deed)			
Province	Makkah	City	Jeddah
District	Al Rayaan	Street	AL sonbola
No. of Plot	625	No. of Plan	٤١٦ / ج / س
Property Type	Administration building	Notes	-
21.666405° N 39.204505° E			
<a href="https://goo.gl/maps/3BLpa6i11qdDQ5FdA">https://goo.gl/maps/3BLpa6i11qdDQ5FdA</a>			

Asset	Land area	BUA	GFA
Property specifications	4,767.2 m <sup>2</sup>	19,342.10 m <sup>2</sup>	-
Notes	-		



Satellite photo shows subject property location

### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	60	Neighbor	-	-	-
South	56	Neighbor	-	-	-
East	50	Street	Internal	16	2
West	48.5	Street	Commercial	25	1

Property specifications	
BUA	19,342.10 m <sup>2</sup>
Basement Area	4,767.29 m <sup>2</sup>
Height (floors)	Basement + Ground floor + 6 floors
Structure	
Age	10 years
Num. of buildings	1
Finishing	Good
Facilities	Fire extinguishing system / conditioning
Use	Commercial
Zoning	
Maximum footprint	-
Maximum height	-
Notes	-

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is Ring Road, which facilitates access to the subject property.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>Development projects east of the ring road with the aim of turning it into a more vital area</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>Availability of property offers in the surrounding area of subject property</li> </ul>





## Part 4

# Valuation

4.1 Valuation Approaches

4.2 Valuation Analysis

4.3 Opinion of Value

4.4 Validity of review and clarification

## 4.1 Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p><i>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</i></p> <p><i>The market approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</i></p> <p><i>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</i></p> <p><i>(c) there are frequent and/or recent observable transactions in substantially similar assets."</i></p>
Income Approach	<p><i>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</i></p> <p><i>The income approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</i></p> <p><i>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</i></p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as <i>"replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset"</i>.</p>
Residual Method	<p><i>"The residual method is so called because it indicates the residual amount</i></p> <p><i>after deducting all known or anticipated costs required to complete the</i></p> <p><i>development from the anticipated value of the project when completed after</i></p> <p><i>consideration of the risks associated with completion of the project.</i></p> <p><i>This is known as the residual value."</i></p>

## 4.1 Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

- Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as "Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset".

#### 4.2.1.1 Contractual lease data

- We were provided with the lease contract for the subject property by the client according to the following data:
  - Tenant: Public Prosecution.
  - Contract start date: 25 February 2022
  - Contract expiry date : 25 February 2024
  - The subject property is leased to the above tenant for a total of 2 years starting February 25<sup>th</sup>, 2022. the lease contract ends on February 24<sup>th</sup>,2024. Remaining contractual period at the date of valuation is 1 year

Income	Value
Total revenue	4,400,000
Vacancies 0%	0
maintenance and operation 0%	0
net operating income	4,400,000


## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.2 (Assumed Market Income) - Offices

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Offices					
Property ID	Type	Transaction Year	Rental value	Area	Rental value/m <sup>2</sup>
Property 1	Contract	2023	SAR 180,000	600 m <sup>2</sup>	SAR 428
Property 2	Contract	2023	SAR 30,000	70 m <sup>2</sup>	SAR 300
Property 3	Contract	2023	SAR 40,000	100 m <sup>2</sup>	SAR 400

Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.2 (Assumed Market Income) - offices

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		10/7/2023		9/7/2023		10/7/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 428		SAR/m <sup>2</sup> 300		SAR/m <sup>2</sup> 400	
Transaction Type		Asking Price Offer	% 2.5-	Asking Price Offer	% 2.5-	Asking Price Offer	% 2.5-
Market Conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		10.7-		7.5-		10-	
Value per square meter		SAR/m <sup>2</sup> 417		SAR/m <sup>2</sup> 293		SAR/m <sup>2</sup> 390	
Accessibility	Easy	Easy	% 0.0	Easy	% 0.0	Easy	% 0.0
Location	Very Good	Very Good	% 0.0	Very Good	% 0.0	Very Good	% 0.0
Finishing level	Very Good	Very Good	% 0.0	Very Good	% 0.0	Very Good	% 0.0
Availability of parking	Available	Available	% 0.0	Available	% 0.0	Available	% 0.0
Proximity to main roads	Very Near	Very Near	% 0.0	Very Near	% 0.0	Very Near	% 0.0
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 00	% 0.0	SAR/m <sup>2</sup> 00	% 0.0	SAR/m <sup>2</sup> 00	% 0.0
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 417		SAR/m <sup>2</sup> 293		SAR/m <sup>2</sup> 390	
Weighting	-	% 34		% 33		% 33	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 370					

Weighted average of the three comparables is calculated to arrive at average value per square meter for office use. Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

Total income by market	
BUA (m2)	19,342.10
Net leasable area(m2 ) ( 90% from BUA )	17,407.89
Rental value per square meter (SAR / m2 )	370
Actual Gross Income	6,440,919.3
Vacancy (10%)	(644,091.93)
Gross Income	5,796,827.37
Operation and Maintenance (10%)	(579,682.74)
Net Operating Income (NOI)	5,217,144.63

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.3 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

Element	Actual income data	Market data	The difference	
			SAR	%
Average income annually	4,400,000	5,217,144.63	(817,144.63)	(18.57%)
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
The result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all Opex and vacancy costs. Therefore, we have used contractual income as input in our valuation.			

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.4 Assumptions

- The contract is assumed to be renewed for a period of 10 years
- The total rental value is expected to increase by 5 % every 3 years.

#### Project assumptions

Duration	years 10
----------	----------

Cap rate analysis							
Name of the property/fund	property	city	sector	property value	net income	Rate of Return	Year
Mafic REIT Fund	Tjay Tower	Jeddah	office	SAR 36,173,500.00	SAR 3,579,371.00	%9.90	2022
AlAhl REIT Fund	Salama Mall	Jeddah	Commercial	SAR 240,677,190.00	SAR 23,102,976.00	%9.6	2022
Mukia REIT Fund	Dinor commercial building	Jeddah	Commercial / office	SAR 112,851,626.00	SAR 8,463,994.00	%7.5	2022

- Cap Rate set at 8 % based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 10% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Platform Data</a>
Property Risk	3.30%	Valuer's estimate of the market
Discount rate	10.00%	

#### 4.2.1.5 Valuation Result

Income Approach Valuation Result	
Cap rate	8%
Discount rate	10.00%
<b>Income approach value (SAR)</b>	<b>57,975,360</b>



### 4.3 | Opinion of Value

Opinion of value	
Value	57,975,000
Written	Only fifty-seven million nine hundred seventy-five thousand Saudi riyals
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents

رقم الوثيقة: 1444/11/1 تاريخ: 09/06/2023

### وثيقة تملك عقار

البيانات الأساسية

رقم الوثيقة: 1444/11/1	رقم الترخيص: 393010010157	رقم الوحدة: 7901502688
نوع العقار: قنصل	المصدر: المدينين بإراض 1	نوع الوحدة: شركة السعودية للاقتصاد والتنمية
لا يوجد لود	المساحة (م <sup>2</sup> ): 4,767.25	الخصائص: كعمارة تجارية
رقم الوحدة السابقة: 1439/11/12	رقم الوحدة السابقة: 720223015231	

العقار 1 من 3

رقم الوحدة التجارية	نوع العقار	مساحة العقار (م <sup>2</sup> )
لا يوجد	لا يوجد	886.24

رقم التغطية	رقم المخطط	النوع	المساحة
624	رقم 410 / ح / اس	الزنان	246
الحد	نوع	وصف الحد	المساحة (م <sup>2</sup> )
شمالاً	بحر	رقم 624	35.44
جنوباً	بحر	رقم 624	35.47
شرقاً	شارع	عرض 16 م	25
غرباً	شارع	رقم 625	25

عقار 2 من 3

رقم الوحدة التجارية	نوع العقار	مساحة العقار (م <sup>2</sup> )
لا يوجد	لا يوجد	886.24

رقم التغطية	رقم المخطط	النوع	المساحة
لا يوجد	لا يوجد	لا يوجد	لا يوجد

رقم الوثيقة: 1444/11/1 تاريخ: 09/06/2023

### وثيقة تملك عقار

رقم التغطية	رقم المخطط	النوع	المساحة
625	رقم 410 / ح / اس	الزنان	246
الحد	نوع	وصف الحد	المساحة (م <sup>2</sup> )
شمالاً	بحر	رقم 624	35.47
جنوباً	بحر	رقم 621	35.48
شرقاً	شارع	عرض 16 م	25
غرباً	شارع	رقم 625	25

عقار 3 من 3

رقم الوحدة التجارية	نوع العقار	مساحة العقار (م <sup>2</sup> )
لا يوجد	لا يوجد	2,994

رقم التغطية	رقم المخطط	النوع	المساحة
625	رقم 410 / ح / اس	الزنان	246
الحد	نوع	وصف الحد	المساحة (م <sup>2</sup> )
شمالاً	بحر	رقم 628	60
جنوباً	بحر	رقم 622	50
شرقاً	شارع	رقم 624 و قطعة رقم 624 م	60
غرباً	شارع	عرض 25 م	48.5

## 5.1 Documents



أمانة جدة

# رخصة بناء

المملكة العربية السعودية  
وزارة الشؤون البلدية والقروية  
إمارة محافظة جدة  
إدارة رخصن البناء

**إضافه وتعديل**

رقم الرخصة	3300432619	التاريخ	16/دي الرجدة/1434	صلاحيتها	
الاستخدام	اسم صاحب الرخصة				
رخصة بناء مبنى تجاري أدري	الشركة السعودية للتأجير والتسوية والصناديق ائتمانية جول رقم 0640755064				
البلدية	رقم التروكي	رقم المخطط	رقم القطعة	الحاي	اسم الشارع
برهان القرية	3300402621	416/ج/س	623+624+625	الربات	عمر عثمان

جميع الخدمات الورقة بالمحافظة الالكترونية مصر طابرة على المكتب الهندسي والمالك كل فيما يخصه  
وهذا جميع المكتب الهندسية ضرورة إطلاع المالك على جميع الخدمات وغير من مسئوليتهم  
يجب الالتزام بتعهد العزل الحراري وفي يوم العزل الحراري المحددة بمخطط العزل الحراري للمبنى  
وتحذير طالب التحويل الاستعداد لمبني من سكني ادومي الي ادومي قلة

الارتفاع	الحدود	العمق
3.60	115.47 م القطعة 622 والقطعة 620	
40.31	بطول 50 متر وبعمق شارع 16 عبر القطعة 623 والقطعة 624	
3.60	115.48 م القطعة رقم 615 والقطعة 616	
9.40	بطول 50 متر بعمق شارع عرض 25.00	

المساحات وحدد الوحدات ومواقف السيارات						
مجموعات المبنى	سكني		تجاري		اخرى	إجمالي
	عدد	مساحة	عدد	مساحة	عدد	
تدريج - عمدا	0	0	0	0	0	4767.29
طابق ارضي - عمدا	0	0	10	1455.03	0	2000.65
طابق اول - عمدا	0	0	12	1555.58	0	2108.89
طابق ثاني - عمدا	0	0	12	1622.22	0	2185.35
طابق ثالث - عمدا	0	0	12	1622.22	0	2185.35
طابق رابع - عمدا	0	0	12	1622.22	0	2185.35
طابق سكر - عمدا	0	0	20	3170.2	0	3909.22
عدد الموافق 215 عدد عرف الكهرباء 1						

إحداثيات التروكي	2396041.8316
الشماليات	
المسقييات	524427.5561
المكتب الهندسي	حسين بن حسن باري للاستشارات الهندسية
المكتب المشرف	حسين بن حسن باري للاستشارات الهندسية
قيمة رسوم الرخصة	9827.58

المدقق الإداري	سلطان إبراهيم خانم القناسي
مهندس الدراسة	حسين محمد عباس احمد
اعتماد مدير السكني	فارس احمد حامد رجب
مدير إدارة رخص البناء	بسام بن عيالة الراجحي



طول السور	164
عدد الوحدات	57
عدد الأوتار	7

اسم الأمانة	
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تعتمد الشروط العامة المبدئية خلف نموذج رخصة البناء خيرا لا يتجزأ من قلة الرخصة وعلى المالك التمسيد بما نصت عليه قلة الشروط  
وتبقى تحت مسئوليتهم

## 5.1 Documents

رقم ٢٨/٥١٢٤  
التاريخ ٢٨/٨/١٤٤٤  
المسحوق

الملكة العربية السعودية  
النيابة العامة  
(٢٤٨)  
دولة القطرين / قسم امور الدول

**عقد استجار الدولة للقطار**  
**وثيقة تعقد الأساسية**

بسم الله تعالى نحمدك... بتاريخ ١٠/١١/١٤٤٠... الموافق ١٤/١٠/٢٠١٩ م في مقر  
النيابة العامة الاتحادي بين كل من:  
أولاً: النيابة العامة، وبنيها النائب العام  
وبشار إليها لاحقاً في هذا العقد بالطرف الأول  
ثانياً: لشركة السعودية للإقتصاد والتنمية المستدامة من العقارية، التي تحصل سجل تجاري رقم  
(١٠٣٠٢١١٧٧٦) بتاريخ ١٥/١٢/١٤٢٢ هـ، وبنيها في هذا العقد الوكيل الشرعي السيد /عبد الرحمن  
يوسف شكوي، الذي يحمل الهوية رقم (١٠٤٣٨١٣٩٢٦) بتاريخ ١٧/١١/١٤٢٠ هـ، الصادر عن الأحوال  
المدنية في جدة وذلك بموجب الوكالة الشرعية رقم (٤٣١٠٣٦٦٩٤) بتاريخ ١٣/٠٤/١٤٤١ هـ الصادر  
عن وزارة العدل أيدي محمد سليمان مقبول - حده، وبشار إليه لاحقاً في هذا العقد بالطرف الثاني .

**مقدمة**

لما كان الطرف الأول رغب في استجار حمار كل مسخدم مسرماً للنيابة العامة من أجل إقامة  
من رغبته بما في الصحف اليومية وفقاً لما ورد في المادة (١٤) من نظام استجار الدولة للقطار وبمقتضى  
الصادر بانوسمه للملك الكبريت رقم (٦١) بتاريخ ١٩/٠٩/١٤٢٧ هـ .  
والطرف الثاني من الطرف الثاني لذلك الغرض بتاريخ ١٠/١١/١٤٤٠ م، وبقراره بالتأسيس من مسويي الطرف الأول،  
والطرف الثاني من الطرف الثاني لتأسيس الشركة وفقاً للمادة (١٤) من نظام استجار الدولة للقطار وبمقتضى  
قد اعترفت الطرف الأول لتأسيسها لجميع الشروط هذه. فقد اتفق الطرفان على إبرام استجار العقار  
الدولة للقطار، الذي بموجبها الصك الشرعي رقم (٧٥٠٢٢٣٠١٩٢٢٢) بتاريخ ١٧/١١/١٤٢٠ هـ التالية  
أوصافه:-

صفحة ١ من ٧

القطار: ٠١٤٤٠٠٠٠ - خطوط القطر ٢١٨٢٢ - الرمز البريدي: ٢٤٥٧ - الموقع الإلكتروني: www.pj.gov.sa

رقم ٥١١٣  
التاريخ  
المسحوق

الملكة العربية السعودية  
النيابة العامة  
(٢٤٨)  
دولة القطرين / قسم امور الدول

**عقد استجار الدولة للقطار**

١- نوع المبنى وحدته العامة: عمارة،  
٢- مساحته (٤٦٦٧,٩٥) م<sup>٢</sup>،  
٣- عدد الطوابق: (٣٨٠) طابقاً،  
٤- عدد الطوابق: (٣٨٠) طابقاً،  
٥- عدد دورات المياه: (٩٩) دورة مياه،  
٦- عدد الأبنية: واحدة،  
٧- ملحقات المبنى: مواقف سيارات،  
٨- التوزيع الخلية: عمارة شارع عرض (١٥) م، شوكا شارع عرض (١٦) م.

**المادة الأولى:**  
تعتبر المقدمة أعلاه جزءاً لا يتجزأ من هذا العقد  
إعادة التسمية: وثيقة العقد:  
١/٢ تأليف هذا العقد من الوثائق التالية:-  
١. وثيقة العقد الأساسية،  
٢. الشروط والمواصفات المطلوبة في القطر،  
٣. العرض المقدم من الطرف الثاني،  
٤. محضر اللجنة المشكلة بموجب المادة الخامسة من النظام، أو محضر اللجنة المشكلة من وزارة المالية والجهة  
المستأجرة إذا كان مقدار الأجرة أكثر من (سنتي الف ريال) وفقاً للمادة (٦) من نظام استجار الدولة للقطار  
وأحكامه،  
٥. خطاب قبول العرض والرسمية .  
٦. كتيبات الصيانة والتشغيل للأجهزة والمعدات الموجودة في العقار،  
٧. تقرير المحاسب والسليمان، العقار لشروط الأرض والسليمان،  
٨. التقرير الهندسي الذي يبين سلامة المبنى وملائمته،  
٩. عقود صيانة المبنى المبرمة (إن وجدت)،  
١٠. الملاحق.

٢/٩ تشكل هذه الوثائق وحدة متكاملة وتعتبر كل وثيقة منها جزءاً من هذا العقد وتسم بعضها بعضاً .

## 5.1 Documents

الرقم: ٥/١٣  
التاريخ:  
المحفوظات:

المملكة العربية السعودية  
التبليغ العامة  
(٢٤٨)

وزارة العدل / قسم المحور

**المادة الثالثة:**

١٢٣ - يقع هذا العقد (١٤٠٠٠٠٠٠) ريعه مليون ريال بمكانه القديم (الحد الجنوبي) -  
١٢٣ - يقع في قبلة هذا العقد على وفاقان مسابرة مقدار كل واحدة مسابرة (١٠٠٠٠٠) أربعة مليون ريال بمكانه  
الحد الجنوبي، وذلك عند بداية كل سنة من سنة العقد .  
٢٣ - يتم دفع الطرف الأول بتسليم تكاليف استهلاك الكهرباء والمياه ونسبها للصرف الصحي من طرفان العقد .

**المادة الرابعة:**

مد هذا العقد (استدأ) بعد أن تاريخ تسليم الطرف الأول للفقار كما هو مبين بالالتزام به وعالياً من أية عواقب  
وموافقة عليه جميع الخدمات التي تلتزم الطرف الأول من الالتزام به بشكل كامل . وبعد إبرام جميع الإجراءات  
والتدابير المطلوبة لصالح الطرف الأول وذلك في ١٠/٧/٢٠١٤ هـ، وفقاً لمخطط الموقع من الطرفين لحود فيه  
العقد والوصافه .

**المادة الخامسة:**

يتم تجديد العقد تلقائياً - وفقاً لمصوطلح النصوص عليها في نظام استئجار الدولة للعقار والاتجاه التنفيذية لذلك  
العقد - وذلك لمدة ستة عشر عاماً ابتداء من تاريخ تجديد العقد - بخلاف ما يستلزم على حكومة الاستئجار  
الطرف الآخر - جدير بمصلحة التجديد - قبل اتمه والقيام به - من نهاية العقد - أو كما يقتضيه على الطرف الثاني  
عنده من مصلحة الطرف الأول تجديد العقد .

**المادة السادسة:**

أولاً: يجوز - أياً كان الطرفين - تجديد العقد بعد انتهائه لمدة أقل من سنة وبمقتضى شروطه .  
ثانياً: حق الطرف الأول تجديد مدة العقد بعد نهاية مدته الأولى لمدة لا تزيد على (ثلاثة سنوات) دون موافقة  
الطرف الثاني - ويجوز زيادة الأجرة وفقاً لما ورد في المادة (١٠٠) من نظام استئجار الدولة للعقار واتجاهه .

**المادة السابعة:**

في حالة صدور أية أحكام قضائية تجدد العقد - عليه - للطرف الآخر وذلك في الوقت المحدد - وفقاً لما ورد  
بالمادة الخامسة من العقد - بما لا يتعدى المدة - حق الطرف الثاني - عنده من مصلحة الطرف الأول تجديد العقد -  
وبذلك يتم العقد منتهياً بأنها - كما تستلزم عليها .

صفحة ١ من ٢

www.esnad.gov.sa

الرقم: ٥/١٣  
التاريخ:  
المحفوظات:

المملكة العربية السعودية  
التبليغ العامة  
(٢٤٨)

وزارة العدل / قسم المحور

**المادة ثمانية:**

يعتبر بقاء الطرف الأول في اليمن المسأجر بعد انتهاء مدة العقد الشق عليها لمدة ستة وثلاثين يوماً فقط - دون  
تجديد العقد أو تجديده - يتم تحويض المخرج عن العقد لمدة وقتها الأجرة الشق عليها في العقد - وإذا زادت المدة  
على ستة وثلاثين يوماً يدفع للطرف الثاني أجرة ستة مائة مائة - وذلك إضافة (١٠٠) من الأجرة لثلاثة أشهر التالية  
من السنة - أو إضافة (١٥٠) من الأجرة إذا كانت المدة تستزيد عن سنة .

**المادة التاسعة:**

يلتزم الطرف الثاني بتسليم وإصلاح عيوب الإنشاء - التي تحدث خلال مدة سريان العقد - وتجدر من استئجار الانتفاع  
والعقد - على ملكته الخاصة دون لطفاً برئي تحويض أو زيادة في الأجرة أثناء سريان العقد أو عند تجديده أو  
تجديده - وإذا ما كان بذلك خلال خمسة عشر يوماً من تاريخ بداية العقد - سجل - حجاز للطرف الأول إصلاح  
العيوب حتى حساب الطرف الثاني وحسب قيمتها من الأجرة - وللطرف الثاني تكاليف الإصلاح عن المستجديت التي له  
على الطرف الأول - حجاز للطرف الأول أو جرح عليه بلك الزيادة .

**المادة العاشرة:**

أولاً: يلتزم الطرف الأول - مدة سريان العقد - بإجراء الصيانة العادية (الوقائية) العقار المسأجر وسكواته  
الأساسية - وهي الأعمال الدورية المبرومة عليه المالك والتي يتم القيام بها لشاخصي الهندسة المعمارية  
والخدمات ومرافق العقار - وتطهير الأجزاء - وحدات حيفا الصيانة الكتيبات والأدلة لخدمة الشركات الصالحة -  
وإصلاح ما يلحق بها من أضرار نتيجة استعمال العقار .  
ثانياً: يلتزم الطرف الثاني - أثناء سريان العقد - بإجراء الصيانة العلاجية (التصحيحية والتجديدية) [  
لتجهيزات الأمن حسب العقار المسأجر على ملكته الخاصة دون المطالبة بأي تحويض أو زيادة في الأجرة .  
ثالثاً: يلتزم الطرف الثاني - خلال سريان العقد - بصيانة تصاعد الكهرباء والمياه وليكنية - إن وجدت -  
عن طريق إحدى الشركات أو المؤسسات المتخصصة على حسابها .

صفحة ٢ من ٢

## 5.2 | Cash flow analysis

Cash Flow Analysis	Total	1 year	2 year	3 year	4 year	5 year	6 year	7 year	8 year	9 year	10 year
Gross Revenue	46,640,000	4,400,000	4,400,000	4,400,000	4,620,000	4,620,000	4,620,000	4,840,000	4,840,000	4,840,000	5,060,000
Vacancies - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation and Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net operating income	46,640,000	4,400,000	4,400,000	4,400,000	4,620,000	4,620,000	4,620,000	4,840,000	4,840,000	4,840,000	5,060,000
Terminal value	-	0	0	0	0	0	0	0	0	0	63,250,000
Net cash flows	46,640,000.00	4,400,000.00	4,400,000.00	4,400,000.00	4,620,000.00	4,620,000.00	4,620,000.00	4,840,000.00	4,840,000.00	4,840,000.00	68,310,000.00
discount rate	-	1.00	0.91	0.83	0.75	0.68	0.62	0.56	0.51	0.47	0.42
Net present value	57,975,360	4,400,000	4,000,000	3,636,364	3,471,074	3,155,522	2,868,657	2,732,054	2,483,685	2,257,896	28,970,108

KPIs	Total Value
Present value	57,975,360

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.



## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved

Thank you

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نحن لك سند  
We support you

# Al Khaldiyyah Business Centre Valuation Report

**KBC**

Al Khaldiyyah District - Jeddah

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	abashawri@sedcocapital.com
Assets being valued	Assets name	Al Khaldiya Business Centre	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/i6XuRrjRE9veMDPCA">https://goo.gl/maps/i6XuRrjRE9veMDPCA</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	16/07/2023
	Inspection date	23/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value  Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value	Current Use/Existing Use  International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."

# 1 | Executive Summary





Salient fact and assumptions and IVS 2022 and regulatory compliance				
Report	Reference Number	230690260	Report type	Detailed report
	Report date	10/08/2023	Report version	final
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		



# 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations		-
	Limits on analysis		-
	Limits on inspection		-
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Property income</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance				
Opinion of Value	133,937,000			
	Written	Only one hundred thirty-three million nine hundred thirty-seven thousand SAR		
	Currency	Saudi Riyal		
Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Amin Awaad	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002987	1220002130	1220001954	1210000934
	Associate	Associate	Associate	Fellow
	Rea Estate Sector			
Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -				
Membership Number			11000054	
Valuation Sector			Real Estate	
Professional Company Registration Number			323/18/784	
Professional Company Registration Date			02/ 03/ 1439H	
Company Stamp				

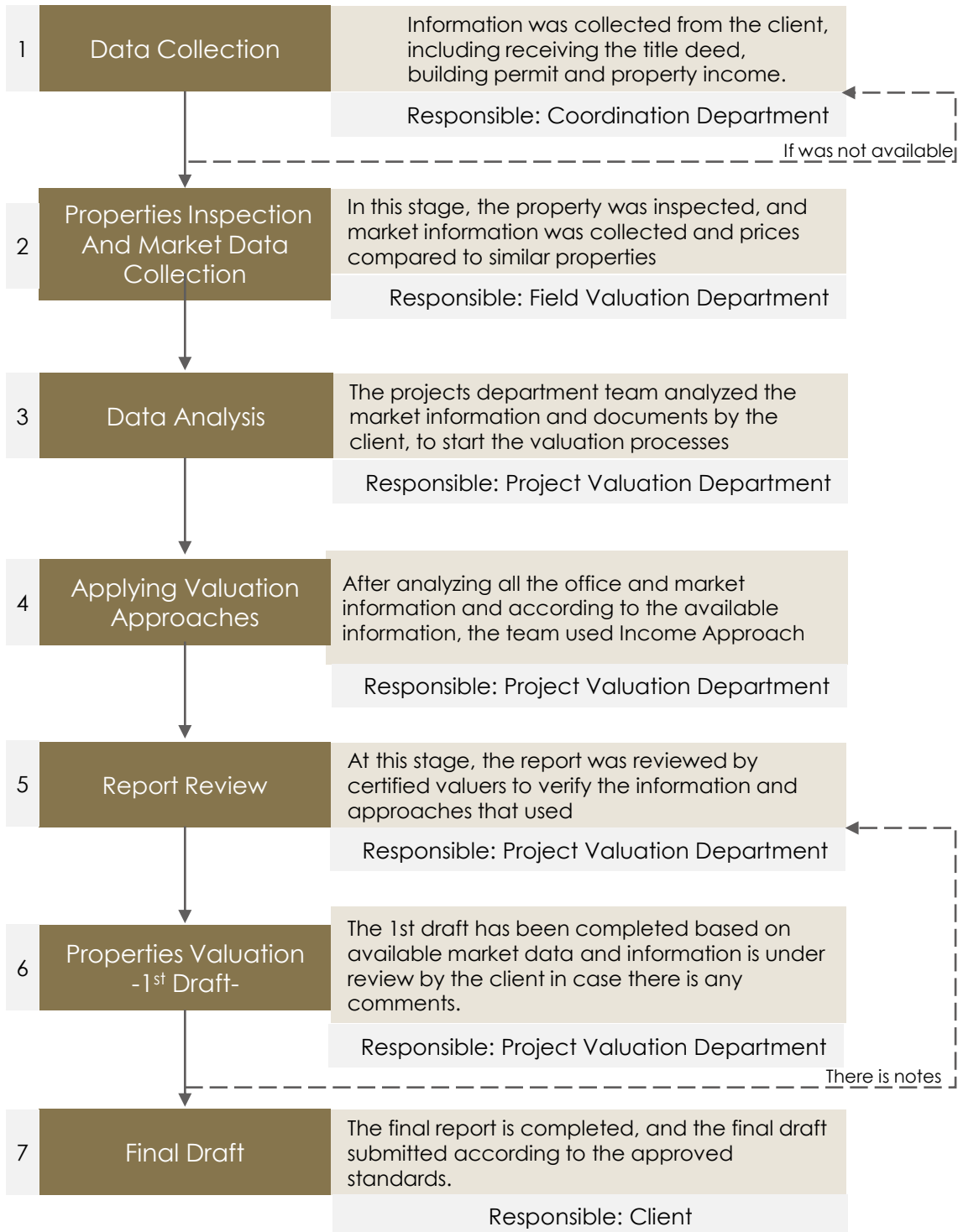


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

**About Jeddah**

The city of Jeddah is located in the western part of the Kingdom of Saudi Arabia, specifically in the middle of the eastern coast of the Red Sea. Its eastern borders overlook the Hijaz mountain range, and the geographical area occupied by the city extends over 70 km between its northern and southern borders, and about 50 km between its sea front.

The city of Jeddah is distinguished by being the main gateway to the Two Holy Mosques by the presence of King Abdulaziz International Airport and the Hajj City, which receives millions of pilgrims annually.



- Property Location
- Al Haramain Road
- King Abdul Aziz Road

#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Abdulaziz International Airport	17.5 km	Historical Jeddah	13 km
Jeddah Islamic Port	14 km	Sea front	12.2 km

### 3.1 | Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property is located is bounded by Sari Road to the north. Southbound runs AL Khalidiyyah district. East side the property area is bounded by Prince Sultan Road, while to the west is King Abdulaziz Road.
Accessibility	The area is easily accessible through several main roads and streets, the most important of which is Prince Sultan Road, which is directly overlooked by the property.



Property location

### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company
Title deed number	293010010159	Title deed date	01 / 11 /1444 H
building permit Number	4300155672	building permit Date	16 / 06 / 1443 H

Property Information (Based on title deed)			
Province	Makkah	City	Jeddah
District	Al Khaldiyyah	Street	Prince Sultan Road
No. of Plot	9	No. of Plan	س / ت / 448
Property Type	Administration building	Notes	-
21.571287° N 39.142570° E			
<a href="https://goo.gl/maps/i6XuRrjRE9veMDPCA">https://goo.gl/maps/i6XuRrjRE9veMDPCA</a>			

Asset	Land area	BUA	GFA
Property specifications	7,903.00 m <sup>2</sup>	- m <sup>2</sup>	-
Notes		-	



Satellite photo shows subject property location



### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	85	Bohour Al shouaraa street	Commerial	32	1
South	87	Street	Internal	١٢	2
East	80	Prince Sultan Road	Commerial	32	1
West	88	Neighbor	-	-	-

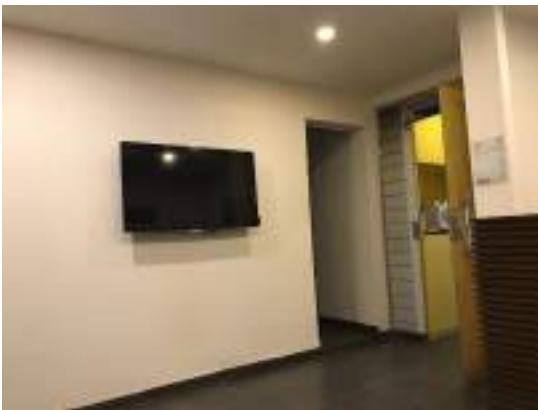
Property specifications	
Structure	<p>BUA 26,713.31 m<sup>2</sup></p> <p>Height (floors) Ground floor + Mezzanine 4 floors + Roof floor</p> <p>Age 14 years</p> <p>Num. of buildings 1</p> <p>Finishing Good</p> <p>Facilities Fire extinguishing system / conditioning</p> <p>Use Commercial</p>
Zoning	<p>Maximum footprint 3</p> <p>Maximum height 5</p> <p>Notes -</p>

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is Prince Sultan Road, which facilitates access to the subject property.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>The Downtown Jeddah project is a waterfront redevelopment project in the center of Jeddah's Corniche, with the aim of transforming it into a vital area and a unique tourist, residential and commercial destination to become the new Jeddah Downtown, it can accommodate more than 58,000 people. It is expected to provide about 36,000 job opportunities. The project aims to create an attractive and distinct environment that contributes to the development of Jeddah, to bring it among the top 100 cities in the world.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>Availability of property offers in the surrounding area of subject property</li> </ul>



## Part 4

# Valuation

- 4.1 Valuation Approaches
- 4.2 Valuation Analysis
- 4.3 Opinion of Value
- 4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p><i>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</i></p> <p><i>The market approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</i></p> <p><i>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</i></p> <p><i>(c) there are frequent and/or recent observable transactions in substantially similar assets."</i></p>
Income Approach	<p><i>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</i></p> <p><i>The income approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</i></p> <p><i>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</i></p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as <i>"replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset"</i>.</p>
Residual Method	<p><i>"The residual method is so called because it indicates the residual amount</i></p> <p><i>after deducting all known or anticipated costs required to complete the</i></p> <p><i>development from the anticipated value of the project when completed after</i></p> <p><i>consideration of the risks associated with completion of the project.</i></p> <p><i>This is known as the residual value."</i></p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method



## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

- Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as "Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset".

#### 4.2.1.1 Contractual lease data

- We were provided with income for the subject property by the client according to the following data:
- Tenant: Multi-tenanted.

Income	Value
Property Income (SAR)	10,102,524
Vacancies (%)	17.29%
Retail Leasable area (m2)	5,681
Office Leasable area (m2)	8,620

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.2 (Assumed Market Income) - Showrooms

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Showrooms					
Property ID	Type	Transaction Year	Rental value	Area	Rental value/m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 481,400	349 m <sup>2</sup>	SAR 1,379
Property 2	Asking Price Offer	2023	SAR 349,800	220 m <sup>2</sup>	SAR 1,590
Property 3	Asking Price Offer	2023	SAR 379,864	461 m <sup>2</sup>	SAR 824

Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.2 (Assumed Market Income) - Showrooms

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		10/7/2023		11/7/2023		11/7/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 1,379		SAR/m <sup>2</sup> 1,590		SAR/m <sup>2</sup> 824	
Transaction Type		Asking Price Offer	% 10.0-	Asking Price Offer	% 10.0-	Asking Price Offer	% 10.0-
Market Conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		137.9-		159-		82.4-	
Value per square meter		SAR/m <sup>2</sup> 1,241		SAR/m <sup>2</sup> 1,431		SAR/m <sup>2</sup> 742	
Accessibility	Easy	Easy	% 0.0	Easy	% 0.0	Easy	% 0.0
Location	Very Good	Very Good	% 0.0	Very Good	% 0.0	Good	% 10.0
Finishing level	Very Good	Very Good	% 0.0	Very Good	% 0.0	Very Good	% 0.0
Availability of parking	Available	Available	% 0.0	Available	% 0.0	Available	% 0.0
Proximity to main roads	Very Near	Very Near	% 0.0	Very Near	% 0.0	Near	% 2.5
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 00	% 0.0	SAR/m <sup>2</sup> 00	% 0.0	SAR/m <sup>2</sup> 93	% 12.5
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 1,241		SAR/m <sup>2</sup> 1,431		SAR/m <sup>2</sup> 834	
Weighting	-	% 55		% 25		% 20	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 1,210					

Weighted average of the three comparables is calculated to arrive at average value per square meter for showrooms. Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

Total income for showrooms by market	
Net leasable area(m2)	5,681
Rental value per square meter (SAR / m2)	1,210
Actual Gross Income	6,874,010


## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.3 (Assumed Market Income) - Offices

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparable contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Offices					
Property ID	Type	Transaction Year	Rental value	Area	Rental value/m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 130,000	150 m <sup>2</sup>	SAR 867
Property 2	Asking Price Offer	2023	SAR 189,750	345 m <sup>2</sup>	SAR 550
Property 3	Asking Price Offer	2023	SAR 231,000	300 m <sup>2</sup>	SAR 770

Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.3 (Assumed Market Income) - Offices

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		20/5/2023		11/7/2023		11/7/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 867		SAR/m <sup>2</sup> 550		SAR/m <sup>2</sup> 770	
Transaction Type		Asking Price Offer	% 10.0-	Asking Price Offer	% 10.0-	Asking Price Offer	% 10.0-
Market Conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		86.7-		55-		77-	
Value per square meter		SAR/m <sup>2</sup> 780		SAR/m <sup>2</sup> 495		SAR/m <sup>2</sup> 693	
Accessibility	Easy	Easy	% 0.0	Easy	% 0.0	Easy	% 0.0
Location	Very Good	Very Good	% 0.0	Very Good	% 0.0	Good	% 0.0
Finishing level	Very Good	Very Good	% 0.0	Good	% 10.0	Very Good	% 0.0
Availability of parking	Available	Available	% 0.0	Available	% 0.0	Available	% 0.0
Proximity to main roads	Very Near	Very Near	% 0.0	Very Near	% 0.0	Near	% 2.5
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 00	% 0.0	SAR/m <sup>2</sup> 50	% 10.0	SAR/m <sup>2</sup> 17	% 2.5
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 780		SAR/m <sup>2</sup> 545		SAR/m <sup>2</sup> 710	
Weighting	-	% 50		% 20		% 30	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 710					

Weighted average of the three comparables is calculated to arrive at average value per square meter for offices. Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

Total income for Offices by market	
Net leasable area(m2 )	8,620
Rental value per square meter (SAR / m2 )	710
Actual Gross Income	6,120,200


## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.4 (Assumed Market Income) - Drive Throw

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparable contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Drive Throw			
Property ID	Type	Transaction Year	Rental value
Property 1	Asking Price Offer	2023	SAR 400,000
Property 2	Asking Price Offer	2023	SAR 400,000

Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.4 (Assumed Market Income) - Drive Throw

Comparison Criteria	Subject Property	Comparable 1		Comparable 2	
		Description	Adjustment %	Description	Adjustment %
Value	-	SAR 400,000		SAR 400,000	
Transaction Type		Asking Price Offer	0.0%	Asking Price Offer	0.0%
Transaction Date		20/07/2023	0.0%	20/07/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%
Adjusted Value / m <sup>2</sup>		0		0	
Value per square meter		SAR 400,000		SAR 400,000	
Accessibility	Very easy	Very easy	0.0%	Very easy	0.0%
Location	Very Good	Good	2.5%	Good	2.5%
Proximity to attractions	Very Close	Close	2.5%	Close	2.5%
Value / m <sup>2</sup>	-	SAR 20,000	5.0%	SAR 20,000	5.0%
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 420,000		SAR/m <sup>2</sup> 420,000	
Weighting	-	50%		50%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 420,000			

Weighted average of the three comparables is calculated to arrive at average value per square meter for drive throw. Largest weight is awarded to comparable (1&2) as it carry more similarities to the subject property.

Total income for Drive Throw by market	
Actual Gross Income	420,000

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.5 Property Income- (Assumed Market Income)

Property income	Area	Value	
Showrooms	5,681.00 m <sup>2</sup>	1,210.00 SAR	6,874,010.00 SAR
Offices	8,620.00 m <sup>2</sup>	710.00 SAR	6,120,200.00 SAR
Drive Throw	-	-	420,000.00 SAR
<b>Total gross income</b>			<b>13,414,210.00 SAR</b>
Vacancies	15.00%		-2,012,131.50 SAR
<b>Net gross income after deduction of vacancies</b>			<b>11,402,078.50 SAR</b>

#### 4.2.1.6 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

- Average square meter rent for Showrooms: 1,240 SAR / year
- Average square meter rent for Offices: 740 SAR / year
- Average rent for Drive Throw: 420,000 SAR / year

Element	Actual income data	Market data	The difference	
			SAR	%
Average income for Centre annually	10,102,524	11,402,078.50	(1,299,554.5)	(11.39 %)
vacancy	17%	15%	-	-
Operation and maintenance expenses	7%	0	-	-
The result	Based on the above, it was found that the annual income achieved by the subject property after comparing it to the market data achieves similar results. At the valuation date, we monitored the presence of an area estimated at 2,478 square meters of non-leased space, which produced vacancies estimated at 17 %, and this rate was adjusted to the prevailing rates in the market in the period of explicit forecasting of cash flows.			

#### 4.2.1.7 Assumptions

- The valuation was based on the property income that was provided to us by the client, we assumed an increase in income by 5.00% every 3 years.
- The market value of the vacancies was calculated according to the current rental value of similar properties on the market and was added to the Income sent from the client.
- We have been provided by the client with operation and maintenance contracts.
- The contract is assumed to be renewed for a period of 10 years



## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

#### 4.2.1.7 Assumptions

Project assumptions							
Duration				years 10			
Caprate analysis							
Name of the property/fund	property	city	sector	property value	net income	Rate of Return	Year
Walla REIT Fund	Tjety Tower	Jeddah	office	SAR 36,173,500.00	SAR 3,579,371.00	9.90%	2022
Al Ahd REIT Fund	Sajima Mall	Jeddah	Commercial	SAR 280,677,190.00	SAR 23,102,976.00	8.24%	2022
Walla REIT Fund	Dinar commercial building	Jeddah	Commercial / office	SAR 112,651,626.00	SAR 8,663,994.00	7.7%	2022

- Cap Rate set at 8.0 % based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 9.50% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Patform Data</a>
Property Risk	2.80%	Valuer's estimate of the market
Discount rate	9.50%	

#### 4.2.1.8 Valuation Result

Income Approach Valuation Result	
Cap rate	8.0 %
Discount rate	9.50%
<b>Income approach value (SAR)</b>	<b>133,937,386.74</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	133,937,000
Written	Only one hundred thirty-three million nine hundred thirty-seven thousand SAR
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents



الرقم: 293010010159  
التاريخ: 1444/11/1

# وثيقة تملك عقار

السوق العقارية Real Estate Market





البيانات الأساسية			
1444/11/1	تاريخ الوثيقة	293010010159	رقم الوثيقة
فعل	الحالة	الموثق بالرياض 1	المصدر
لا يوجد قيود	التود	7,903	المساحة (م <sup>2</sup> )
	قيمة الصفقة	رهن / فك رهن	نوع الصفقة
1441/6/1	تاريخ الوثيقة السابقة	420216026736	رقم الوثيقة السابقة

الملاك			
نسبة التملك	الجنسية	الاسم	رقم الهوية
100 %	-	الشركة السعودية للاقتصاد والتنمية للمستثمرين العقاريين	7001902688

العقار			
رقم الهوية العقارية	نوع العقار	مساحة العقار (م <sup>2</sup> )	رقم الهوية المقارنة
لا يوجد	لا يوجد	7,903	لا يوجد
الموقع	نموذج العقار		
لا يوجد	لا يوجد		
رقم القطعة	رقم المخطط	الحي	المدينة
9	448 / من / ت	الغالبية	جدة
الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالاً	شارع	عرض 32 م	85
جنوباً	شارع	عرض 12 م	87
شرقاً	شارع	الامور سلطان بعرض 32 م	80
غرباً	قطعة	رقم 1 والقطعة رقم 3 والقطعة رقم 5 والقطعة رقم 7	88

صدرت هذه الوثيقة من البورصة العقارية ويمكن التحقق من صحة هذه الوثيقة عبر الخدمات الإلكترونية التابعة لوزارة العدل ووزارة الشؤون البلدية والقروية والإسكان.

الصفحة 1 من 1

## 5.1 Documents



**رخصة بناء**

المملكة العربية السعودية  
وزارة الشؤون البلدية والقروية  
إمارة محافظة جدة  
إدارة رخص البناء

تجديد رخصة

رقم الرخصة	4300155672				التاريخ	16 جمادى الثاني 1443	صلاحيتها	25 جمادى الثاني 1444
الاستخدام	اسم صاحب الرخصة							
رقم البلدية	3890000400	رقم المخطط	144/سراب	رقم القطعة	9	الحدي	عمر مسعى	رقم المسك
رقم الكروكي	3890000400	رقم المخطط	144/سراب	رقم القطعة	9	الحدي	عمر مسعى	رقم المسك
رقم المخطط	144/سراب	رقم القطعة	9	الحدي	عمر مسعى	رقم المسك	25 جمادى الثاني 1444	رقم المسك

جميع العيوب الواردة بالمعاملة الإلكترونية تعتبر ملزمة على المالك الهندسي وأعماله، كل فيما يخصه وذلك بموجب المالك الهندسي صورة لإطلاع المالك على جميع أخطاها وتبنيها من مسئوليتها. يجب الالتزام بتبنيها عند العمل بها، وفي حالة العمل المتكرر المتعددة بمخطط العمل الجزئي للمبنى في حال تركيب ألواح الأسبوس المستخدمة في تلمسه وأجهت المصانيع تكون من ألواح المعايير للحريق، كالتزام تركيب عداد مياه فصل لكل وحدة سكنية أو تجارية جديدة و تركيب مرشحات المياه

الجهة	الحدود	الارتفاع
الشمالي	85.00 وحدة شارع عرض 32.00 متر بمسكني إلى الجنوب	3
الشرقي	80.00 وحدة شارع العرض مسكني متوسط عرض 25.00 متر	13.97
الجنوبي	87.00 وحدة شارع عرض 12.00 متر	3
الغربي	88.00 وحدة المقطع رقم 1 و 3 و 5 و 7	2

المساحات وعدد الوحدات ومواقف السيارات							إجمالي	
مناطق المساحات	سكني		تجاري		اخرى		عدد	مساحة
	عدد	مساحة	عدد	مساحة	عدد	مساحة		
طابق ارضي	0	0	9	3390.42	0	1086.87	9	5277.29
طابق مسروق	0	0	0	0	0	1836.8	0	1836.8
طابق أول	0	0	9	2742.17	0	1836.8	9	4578.97
طابق ثاني	0	0	17	3384.42	0	1836.8	17	5221.22
طابق ثالث	0	0	17	3384.42	0	1836.8	17	5221.22
طابق رابع	0	0	17	3384.42	0	0	17	3384.42
طابق ختامي	0	0	6	1193.39	0	0	6	1193.39
[إجمالي المسطحات]								26713.31
عدد المواقف	254	عدد غرف الكوزياء	5	كمية المسطحات	3698.2725			

المدقق الإداري	طول التسور	
أحمد سيف طوبان العمادي	88	
مهندس الدراسة	عدد الوحدات	
عليان مجة وفاد زيمان	75	
المصنف	عدد الأدوار	
مكة حريمش بن مجة آل حريمش	5	
مدير إدارة رخص البناء		
د. عمرو أحمد بنشار الرشيد		

رقم الترخيص	221200125021
رقم الترخيص	102611.72

تعتبر الشروط العامة المدونة خلف نموذج رخصة البناء جزء لا يتجزأ من هذه الرخصة وعلى المالك التمسك بها بحيث عليه هذه الشروط وتوقع بنيت مسئولية

## 5.1 Documents

Tenant	Property/Office Numl	Use	MLA	Area	Start	Lease Exp	Months Left	Contract Value	Rent/rgm
مؤسسة رعاية الفاعه لخدمات السيارات	KBC 1	Retail	596	5/16/2021	5/15/2024	11	374,061.52	627.62	
	KBC 2	Retail	599	5/16/2021	5/15/2024	11	375,944.38	627.62	
مؤسسة محمد منصور العبداني	KBC 3	Retail	530	3/20/2022	9/19/2025	27	530,000.00	1,000.00	
شركة مركز ماء قرفيه	KBC 4	Retail	560	4/9/2023	4/8/2026	34	510,000.01	910.71	
شركة النعمه للتصاليات	KBC 5	Retail	563	9/18/2022	9/17/2025	27	619,300.00	1,100.00	
	KBC 6	Retail	563	9/18/2022	9/17/2025	27	619,300.00	1,100.00	
شركة مطاوم سحر الشاكر لآلات النظم الوحدت	KBC 7	Retail	566	1/1/2022	12/31/2026	43	500,000.00	883.39	
شركة حصه كسمون لخدمات العناية	KBC 8	Retail	530	6/8/2021	6/7/2025	24	556,500.00	1,050.00	
Vacant	KBC 9	Retail	587						
Vacant	KBC 10	Retail	587						
شركة العربية لدم ونايل المداى المحذونه	KBC 101	office	194	9/15/2022	9/14/2023	3	149,380.00	770.00	
	KBC 102	office	198	9/15/2022	9/14/2023	3	152,460.00	770.00	
	KBC 103	office	168	4/5/2021	4/4/2026	34	110,880.00	660.00	
شركة فرم النعام لخدمات ومسوحات الاعمال	KBC 104	office	161	4/5/2021	4/4/2026	34	106,260.00	660.00	
شركة فرم العربي للتدوين المتواى	KBC 105 & 106	office	318	6/10/2023	6/9/2024	12	279,840.00	880.00	
Vacant	KBC 107	office	161						
Vacant	KBC 108	office	168						
شركة فرم العربي للتدوين المتواى	KBC 109	office	184	2/1/2023	1/31/2024	7	168,842.08	917.62	
	KBC 110	office	184	2/1/2023	1/31/2024	7	168,842.08	917.62	
	KBC 111	office	145	2/1/2023	1/31/2024	7	133,054.90	917.62	
	KBC 112	office	142	2/1/2023	1/31/2024	7	130,302.04	917.62	
شركة النعمه وشركه التعلوه والخدمات	KBC 113	office	142	4/1/2022	4/1/2026	34	93,720.00	660.00	
	KBC 114	office	145	4/1/2022	4/1/2026	34	95,700.00	660.00	
شركة بروس الاماكن لتنظيم فرحلات	KBC 115	office	95	1/1/2022	12/31/2024	18	62,700.00	660.00	
شركة وكتله اعطاش كشميه والاعطاش	KBC 116	office	160	1/18/2021	1/17/2024	17	105,600.00	660.00	
شركة توريد ادم الو شيدىس نو ساعه قدامىن وادعه قدامىن	KBC 117	office	142	1/1/2021	12/31/2023	6	168,838.49	1,189.00	
	KBC 118	office	145	1/1/2021	12/31/2023	6	172,405.50	1,189.00	
	KBC 201	office	194	7/1/2019	7/1/2024	12	130,162.85	670.94	
	KBC 202	office	198	7/1/2019	7/1/2024	12	132,846.62	670.94	
	KBC 203	office	168	7/1/2019	7/1/2024	12	112,718.35	670.94	
	KBC 211	office	145	7/1/2019	6/30/2024	12	97,286.67	670.94	
	KBC 213	office	142	7/1/2019	6/30/2024	12	95,273.84	670.94	
	KBC 214	office	145	7/1/2019	6/30/2024	12	97,286.67	670.94	
	KBC 215	office	145	7/1/2019	6/30/2024	12	97,286.67	670.94	
	KBC 216	office	142	7/1/2019	6/30/2024	12	95,273.84	670.94	
	KBC 217	office	142	7/1/2019	6/30/2024	12	95,273.84	670.94	
	KBC 218	office	145	7/1/2019	6/30/2024	12	97,286.67	670.94	
شركة توكيلات العقليه للسيارات المحذونه	KBC 204	office	161	7/1/2022	6/30/2024	12	108,021.75	670.94	
	KBC 205	office	159	7/1/2022	6/30/2024	12	106,679.86	670.94	
	KBC 206	office	159	7/1/2022	6/30/2024	12	106,679.86	670.94	
	KBC 207	office	161	7/1/2022	6/30/2024	12	108,021.75	670.94	
	KBC 208	office	168	7/1/2022	6/30/2024	12	112,718.35	670.94	
	KBC 209	office	184	7/1/2022	6/30/2024	12	123,453.43	670.94	
	KBC 210	office	184	7/1/2022	6/30/2024	12	123,453.43	670.94	
	KBC 212	office	142	7/1/2022	6/30/2024	12	95,273.84	670.94	
شركة مسان العوده للمحلق والمطبخه	KBC 301	office	194	8/22/2021	8/21/2024	14	145,500.00	750.00	
شركة المحمل لخدمات العراق	KBC 302	office	198	1/1/2021	12/30/2027	55	168,210.42	849.55	
شركة فراه القديبه	KBC 303	office	168	3/15/2023	3/14/2024	9	100,000.00	595.24	
شركة المحمل لخدمات العراق	KBC 304	office	161	3/15/2021	3/15/2027	45	149,166.00	926.50	
Vacant	KBC 305	office	159						
شركة فر العطار به المحذونه	KBC 306	office	159	12/29/2022	12/28/2024	18	117,600.00	739.62	
Vacant	KBC 307	office	161						
شركة سويه الاعمال للمقاولات العامه	KBC 308	office	168	2/15/2023	8/14/2023	2	55,000.00	654.76	
Vacant	KBC 309	office	184						
Vacant	KBC 310	office	184						
Vacant	KBC 311	office	145						
Vacant	KBC 312	office	142						
شركة المحمل لخدمات العراق	KBC 313	office	142	1/15/2021	1/14/2026	31	141,751.62	998.25	
	KBC 314	office	145	1/15/2021	1/14/2026	31	144,746.38	998.25	
	KBC 317	office	142	1/15/2021	1/14/2026	31	141,751.62	998.25	
	KBC 318	office	145	1/15/2021	1/14/2026	31	144,746.38	998.25	
شركة المحمل لخدمات العراق	KBC 315	office	145	1/1/2021	12/31/2028	67	113,738.00	784.40	
شركة توريد السيارات للمحذوله	KBC 316	office	142	7/1/2020	6/30/2028	61	111,384.00	784.39	
شركة ملبس ادم الحديث لتقويم الوحدت	KBC 358	ATM	30	8/25/2022	8/24/2025	26	450,000.00	15,000.00	
			14,331				10,102,524		
		Vacancy	2,478						
		Occupan-	83%						

## 5.2 | Cash flow analysis

Cash Flow Analysis	Total	1 year	2 year	3 year	4 year	5 year	6 year	7 year	8 year	9 year	10 year
Gross Revenue	132,146,669	12,448,904	12,448,904	12,448,904	13,071,349	13,071,349	13,071,349	13,724,916	13,724,916	13,724,916	14,411,162
Vacancy - 15.0%	(19,822,000.31)	(1,867,335.55)	(1,867,335.55)	(1,867,335.55)	(1,960,702.33)	(1,960,702.33)	(1,960,702.33)	(2,058,737.45)	(2,058,737.45)	(2,058,737.45)	(2,161,674.32)
Operation & Maintenance - 7%	(7,833,962.25)	(738,000.00)	(738,000.00)	(738,000.00)	(774,900.00)	(774,900.00)	(774,900.00)	(813,645.00)	(813,645.00)	(813,645.00)	(854,327.25)
Net operating income	104,490,706	9,843,568	9,843,568	9,843,568	10,335,747	10,335,747	10,335,747	10,852,534	10,852,534	10,852,534	11,395,161
Termenal value	-	0	0	0	0	0	0	0	0	0	142,439,507
Net cash flows	104,490,706.15	9,843,568.13	9,843,568.13	9,843,568.13	10,335,746.54	10,335,746.54	10,335,746.54	10,852,533.86	10,852,533.86	10,852,533.86	153,834,667.52
discount rate	-	1.00	0.91	0.83	0.76	0.70	0.64	0.58	0.53	0.48	0.44
Net present value	133,937,387	9,843,568	8,989,560	8,209,644	7,872,261	7,189,280	6,565,552	6,295,735	5,749,530	5,250,712	67,971,545

KPI's	Total Value
NPV at Discount Rate - 9.5%	133,937,386.74

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.



## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
We support you

**ESNAD**  
Real Estate Valuation



**إسناد**  
للتقييم العقاري

# Al Rawdah Business Centre Valuation Report

## RBC

Al Rawdah District - Jeddah

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Al Rawdah Business Centre	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/2venFSVKea5Ys4pW8">https://goo.gl/maps/2venFSVKea5Ys4pW8</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	18/07/2023
	Inspection date	25/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value  Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value	Current Use/Existing Use  International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance				
Report	Reference Number	230690261	Report type	Detailed report
	Report date	10/08/2023	Report version	final
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		



## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations	-	
	Limits on analysis	-	
	Limits on inspection	-	
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Property Income data</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance				
Opinion of Value	104,685,000			
	Written	Only one hundred four million six hundred eighty-five thousand SAR		
	Currency	Saudi Riyal		
Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Amin Awad Al-Thubaiti	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002987	1220002130	1220001954	1210000934
	Associate	Associate	Associate	Fellow
	Rea Estate Sector			
Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -				
Membership Number			11000054	
Valuation Sector			Real Estate	
Professional Company Registration Number			323/18/784	
Professional Company Registration Date			02/ 03/ 1439H	
Company Stamp				

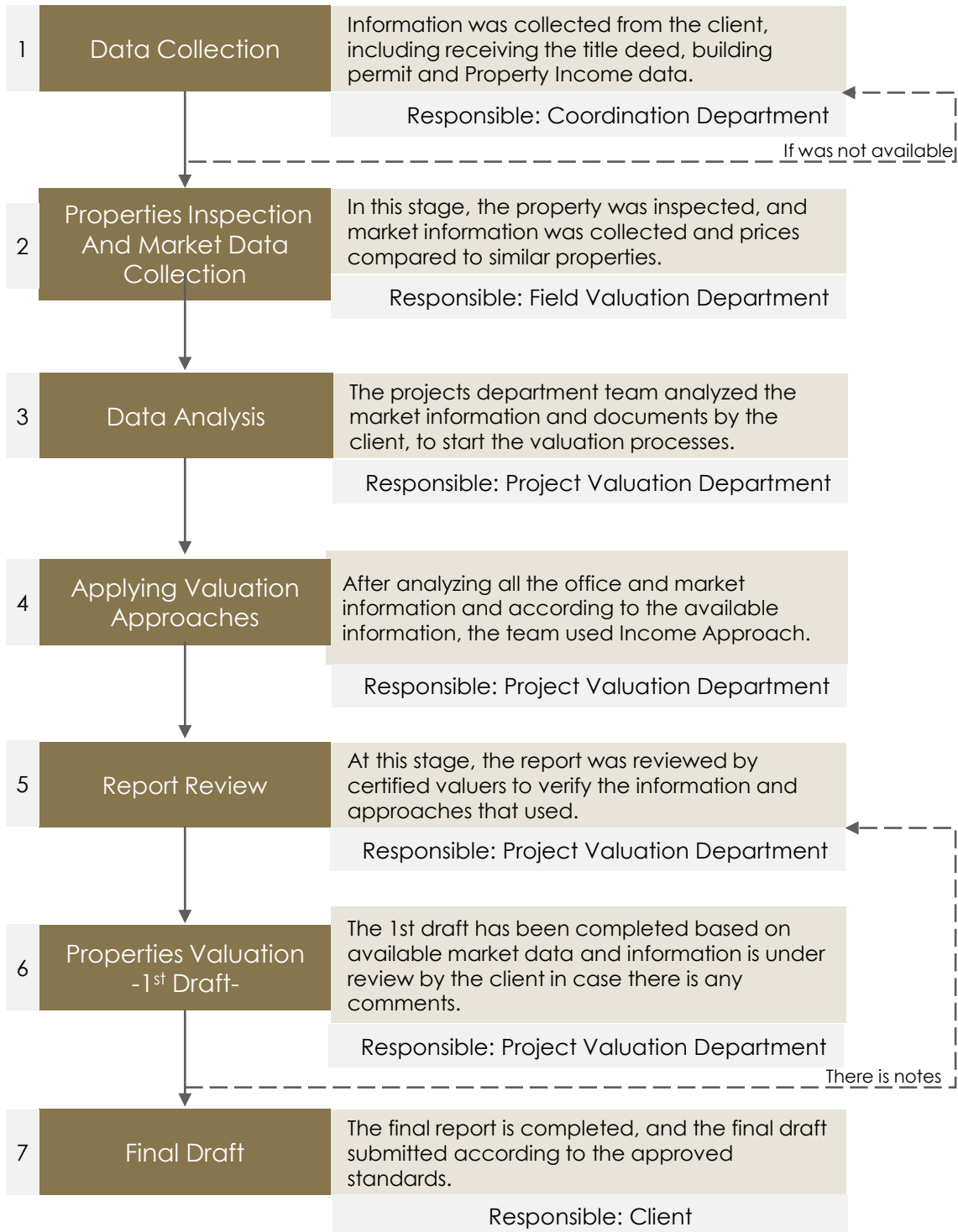


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

<p>About Jeddah</p>	<p>The city of Jeddah is located in the western part of the Kingdom of Saudi Arabia, specifically in the middle of the eastern coast of the Red Sea. Its eastern borders overlook the Hijaz mountain range, and the geographical area occupied by the city extends over 70 km between its northern and southern borders, and about 50 km between its sea front.</p> <p>The city of Jeddah is distinguished by being the main gateway to the Two Holy Mosques by the presence of King Abdulaziz International Airport and the Hajj City, which receives millions of pilgrims annually.</p>
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#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Abdulaziz International Airport	13 km	Historical Jeddah	10 km
Jeddah Islamic Port	15 km	Sea front	12 km

### 3.1 Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property is located is bounded by parts of Al Rawdah district followed by Sari Road to the north. Southbound runs Prince Saud Al faisal. East side the property area is bounded by Al Madinah Al Munawarah Road is followed by Al Faisaliyah district, while to the west is Prince Sultan Road followed by Al Khalidiyah district.
Accessibility	The area is easily accessible through several roads, the most important of which is Prince Saud Al faisal Road which overlooks the subject property.



### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company for Real Estate Funds
Title deed number	393010010162	Title deed date	01/11/1444 H
building permit Number	3900025974	building permit Date	20/04/1439 H

Property Information (Based on title deed)			
Province	Makkah	City	Jeddah
District	Al Rawdah	Street	Prince Saud Al faisal Road
No. of Plot	4	No. of Plan	ب/96
Property Type	Commercial building	Notes	-

21.562948° N 39.164113° E

<https://goo.gl/maps/2venFSVKea5Ys4pW8>

Asset	Land area	BUA	GFA
Property specifications	2,462.5 m <sup>2</sup>	17,526.74 m <sup>2</sup>	-
Notes		-	



Satellite photo shows subject property location



### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	49.25	neighbor	-	-	-
South	49.25	Prince Saud Al faisal Road	commercial	32	1
East	50	neighbor	-	-	-
West	50	Ahmed Jamjoum street	Internal	15	2

Property specifications	
Structure	<p>BUA 17,526.74 m<sup>2</sup></p> <p>Height (floors) 2 Basement + Ground floor + Mezzanine 6 recurring floors + 2 roof floor</p> <p>Age 11 years</p> <p>Num. of buildings 1</p> <p>Finishing Very Good</p> <p>Facilities Fire extinguishing system +Parking + Conditioning +Surveillance by cameras + Fire alarm system</p> <p>Use Commercial</p> <p>Zoning</p> <p>Maximum footprint 60%</p> <p>Maximum height 5 floor</p> <p>Notes There is a clerical error in building permit as the area of the second floor was not mentioned and its area was considered the same as the area of the repeated floors in the property and it is estimated at 1571 m<sup>2</sup></p>

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is Al Madinah Al Munawarah Road, which facilitates access to the subject property.</li> <li>The Subject property is located near King Abdulaziz International Airport.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed.</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>The downtown Jeddah project is a waterfront redevelopment project in the center of Jeddah Corniche, with the aim of transforming it into a vibrant area and a unique tourist, residential and commercial destination to become the new Jeddah Downtown. On an area of 5 million square meters it accommodates more than 58 thousand people. The implementation of the project will begin in 2019 and will end in 2029 and is expected to provide about 36 thousand job opportunities.the project aims to create an attractive and distinctive environment that contributes to the development of the city of Jeddah, to reach it among the top 100 cities in the world.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The availability of multiple alternatives in the market, which affects supply and demand .</li> </ul>



## Part 4

# Valuation

4.1 Valuation Approaches

4.2 Valuation Analysis

4.3 Opinion of Value

4.4 Validity of review and clarification



## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</p> <p>The market approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</p> <p>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</p> <p>(c) there are frequent and/or recent observable transactions in substantially similar assets."</p>
Income Approach	<p>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</p> <p>The income approach should be applied and afforded significant weight under the following circumstances:</p> <p>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</p> <p>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as "replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset".</p>
Residual Method	<p>"The residual method is so called because it indicates the residual amount after deducting all known or anticipated costs required to complete the development from the anticipated value of the project when completed after consideration of the risks associated with completion of the project. This is known as the residual value."</p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as “Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset”.

#### ٤,٢,١,١ Contractual lease data

We were provided with income for the subject property by the client according to the following data:

- Tenant: Multi-tenanted.

Income	Value
Property Income (SAR)	7,250,543
Vacancies	19.74 %
Retail Leasable area (m2)	2,467.00
Offices Leasable area (m2)	9,327.00

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.2 Property Income- Assumed Market Income - Showrooms

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Showrooms					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 650,000	625 m <sup>2</sup>	SAR 1,040
Property 2	Asking Price Offer	2023	SAR 175,000	160 m <sup>2</sup>	SAR 1,094
Property 3	Asking Price Offer	2023	SAR 160,000	184 m <sup>2</sup>	SAR 870



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Showrooms Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		7/3/2023		7/18/2023		7/12/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 1,040		SAR/m <sup>2</sup> 1,094		SAR/m <sup>2</sup> 870	
Transaction Type		Asking Price Offer	2.5%-	Asking Price Offer	2.5%-	Asking Price Offer	2.5%-
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Adjusted Value / m <sup>2</sup>		26-		27.35-		21.75-	
Value per square meter		SAR/m <sup>2</sup> 1,014		SAR/m <sup>2</sup> 1,067		SAR/m <sup>2</sup> 848	
Accessibility	Easy	Easy	0.0%	Easy	0.0%	Easy	0.0%
Location	Very Good	Very Good	0.0%	Very Good	0.0%	Very Good	0.0%
finishing	Very Good	Very Good	0.0%	Very Good	0.0%	Very Good	0.0%
Property age	11 years	6 years	2.5%-	11 years	0.0%	14 years	1.5%
Completion of services	Completed	Completed	0.0%	Completed	0.0%	Completed	0.0%
street width	32 m	50 m	2.0%-	30 m	0.0%	32 m	0.0%
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 66-	6.5%-	SAR/m <sup>2</sup> 85	8.0%	SAR/m <sup>2</sup> 13	1.5%
Adjusted Value / m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 948</b>		<b>SAR/m<sup>2</sup> 1,152</b>		<b>SAR/m<sup>2</sup> 861</b>	
Weighting	-	40%		30%		30%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	<b>SAR 980</b>					

Weighted average of the three comparables is calculated to arrive at average value per meter. Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

Total income for showrooms by market	
Net leasable area(m2 )	2,467.00
Rental value per square meter (SAR / m2 )	980
Actual Gross Income	2,417,660.00

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.3 Property Income- Assumed Market Income - Offices

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Offices					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 80,000	92 m <sup>2</sup>	SAR 869
Property 2	Asking Price Offer	2023	SAR 95,000	133 m <sup>2</sup>	SAR 714
Property 3	Asking Price Offer	2023	SAR 166,400	208 m <sup>2</sup>	SAR 800



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Offices Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		7/3/2023		7/17/2023		7/10/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 869		SAR/m <sup>2</sup> 714		SAR/m <sup>2</sup> 800	
Transaction Type		Asking Price Offer	5.0%-	Asking Price Offer	5.0%-	Asking Price Offer	5.0%-
Transaction Date		8/5/2023	0.0%	3/1/2023	0.0%	21/06/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Adjusted Value / m <sup>2</sup>		43.45-		35.7-		40-	
Value per square meter		SAR/m <sup>2</sup> 826		SAR/m <sup>2</sup> 678		SAR/m <sup>2</sup> 760	
Accessibility	Easy	Easy	0.0%	Easy	0.0%	Easy	0.0%
Location	Good	Very Good	2.5%-	Very Good	2.5%-	Very Good	2.5%-
finishing	Very Good	Very Good	0.0%	Very Good	0.0%	Very Good	0.0%
street width	32 m	50 m	2.0%-	50 m	2.0%-	50 m	2.0%-
Property age	11 years	6 years	2.5%-	11 years	0.0%	13 years	1.0%
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 58-	7.0%-	SAR/m <sup>2</sup> 31-	4.5%-	SAR/m <sup>2</sup> 27-	3.5%-
Adjusted Value / m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 768</b>		<b>SAR/m<sup>2</sup> 648</b>		<b>SAR/m<sup>2</sup> 733</b>	
Weighting	-	20%		50%		30%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	<b>SAR 700</b>					

Weighted average of the three comparables is calculated to arrive at average value per meter. Largest weight is awarded to comparable (2) as it carry more similarities to the subject property.

Total income for Offices by market	
Net leasable area(m2 )	9,327.00
Rental value per square meter (SAR / m2 )	700
Actual Gross Income	6,528,900.00

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.4 Property Income- (Assumed Market Income)

Property income	Area	Value	
Showrooms	2,467.00 m <sup>2</sup>	980.00 SAR	2,417,660.00 SAR
Offices	9,327.00 m <sup>2</sup>	700.00 SAR	6,528,900.00 SAR
<b>Total gross income</b>			<b>8,946,560.00 SAR</b>
Vacancies	15.00%		-1,341,984.00 SAR
<b>Net gross income after deduction of vacancies</b>			<b>7,604,576.00 SAR</b>

#### 4.2.1.5 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

Element	Actual income data	Market data	The difference	
			SAR	%
Rental value of the property (SAR)	7,250,543	7,604,576.00	354,033.00	4.88%
vacancy	19.74 %	15 %		
Operation and maintenance expenses	6%	-	-	-
Result	Based on the above, it was found that the annual income achieved by the subjected property after comparing it to the market data achieves similar results. At the valuation date, we monitored the presence of an area estimated at 2,328 square meters of non-leased space, which produced vacancies estimated at 19.74 %, and this rate was adjusted to the prevailing rates in the market in the period of explicit forecasting of cash flows.			

#### 4.2.1.6 Assumptions

- The valuation was based on the property income that was provided to us by the client, we assumed an increase in income by 10% every 3 years.
- The market value of the vacancies was calculated according to the current rental value of similar properties on the market and was added to the Income sent from the client.
- We have been provided by the client with operation and maintenance contracts.



## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.6 Assumptions

Project Assumptions	
Project period	10 years

Cap rate analysis							
Name of the property/fund	property	city	sector	property value	net income	Rate of Return	Year
Mafic REIT fund	Tjay Tower	Jeddah	office	SAR 36,173,500.00	SAR 3,579,371.00	% 9.90	2022
Al Ansi REIT Fund	Sakama Mall	Jeddah	Commercial	SAR 240,677,190.00	SAR 23,102,976.00	% 9.6	2022
Mulkis REIT Fund	Dirar commercial building	Jeddah	Commercial/ office	SAR 112,851,626.00	SAR 8,463,994.00	% 7.5	2022

- The cap Rate is set at 8.00 % based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 : details the cash flows of the subject property, where a 9.50% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Patform Data</a>
Property Risk	2.80%	Valuer's estimate of the market
Discount rate	9.50%	

#### 4.2.1.7 Valuation Result

Income Approach Valuation Result	
Cap rate	8.00%
Discount rate	9.50%
<b>Income approach value (SAR)</b>	<b>104,685,330.30</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	104,685,000
Written	Only one hundred four million six hundred eighty-five thousand SAR
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents

البيانات الأساسية			
1444/11/1	تاريخ الوثيقة	393010010162	رقم الوثيقة
فعال	الحالة	الموثقين بالرياض 1	المصدر
لا يوجد قيود	القيود	2,462.5	المساحة (م <sup>2</sup> )
	قيمة الصفقة	رهن / فك رهن	نوع العملية
1440/8/17	تاريخ الوثيقة السابقة	420228018317	رقم الوثيقة السابقة

الملاك			
نسبة التملك	الجنسية	الاسم	رقم الهوية
100 %	-	الشركة السعودية للاقتصاد والتنمية للصناديق العقارية	7001902688

العقار			
مساحة العقار (م <sup>2</sup> )	نوع العقار	رقم الهوية العقارية	رقم الهوية
2,462.5	لا يوجد	لا يوجد	لا يوجد

نموذج العقار		الموقع	
المدينة	الحي	رقم المخطط	رقم القطعة
جدة	الروضة	96 / ب	4

الحد	التوصيف	النوع	الحد
شمالا	رقم 2	قطعة	49.25
جنوبيا	عرض 32م	شارع	49.25
شرقا	رقم 3	قطعة	50
غربا	عرض 15م	شارع	50

## 5.1 Documents



أمانة جدة

### رخصة بناء

المملكة العربية السعودية  
وزارة الشؤون البلدية والقروية  
إسناد محافظة جدة  
إدارة رخص البناء

**إضافة وتعديل**

رقم الرخصة	3900025974	التاريخ	20/ربيع الثاني/1439	صلاحيتها	20/ربيع الثاني/1440
الاستخدام	اسم صاحب الرخصة			رقم الصك	تاريخ الصك
رخصة بناء مبنى تجاري اداري	الشركة السعودية للأقتصاد والتنمية والصناديق العقارية حوال رقم 0540755064			4030211777	27/ربيع الثاني/1435
البلدية	رقم الكروكاي	رقم المخطط	رقم القطعة	الحالي	اسم الشارع
جدة الجديدة الغربية	7832	96/ب	4	الروضة	غير مسطح

جميع التجهيزات الواردة بالمعاملة الإلكترونية تعتبر مبررة على المكتب الهندسي والمالك كل فيما يخصه وعلى جميع المكاتب الهندسية ضرورة إطلاع المالك على جميع التعديلات والتغييرات من مسئوليتهم. يجب الالتزام بنموذج العزل الحراري وفق قيم العزل الحراري المحددة بخطة العزل الحراري للمبنى. الالتزام بزيادة تركب الواح العزل العكسوة بالأسبستوس (الكلايبيج) لجميع العناني التي تحت الأتساء أو الترميم. إصدار رخصة البناء لا يعنى الموافقة على التعديلات مالم يتم التوافق مع المواصفات المحددة/عدم الإصرار بالمعايير عند تنفيذ الأعمال واستخدام سواتر الحشيش الموثقة على التمدد والانكماش والسقوف والسفوفات للمحافظة على الطاقة وسلامة المارة وتحقيق خصوصية المزارع المجاورة

الارتفاع	الحدود	الجهة
5.10	49.25 و وحدة القطعة رقم 2	الضلعيات
3	50.00 و وحدة القطعة رقم 3	الشرقي
6	49.25 و وحدة شارع عرض 32.00 متر	الجنوبي
3	50.00 و وحدة شارع عرض 15.00 متر	الغربي

المساحات وعدد الوحدات ومواصفات السيارات								احداثيات الكروكاي	
إجمالي		اخرى		تجارية		سكني		مختبرات المبنى	
مساحة	عدد	مساحة	عدد	مساحة	عدد	مساحة	عدد	مختبرات المبنى	الضلعيات
2030	0	2030	0	0	0	0	0	مدرورم - مرخص	2384544.7690
2030	0	2030	0	0	0	0	0	مدرورم - مرخص	
1734.74	2	387.92	0	1346.82	2	0	0	طابق ارضي - مرخص	المشرفيات
544	2	257.85	0	286.15	2	0	0	طابق مسروق - مرخص	517209.03
1576	4	616.1	0	959.9	4	0	0	طابق اول - مرخص	
1576	4	616.1	0	959.9	4	0	0	طابق ثالث - مرخص	
1576	4	616.1	0	959.9	4	0	0	طابق رابع - مرخص	المكتب الهندسي
3152	8	1232.2	0	1919.8	8	0	0	طابق مخزن - مرخص	فرانس فتح الدواليبي لإستشارات الهندسة المعمارية
866	1	427.07	0	438.93	1	0	0	فريلا سطح - معدن	المكتب المشرف
866	0	427.07	0	438.93	0	0	0	فريلا سطح - معدن	فرانس فتح الدواليبي لإستشارات الهندسة المعمارية
عدد المواقع 126								شبكة رسوم الرخصة	
عدد غرف الكهرباء 2								5287.16	

طوب الصور	100
عدد الوحدات	25
عدد الأدوار	6



ختم الأمانة



الموافق الإداري	عاصم عدنان عبدالله كزدي
مهندس الدراسة	عبدالرحيم محمد عبدالرحيم حلواني
مدير إدارة رخص البناء	عبدالرحيم محمد عبدالرحيم حلواني
مراقب أسامة سعارة	

تعتبر الشروحات العامة الملصقة خلف نموذج رخصة البناء جزء لا يتجزأ من هذه الرخصة وعلى المالك التمسك بها نصت عليه هذه الشروحات ونفع تحت مسئوليتهم

## 5.1 Documents

Tenant	Property	Unit/Office Number	Use	NLA	Lease Start	Lease Exp	Months Left	Rent	Price/sqm
شركة ربايعات المتطورة لللاثات والديكور الراقي المحدودة	RBC	1	Retail	1,046	27-May-23	26-May-25	23	1,046,000	1000
شركة البحر الابيض المتوسط للملاحة السعودية	RBC	2	Retail	651	1-Dec-21	30-Nov-24	17	553,350	850
شركة تفاصيل الدولية للتجارة المحدودة	RBC	3	Retail	770	1-Mar-22	29-Feb-24	8	654,500	850
مؤسسة مها احمد الجفالي للمقاولات	RBC	101	Office	529	1-Sep-22	29-Feb-24	8	402,701	761.2491
مؤسسة مها احمد الجفالي للمقاولات	RBC	102	Office	270	1-Sep-22	29-Feb-24	8	205,537	761.2491
شركة ملثقي الطعام المحدودة	RBC	103	Office	441	15-Sep-22	14-Sep-25	27	286,650	650
شركة اتقان المتقدمة التجارية المحدودة	RBC	201 A	Office	265	1-Mar-23	28-Feb-25	20	203,665	770
شركة بن زومه للتقنية	RBC	201 B	Office	265	1-Mar-23	29-Feb-24	8	203,665	770
شركة البحر الابيض المتوسط للملاحة السعودية	RBC	202	Office	270	24-Jun-23	23-Jun-26	36	197,100	730
شركة البحر الابيض المتوسط للملاحة السعودية	RBC	203	Office	441	5-Jan-21	5-Jan-26	31	306,495	695
شركة الجادة الفايزة	RBC	301 A	Office	369	1-Sep-21	1-Sep-23	2	276,750	750
مؤسسة نجمة صلة العقارية	RBC	301 B	Office	160	1-Jan-21	1-Jan-26	31	80,000	500
مكتب هتان جهاد بصراوي للاستشارات الهندسية	RBC	302	Office	270	1-Jan-22	31-Dec-26	43	229,522	850
Vacant	RBC	303	Office	441				-	
شركة ميدلوج العربية السعودية المحدودة	RBC	401 A	Office	412	1-Jan-22	31-Dec-25	31	303,644	737
شركة اتلانتيك السعودية العربية للشحن	RBC	401 B	Office	117	1-Jan-22	31-Dec-25	31	86,230	740
شركة حلول التعمير الشاملة	RBC	402	Office	270	1-Jan-22	1-Jan-25	18	178,200	660
شركة سهم المستقبل لتقنية المعلومات	RBC	403	Office	441	1-Oct-20	1-Oct-23	3	315,315	715
شركة انسيا التجارية المحدودة	RBC	501	Office	529	1-Feb-23	31-Jan-28	56	407,330	770
شركة الخدمات الطبية المتخصصة	RBC	502	Office	270	1-Jun-23	31-May-26	36	193,050	715
شركة الخدمات الطبية المتخصصة	RBC	503	Office	441	1-Jan-23	31-Dec-25	31	315,315	715
الشركة الصينية السعودية لخدمات الاتصالات المحدودة	RBC	601	Office	460	1-Mar-23	29-Apr-24	10	289,800	630
شركة بن هادي المحدودة	RBC	602	Office	339	1-Dec-20	1-Dec-23	5	224,142	661
شركة بن هادي المحدودة	RBC	603	Office	441	1-Dec-20	1-Dec-23	5	291,582	661
Vacant	RBC	701	Office	1,018				-	
Vacant	RBC	702	Office	869				-	

## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenues	100,201,472	8,946,560	8,946,560	8,946,560	9,841,216	9,841,216	9,841,216	10,735,872	10,735,872	10,735,872	11,630,528
Vacancy - 15.0%	(15,030,220.80)	(1,341,984.00)	(1,341,984.00)	(1,341,984.00)	(1,476,182.40)	(1,476,182.40)	(1,476,182.40)	(1,610,380.80)	(1,610,380.80)	(1,610,380.80)	(1,744,579.20)
Operation & Maintenance - 6%	(5,496,960.00)	(490,800.00)	(490,800.00)	(490,800.00)	(539,880.00)	(539,880.00)	(539,880.00)	(588,960.00)	(588,960.00)	(588,960.00)	(638,040.00)
Net income	79,674,291	7,113,776	7,113,776	7,113,776	7,825,154	7,825,154	7,825,154	8,536,531	8,536,531	8,536,531	9,247,909
Terminal value	115,598,860	0	0	0	0	0	0	0	0	0	115,598,860
Net cash flow	195,273,151.20	7,113,776.00	7,113,776.00	7,113,776.00	7,825,153.60	7,825,153.60	7,825,153.60	8,536,531.20	8,536,531.20	8,536,531.20	124,846,768.80
Discount rate	-	1.00	0.91	0.83	0.76	0.70	0.64	0.58	0.53	0.48	0.44
Net present value	104,685,330	7,113,776	6,496,599	5,932,967	5,960,058	5,442,976	4,970,754	4,952,183	4,522,542	4,130,175	55,163,299
KPI's	Total										
NPV at Discount Rate - 9.5%	104,685,330.30										

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.



## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
We support you

# Hyper Panda Valuation Report

Al - Hammadaniah District - Jeddah

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	<u>Unitholders of SEDCO reit fund</u>
	Contact person	<u>Abdullah Bashawri</u>	Contact information	<a href="mailto:abashawri@sedccapital.com">abashawri@sedccapital.com</a>
Assets being valued	Assets name	Hyper Panda	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/asEfH2XnZgViRnFx7">https://goo.gl/maps/asEfH2XnZgViRnFx7</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	15/07/2023
	Inspection date	15/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value	Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value
		International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."		

# 1 | Executive Summary

## Salient fact and assumptions and IVS 2022 and regulatory compliance

Report	Reference Number	230690262	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		





## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations	-	
	Limits on analysis	-	
	Limits on inspection	-	
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li>Title deed</li> <li>Building permit</li> <li>Lease contract</li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	38,404,000	
	Written	Only thirty-eight million four hundred four thousand SAR
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Amin Al-Mahmadi	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002736	1220002130	1220001954	1210000934
	Associate	Associate	Associate	Fellow
Rea Estate Sector				

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

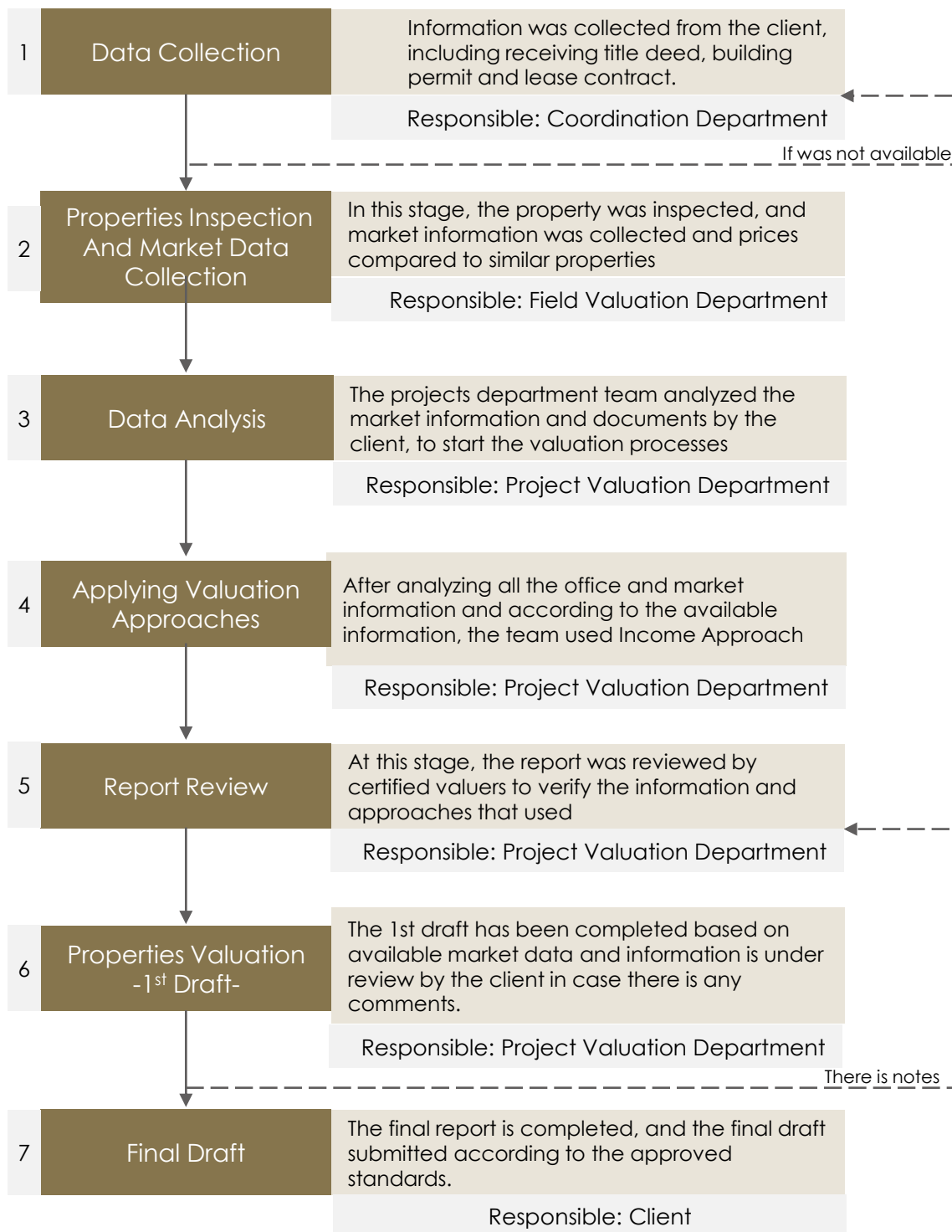


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

##### About Jeddah

The city of Jeddah is located in the western part of the Kingdom of Saudi Arabia, specifically in the middle of the eastern coast of the Red Sea. Its eastern borders overlook the Hijaz mountain range, and the geographical area occupied by the city extends over 70 km between its northern and southern borders, and about 50 km between its sea front.

The city of Jeddah is distinguished by being the main gateway to the Two Holy Mosques by the presence of King Abdulaziz International Airport and the Hajj City, which receives millions of pilgrims annually.



#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
Airport	18,1 km	Historical Jeddah	28,0 Km
Jeddah International College	9 km	King Abdullah Sports City	0,2 Km

### 3.1 Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property is located is bounded by Amr Ibn Aby-Wakkas Street followed by Al - Falah district to the north. Southbound runs Al - Kawthar district. East side the property area is bounded by Yasser Ibn Amer Al kinany street is followed by Al - Salehiyah district, while to the west is Ring Road.
Accessibility	The area is easily accessible through several roads, the most important of which is directly overlooking Al - Hammadaniyah Street.



Satellite photo shows property location

### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company
Title deed number	220206006345	Title deed date	14/03/1434 H
building permit Number	3300416699	building permit Date	28/06/1433 H

Property Information (Based on title deed)			
Province	Makkah	City	Jeddah
District	Al - Hammadaniah	Street	Al – Hammadaniah street
No. of Plot	ب / أ / 2	No. of Plan	س / ج / 385
Property Type	Hypermarket	Notes	-

21.755418° N 39.195868° E

<https://goo.gl/maps/93cPCXzPaGjSqxbz7>

Asset	Land area	BUA	GFA
Property specifications	13,685.85 m <sup>2</sup>	5,858 m <sup>2</sup>	-
Notes		-	



Satellite photo shows subject property location



### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	139.08	Street	Commercial	30	2
South	31.28	Pathway then a neighbor	Internal	6	4
East	165.54	Parking then a street	Commercial	52	1
West	153.65	Street	Internal	20	3

Property specifications	
Structure	BUA 5,858 m <sup>2</sup> Height (floors) Ground floor Age 10 years Num. of buildings 2 Finishing Good Facilities Fire extinguishing system / conditioning Use Commercial facility
Zoning	Maximum footprint - Maximum height - Notes -

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is Al – Hammadaniah street , which facilitates access to the subject property.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>The downtown Jeddah project is a waterfront redevelopment project in the center of Jeddah Corniche, with the aim of transforming it into a vibrant area and a unique tourist, residential and commercial destination to become the new Jeddah Downtown. On an area of 5 million square meters it accommodates more than 58 thousand people. The implementation of the project will begin in 2019 and will end in 2029 and is expected to provide about 36 thousand job opportunities. The project aims to create an attractive and distinctive environment that contributes to the development of the city of Jeddah, to reach it among the top 100 cities in the world.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The availability of multiple alternatives in the market, which affects supply and demand.</li> </ul>



## Part 4

# Valuation

- 4.1 Valuation Approaches
- 4.2 Valuation Analysis
- 4.3 Opinion of Value
- 4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p><i>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</i></p> <p><i>The market approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</i></p> <p><i>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</i></p> <p><i>(c) there are frequent and/or recent observable transactions in substantially similar assets."</i></p>
Income Approach	<p><i>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</i></p> <p><i>The income approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</i></p> <p><i>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</i></p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as <i>"replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset"</i>.</p>
Residual Method	<p><i>"The residual method is so called because it indicates the residual amount</i></p> <p><i>after deducting all known or anticipated costs required to complete the</i></p> <p><i>development from the anticipated value of the project when completed after</i></p> <p><i>consideration of the risks associated with completion of the project.</i></p> <p><i>This is known as the residual value."</i></p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method



## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as “Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset”.

#### 4.2.1.1 Contractual lease data

- We were provided with the lease contract for the subject property by the client according to the following data:
  - Tenant: Panda Retail Company.
  - The rent payment cycle is quarterly
  - The number of rent payments remaining in the contract is 19 Installments
  - The subject property is leased to the above tenant for a total of 5 years starting January 9th, 2022. The lease contract ends on January 9th, 2028. Remaining contractual period at the date of valuation is 5 years.

No.	Rent value (SAR)	Start date
1	711,288.00	19/10/2022
2	747,211.00	19/01/2023
3	747,211.00	19/04/2023
4	747,211.00	19/07/2023
5	747,211.00	19/10/2023
6	747,211.00	19/01/2024
7	747,211.00	19/04/2024
8	747,211.00	19/07/2024
9	747,211.00	19/10/2024
10	747,211.00	19/01/2025
11	747,211.00	19/04/2025
16	747,211.00	19/07/2026
17	747,211.00	19/10/2026
18	747,211.00	19/01/2027
19	747,211.00	19/04/2027
20	747,211.00	19/07/2027
21	747,216.07	19/10/2027

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.2 Property Income- Assumed Market Income - Hypermarket

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparable contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Hypermarket					
Property ID	Type	Transaction Year	Rental value	Area	Rental value/m <sup>2</sup>
Property 1	Transaction	2023	8,403,780.88 SAR	15,247.72 m <sup>2</sup>	551 SAR
Property 2	Transaction	2023	2,075,412.90 SAR	3,250.40 m <sup>2</sup>	639 SAR



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Hypermarket Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2	
		Description	Adjustment %	Description	Adjustment %
Value/m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 551</b>		<b>SAR/m<sup>2</sup> 639</b>	
Transaction Type		Transaction	0.0%	Transaction	0.0%
Transaction Date		7/10/2023	0.0%	6/15/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%
Adjusted Value / m <sup>2</sup>		0		0.00	
Value per square meter		<b>SAR/m<sup>2</sup> 551</b>		<b>SAR/m<sup>2</sup> 639</b>	
Accessibility	Very easy	Very easy	0.0%	Very easy	0.0%
Location	good	Very good	2.5%-	Excellent	5.0%-
street width	52 m	52 m	0.0%	52 m	0.0%
Area	5,858.00	15,247.72	5.0%-	3,250.40	2.4%
The vitality of the area	Vital	Vital	0.0%	Very Vital	10.0%-
Finishing	Excellent	Excellent	0.0%	Excellent	2.5%
Availability of parking	Available	Available	0.0%	Available	0.0%
Availability of Mezzanine	Available	Available	0.0%	Available	0.0%
Proximity to attractions	Nearby	Nearby	0.0%	Nearby	0.0%
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 41-	7.5%-	SAR/m <sup>2</sup> 64-	10.1%-
Adjusted Value / m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 510</b>		<b>SAR/m<sup>2</sup> 574</b>	
Weighting	-	65%		35%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	<b>SAR 530</b>			

Weighted average of the three comparables is calculated to arrive at average value per square meter for Commercial use. Largest weight is awarded to comparable (2) as it carry more similarities to the subject property.

Built up area (m <sup>2</sup> )	5,858
Adjusted value (SAR/m <sup>2</sup> )	530
Property Income annually (SAR)	3,104,740

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.3 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

Element	Actual income data	Market data	The difference	
			SAR	%
Rental value of the property (SAR)	2,988,844.00	3,104,740.00	115,896.00	0.04 %
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
Result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all OpEx and vacancy costs. Therefore, we have used contractual income as input in our valuation.			

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.4 Assumptions

- The income stated in the contract was counted on until its expiry, the term of which is 5 years
- The total rental value is expected to increase by 10 % after the expiration of the contract term for the next 5 years.

Project Assumptions	
Project period	10 years

Cap rate analysis							
Name of the property/fund	Property	City	Sector	property value	Net income	Rate of Return	Year
Al Rajhi REIT	Panda - Al Rowada	Jeddah	Commercial	25,210,831.36 SAR	2,075,419.49 SAR	% 8.2	2022
Al Rajhi REIT	Panda - Mada'in Al Fahd	Jeddah	Commercial	25,210,831.36 SAR	2,166,145.21 SAR	% 8.6	2022

- Cap Rate is set at 8.00% based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 10.00% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Patform Data</a>
Property Risk	3.30%	Valuer's estimate of the market
Discount rate	10.00%	

#### 4.2.1.5 Valuation Result

Income Approach Valuation Result	
Cap rate	8.00%
Discount rate	10.00%
<b>Income approach value (SAR)</b>	<b>38,404,499.13</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	38,404,000
Written	Only thirty-eight million four hundred four thousand SAR
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards







## 5.1 Documents

تاريخ الاستحقاق (أه) Due Date(AH)	تاريخ الإصدار (أه) Issued Date(AH)	تاريخ الاستحقاق (ب) Due Date(AD)	تاريخ الإصدار (ب) Issued Date(AD)	إجمالي القيمة Total value	قيمة الخدمات Services	قيمة القيمة المضافة VAT	قيمة الإصدار Rent value	الرقم التسلسلي No.
1444-03-23	1444-03-13	2022-10-19	2022-10-09	817981.00	0.00	106693.20	711288.00	1
1444-06-26	1444-06-16	2023-01-19	2023-01-09	859292.00	0.00	112081.65	747211.00	2
1444-09-28	1444-09-18	2023-04-19	2023-04-09	859292.00	0.00	112081.65	747211.00	3
1445-01-01	1444-12-21	2023-07-19	2023-07-09	859292.00	0.00	112081.65	747211.00	4
1445-04-04	1445-03-24	2023-10-19	2023-10-09	859292.00	0.00	112081.65	747211.00	5
1445-07-07	1445-06-27	2024-01-19	2024-01-09	859292.00	0.00	112081.65	747211.00	6
1445-10-10	1445-09-30	2024-04-19	2024-04-09	859292.00	0.00	112081.65	747211.00	7
1446-01-13	1446-01-03	2024-07-19	2024-07-09	859292.00	0.00	112081.65	747211.00	8
1446-04-16	1446-04-06	2024-10-19	2024-10-09	859292.00	0.00	112081.65	747211.00	9
1446-07-19	1446-07-09	2025-01-19	2025-01-09	859292.00	0.00	112081.65	747211.00	10
1446-10-21	1446-10-11	2025-04-19	2025-04-09	859292.00	0.00	112081.65	747211.00	11
1447-01-24	1447-01-14	2025-07-19	2025-07-09	859292.00	0.00	112081.65	747211.00	12
1447-04-27	1447-04-17	2025-10-19	2025-10-09	859292.00	0.00	112081.65	747211.00	13
1447-07-30	1447-07-20	2026-01-19	2026-01-09	859292.00	0.00	112081.65	747211.00	14

تاريخ الاستحقاق (أه) Due Date(AH)	تاريخ الإصدار (أه) Issued Date(AH)	تاريخ الاستحقاق (ب) Due Date(AD)	تاريخ الإصدار (ب) Issued Date(AD)	إجمالي القيمة Total value	قيمة الخدمات Services	قيمة القيمة المضافة VAT	قيمة الإصدار Rent value	الرقم التسلسلي No.
1447-11-02	1447-10-21	2026-04-19	2026-04-09	859292.00	0.00	112081.65	747211.00	15
1448-02-05	1448-01-24	2026-07-19	2026-07-09	859292.00	0.00	112081.65	747211.00	16
1448-05-08	1448-04-28	2026-10-19	2026-10-09	859292.00	0.00	112081.65	747211.00	17
1448-08-11	1448-08-01	2027-01-19	2027-01-09	859292.00	0.00	112081.65	747211.00	18
1448-11-12	1448-11-02	2027-04-19	2027-04-09	859292.00	0.00	112081.65	747211.00	19
1449-02-15	1449-02-05	2027-07-19	2027-07-09	859292.00	0.00	112081.65	747211.00	20
1449-05-19	1449-05-09	2027-10-19	2027-10-09	859311.00	0.00	112082.41	747216.07	21

## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenues	31,382,862	2,988,844	2,988,844	2,988,844	2,988,844	2,988,844	3,287,728	3,287,728	3,287,728	3,287,728	3,287,728
Vacancy - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation & Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net income	31,382,862	2,988,844	2,988,844	2,988,844	2,988,844	2,988,844	3,287,728	3,287,728	3,287,728	3,287,728	3,287,728
Terminal value	41,096,605	0	0	0	0	0	0	0	0	0	41,096,605
Net cash flow	72,479,467.00	2,988,844.00	2,988,844.00	2,988,844.00	2,988,844.00	2,988,844.00	3,287,728.40	3,287,728.40	3,287,728.40	3,287,728.40	44,384,333.40
Discount rate	-	1.00	0.91	0.83	0.75	0.68	0.62	0.56	0.51	0.47	0.42
Net present value	38,404,499	2,988,844	2,717,131	2,470,119	2,245,563	2,041,421	2,041,421	1,855,837	1,687,125	1,533,750	18,823,290

KPI's	Total
NPV at Discount Rate - 9.0%	38,404,499.13

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
We support you



# Banque Saudi Fransi Valuation Report

Al Rayan District - Dammam

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Banque Saudi Fransi	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/YNzmlE1hf28Sq6g66">https://goo.gl/maps/YNzmlE1hf28Sq6g66</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	15/07/2023
	Inspection date	23/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value	Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value
		International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."		

# 1 | Executive Summary

## Salient fact and assumptions and IVS 2022 and regulatory compliance

Report	Reference Number	230690263	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		


## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations		-
	Limits on analysis		-
	Limits on inspection		-
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	26,584,000	
	Written	Only twenty-six million five hundred eighty-four thousand SAR
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Hassan Habib Al Salman	BELAL RAMADAN ELSAYAD	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210000395	1220003054	1220001954	1210000934
	Fellow	Associate	Associate	Fellow
	Rea Estate Sector			

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

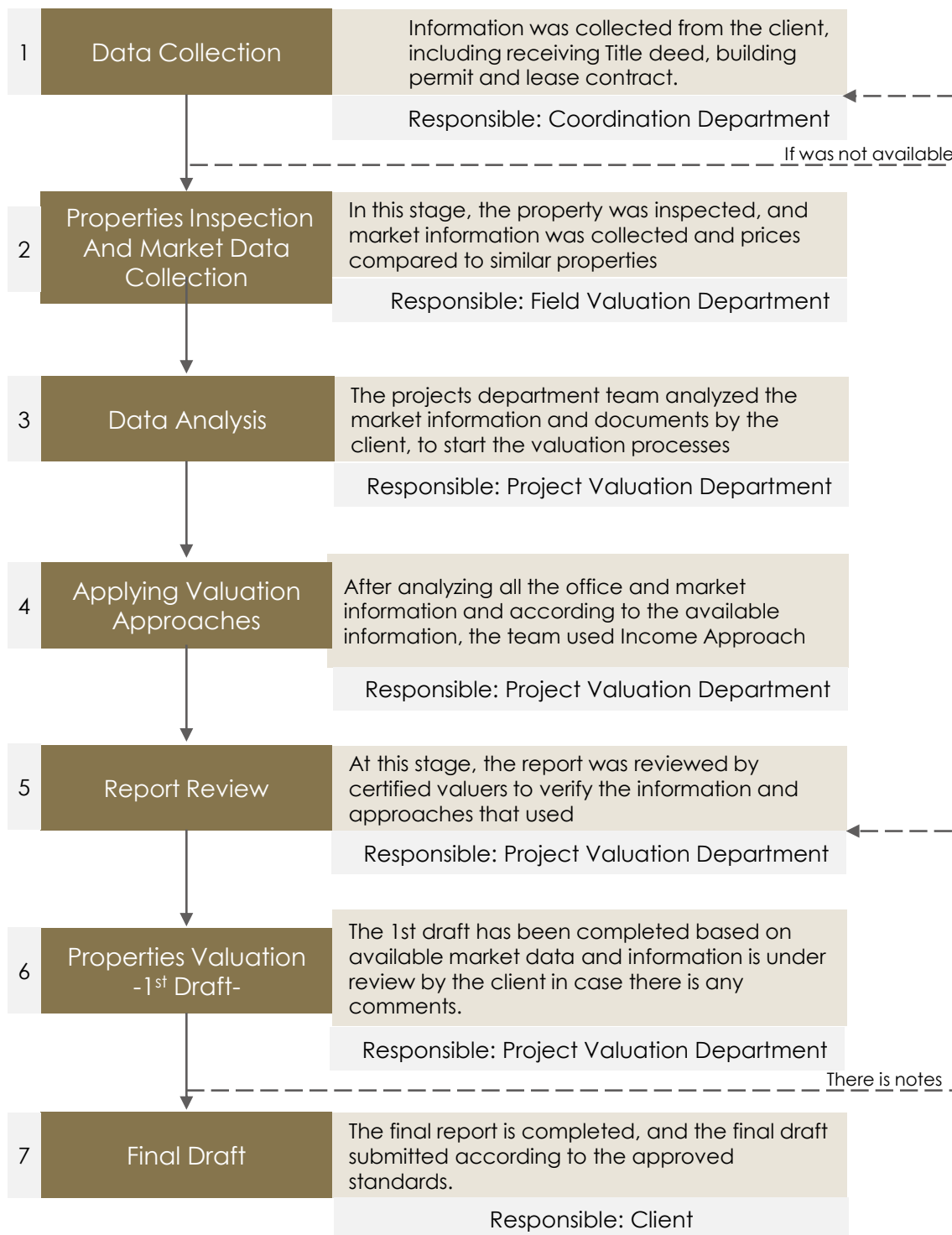


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:







## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

##### About Dammam

Dammam is located in the eastern part of the Kingdom of Saudi Arabia, specifically on the coast of the Arabian Gulf. It is the main port in the eastern region. It is considered a residential and commercial center and includes the administrative bodies of the region.



#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Fahd Airport	38.4 km	King Abdul Aziz Port	13.5 km
Dammam Corniche	12.9 km	Life Park (King Fahd Park)	5.5 km

### 3.1 | Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property located is bounded by Al Etisalat district to the north ,and on the south side is bounded by Al Imam Ali Ibn Abi Talib Street is followed by Al Jamiyin district, East side the property area is bounded by Othman Ibn Affan Street is followed by Al Muraikabat district, while to the west is Prince Nayef Bin Abdulaziz Road is followed by Al Rawdah district.
Accessibility	The area is easily accessible through several roads, the most important of which is Al Imam Ali Ibn Abi Talib Street which overlooks the subject property.



Satellite photo shows property location

### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company for Real Estate Funds
Title deed number	393010010161	Title deed date	01/11/1444 H
building permit Number	426/10313	building permit Date	24/06/1426 H

Property Information (Based on title deed)			
Province	The Eastern Province	City	Dammam
District	Al Rayan	Street	Al Imam Ali Ibn Abi Talib
No. of Plot	108+109+110	No. of Plan	ش.د / 832
Property Type	Banque Saudi Fransi	Notes	-
26.403806° N 50.102389° E			
<a href="https://goo.gl/maps/MfLT1nv3nUNfKe2w5">https://goo.gl/maps/MfLT1nv3nUNfKe2w5</a>			

Asset	Land area	BUA	GFA
Property specifications	5,191.44 m <sup>2</sup>	879 m <sup>2</sup>	-
Notes	-		



Satellite photo shows subject property location

### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	28.14	Al Mrog Street	Internal	18	2
South	96.26	Al Imam Ali Ibn Abi Talib Street	Commercial	30	1
East	87.63	neighbor	-	-	-
West	80	neighbor	-	-	-

Property specifications		
	BUA	879 m <sup>2</sup>
	Height (floors)	2
	Age	15 years
Structure	Num. of buildings	1
	Finishing	Good
	Facilities	Fire extinguishing system/ fire Warning system / conditioning
	Use	Commercial - Residential
Zoning	Maximum footprint	60%
	Maximum height	2 floors
	Notes	-

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos





### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is Al Imam Ali Ibn Abi Talib Street , which facilitates access to the subject property.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed.</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>The General Authority of ports announced the start of the project to develop and operate two container terminals at King Abdul Aziz port in Dammam; with an investment value exceeding 7 billion riyals.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The availability of multiple alternatives in the market, which affects supply and demand .</li> </ul>



## Part 4

# Valuation

- 4.1 Valuation Approaches
- 4.2 Valuation Analysis
- 4.3 Opinion of Value
- 4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p><i>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</i></p> <p><i>The market approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</i></p> <p><i>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</i></p> <p><i>(c) there are frequent and/or recent observable transactions in substantially similar assets."</i></p>
Income Approach	<p><i>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</i></p> <p><i>The income approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</i></p> <p><i>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</i></p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as <i>"replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset"</i>.</p>
Residual Method	<p><i>"The residual method is so called because it indicates the residual amount</i></p> <p><i>after deducting all known or anticipated costs required to complete the</i></p> <p><i>development from the anticipated value of the project when completed after</i></p> <p><i>consideration of the risks associated with completion of the project.</i></p> <p><i>This is known as the residual value."</i></p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as “Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset”.

#### ٤,٢,١,١ Contractual lease data (Land Rent)

We were provided with the lease contract for the subject property by the client according to the following data:

- Tenant: Banque Saudi Fransi.
- The subject property is leased to the above tenant for a total of 10 years starting November 1st, 2015. The lease contract ends on October 31th, 2025. Remaining contractual period at the date of valuation is Almost two years.

No.	Rent value	Start date	End date
1	1,500,000.00	Nov ember 1, 2015	October 31, 2016
2	1,500,000.00	Nov ember 1, 2016	October 31, 2017
3	1,500,000.00	Nov ember 1, 2017	October 31, 2018
4	1,500,000.00	Nov ember 1, 2018	October 31, 2019
5	1,500,000.00	Nov ember 1, 2019	October 31, 2020
6	2,000,000.00	Nov ember 1, 2020	October 31, 2021
7	2,000,000.00	Nov ember 1, 2021	October 31, 2022
8	2,000,000.00	Nov ember 1, 2022	October 31, 2023
9	2,000,000.00	Nov ember 1, 2023	October 31, 2024
10	2,000,000.00	Nov ember 1, 2024	October 31, 2025

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.2 Property Income- Assumed Market Income – Land Rent

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List – Land rent					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 300,000	750 m <sup>2</sup>	SAR 400
Property 2	Asking Price Offer	2023	SAR 274,590	810 m <sup>2</sup>	SAR 339
Property 3	Asking Price Offer	2023	SAR 299,390	910 m <sup>2</sup>	SAR 329



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Land Rent follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Value/m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 400</b>		<b>SAR/m<sup>2</sup> 339</b>		<b>SAR/m<sup>2</sup> 329</b>	
Transaction Type		Asking Price Offer	0.0%	Asking Price Offer	0.0%	Asking Price Offer	0.0%
Transaction Date		15/7/2023	0.0%	9/7/2023	0.0%	10/7/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Type of Land	Commercial	Commercial	0.0%	Commercial	0.0%	Commercial	0.0%
Adjusted Value / m <sup>2</sup>		0		0		0	
Value per square meter		<b>SAR/m<sup>2</sup> 400</b>		<b>SAR/m<sup>2</sup> 339</b>		<b>SAR/m<sup>2</sup> 329</b>	
Accessibility	Very easy	Very easy	0.0%	Very easy	0.0%	Very easy	0.0%
Location	Excellent	good	5.0%	good	5.0%	Very good	2.5%
street frontages	2	1	2.5%	2	0.0%	1	2.5%
street width	30 m	30 m	0.0%	40 m	2.0%-	40 m	2.0%-
The vitality of the area	vital	vital	0.0%	vital	0.0%	vital	0.0%
Proximity to attractions	Near	Near	0.0%	Near	0.0%	Near	0.0%
Area (m <sup>2</sup> )	5191.44	750	5.9%-	810	5.4%-	910	4.7%-
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 06	1.6%	SAR/m <sup>2</sup> 08-	2.4%-	SAR/m <sup>2</sup> 06-	1.7%-
Adjusted Value / m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 406</b>		<b>SAR/m<sup>2</sup> 331</b>		<b>SAR/m<sup>2</sup> 323</b>	
Weighting	-	40%		25%		35%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	<b>SAR 360</b>					

Weighted average of the three comparables is calculated to arrive at average rental value per meter. Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

Total income for showrooms by market	
Land area(m2 )	5,191.44
Rental value per square meter (SAR / m2 )	360
Rental value (SAR)	1,868,918.40

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.3 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

Element	Actual income data	Market data	The difference	
			SAR	%
Rental value of the property (SAR)	2,000,000	1,868,918.40	131,081.6	6.55%
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
Result	Market research reveals that the subject property generates income at market rate with no significant variance, Therefore, we have used contractual income as input in our valuation.			

#### 4.2.1.4 Assumptions

- The income stated in the contract was counted on until its expiry, the term of which is 2 years.
- The total rental value is expected to increase by 5 % after the expiration of the contract term.



## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.4 Assumptions

Project Assumptions							
Project period	10 years						
Cap rate analysis							
Name of the property/fund	Property	City	Sector	property value	Net income	Rate of Return	Year
Mulkiya Gulf Real Estate REIT	West Avenue Mall	Dammam	Office /Commercial	SAR 304,235,000.00	SAR 22,539,000.00	7.4	2022
Al Rajhi REIT	blue tower	kahbar	Office /Commercial	SAR 100,843,325.44	SAR 9,208,965.16	9.1	2022

- The cap Rate is set at 7.5 % based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 10 % discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Patform Data</a>
Property Risk	3.30%	Valuer's estimate of the market
Discount rate	10.00%	

#### 4.2.1.5 Valuation Result

Income Approach Valuation Result	
Cap rate	7.5 %
Discount rate	10.00%
<b>Income approach value (SAR)</b>	<b>26,583,614.04</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	26,584,000
Written	Only twenty-six million five hundred eighty-four thousand SAR
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents



الرقم: 393010010161  
التاريخ: 1444/11/1

# وثيقة تملك عقار

السوق العقارية  
Real Estate Market



البيانات الأساسية			
رقم الوثيقة	393010010161	تاريخ الوثيقة	1444/11/1
المصدر	الموثقين بالرياض 1	الحالة	فعال
المساحة (م <sup>2</sup> )	5,191.44	التبؤد	لا يوجد تبؤد
نوع العملية	رهن / فك رهن	قيمة الصفقة	1440/6/9
رقم الوثيقة السابقة	330114008967	تاريخ الوثيقة السابقة	

الملاك			
رقم الهوية	الاسم	الجنسية	نسبة التملك
7001902688	الشركة السعودية للاقتصاد والتنمية للصناديق العقارية	-	100 %

عقار 1 من 3

رقم الهوية العقارية	نوع المقار	مساحة المقار (م <sup>2</sup> )
لا يوجد	لا يوجد	1,638.36

الموقع	نموذج المقار
لا يوجد	لا يوجد

رقم القطعة	رقم المخطط	الحي	المدينة
110	832 / ش.د	الريان	الدمام

الحد	التوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا	شارع	رقم 108	29.71
جنوبيا	شارع	عرض 30 متر	48.02
شرقا	قطعة	رقم 109	45.16
غربا	قطعة	رقم 112	40

عقار 2 من 3

رقم الهوية العقارية	نوع المقار	مساحة المقار (م <sup>2</sup> )
لا يوجد	لا يوجد	1,861.72

الموقع	نموذج المقار
لا يوجد	لا يوجد

رقم القطعة	رقم المخطط	الحي	المدينة

صدرت هذه الوثيقة من البورصة العقارية. ويمكن التحقق من صحة هذه الوثيقة عبر الخدمات الإلكترونية التابعة لوزارة العدل ووزارة الشؤون البلدية والقروية والإسكان.

الصفحة 1 من 2

## 5.1 Documents

رقم القطة	رقم المنقط	الحي	المدينة
109	832 / ش.د	الريان	الدمام
الحد	الترج	وصف الحد	الطول (م <sup>2</sup> )
شمالا	شارع	رقم 108	29.71
جنوبا	شارع	عرض 30 متر	48.24
شرقا	قطعة	رقم 107	49.29
غربا	قطعة	رقم 110	45.16

عقار 3 من 3

رقم الهوية المقارنة	نوع العقار	مساحة العقار (م <sup>2</sup> )
لا يوجد	لا يوجد	1,691.36

الموقع	نموذج العقار
لا يوجد	لا يوجد


رقم القطة	رقم المنقط	الحي	المدينة
108	832 / ش.د	الريان	الدمام
الحد	الترج	وصف الحد	الطول (م <sup>2</sup> )
شمالا	شارع	عرض 18 متر	28.14
جنوبا	شارع	رقم 110+109	59.42
شرقا	قطعة	رقم 105	38.34
غربا	قطعة	رقم 111	40

صدرت هذه الوثيقة من البورصة العقارية ويمكن التحقق من صحة هذه الوثيقة عبر الخدمات الالكترونية التابعة لوزارة العدل ووزارة الشؤون البلدية والقروية والإسكان.

الصفحة 2 من 2

## 5.1 Documents

رقم الرخصة : ٤٢٦/١٠٢١٣  
تاريخها : ٤٢٦/٠٦/٢٤  
صلاحيتها : ثلاث سنوات  
نوعها : بناء جديد



**المملكة العربية السعودية**  
وزارة الشؤون البلدية والقروية  
أمانة مدينة الدمام  
بلدية شرق الدمام  
رخصة إنشاء بناء

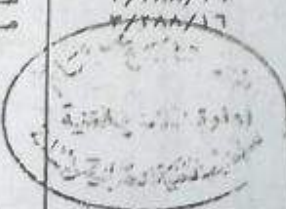
الصفحة : مالك  
تاريخها : ٠٢/١٠

عنوان الجيران : ٩٠٤٥٦  
مشارها : الدمام

المساحة الكلية : ٥٢١٧,٢٣ متر مربع  
شديد البلك :

عنوان البلدية : بلدية مدينة الدمام

رقم القطعة	رقم البلك	رمز الاستخدام	رقم مستد التملك	نوع مستد التملك	تاريخه
٠٠١٠٨	٠٠٠٠٠	(س ١١)	٣/٢٨٨/١٦	ملك	٠٢/٢٧
٠٠١٠٩	٠٠٠٠٠	(س ١١)	٢/٢٨٨/١٦	ملك	٢/٢٧
٠٠١١٠	٠٠٠٠٠	(س ١١)	٣/٢٨٨/١٦	ملك	٢٤/٠٢/٢٧



شمال / شرق		شمال / غرب		جنوب / شرق		جنوب / غرب	
المهدة	المساحة	المهدة	المساحة	المهدة	المساحة	المهدة	المساحة
شمال	شارع	شمال	شارع	جنوب	شارع	جنوب	شارع
الجنود	٠٠	الأبعاد	٢٨,١٤	الجنود	٩٦,٢٦	الجنود	٨٧,٦٣
ارتداد	٠٠	السرور	٠٠	الجنود	٠٠	الجنود	٠٠

مكونات البناء :

الوصف	عدد الوحدات	المساحة	الاستخدام
ارض	وحدة واحدة	٤٢٦,٠٠	بنك
دور اول	شايخ	٤٥٣,٠٠	مكاتب
سور		٢٩٢,٠٠	م/م
وارش		٧٩,٠٠	م/م

بيانات الرسوم :  
قيمة الرسوم :  
ايجال السداد :  
للمساحة :  
٢٥ / ٢٠٩٠٤  
٢٤٧ / ٢٤٥

ملاحظات :  
تتم احضار ورقة من الرسوم عند اكمال الترانزكشن.

رئيس بلدية شرق الدمام

المهندس المشرف

المهندس المشرف

## 5.1 Documents



### ملحق رقم (2) لعقد إستئجار فرع البنك السعودي الفرنسي الأندلس الدمام

(1) السادة/ الشركة السعودية للاقتصاد والتنمية للصناديق العقارية، سجل تجاري رقم (4030211777) وتاريخ 1432/05/22هـ صادر من مدينة جدة وعنوانها مركز أسواق البحر الأحمر، حي المرجان، ص.ب 13396 الرمز البريدي 21493 هاتف: 012 6906555 ويمثلها في التوقيع على هذا الملحق الأستاذ/ ياسر عمر السامي والأستاذ/ سامر سعيد شعبان الأستاذ/ نواف محمد صالح مجموع بصفتهم أعضاء مجلس المديرين. ويشار إليها فيما بعد ("الطرف الأول" أو "المؤجر الجديد" أو "المالك الجديد")

(2) السادة/ البنك السعودي الفرنسي، عنوانه الرئيسي مدينة الرياض ص.ب. 56006 حدة الرمز البريدي 11554 هاتف: 88771111 - 011، ويمثله في التوقيع على هذا الملحق الأستاذ/ خليل الحميد (مدير ادارة العقارات)، والأستاذ/ عبدالله الجراد (رئيس قطاع المشتريات) ويشار إليه فيما بعد بـ ("الطرف الثاني" أو "المستأجر")

#### التمهيد

حيث أن السيد /حسن علي حسين الجبران (المؤجر السابق) هو المالك السابق للأرض، رقم (108) و(109) و(110) من المخطط (832/1)، الكائنة بحي الريان في مدينة الدمام وذلك حسب الصك رقم (3/388/16) وتاريخ 1424/02/27هـ، وحيث أن الطرف الثاني البنك السعودي الفرنسي قد استأجر الأراضي المذكورة أعلاه لاستخدامها كقرع له حسب عقد الإيجار المؤرخ في 1426/03/10هـ الموافق 2005/04/19م وملحق العقد المؤرخ في 1437/03/19هـ الموافق 2015/12/30م، وبنأى على خطاب مالك الأرض السابق بتاريخ 2018/07/24م بانتقال ملكية الأراضي المذكورة أعلاه لصالح الشركة السعودية للاقتصاد والتنمية للصناديق العقارية، سجل تجاري رقم (4030211777) وتوجب صك ملكية رقم (330105021295) بتاريخ 1439/11/11هـ الصادر من كاتب العدل بالدمام لسنا فقد اتفق الطرفان الشركة السعودية للاقتصاد والتنمية للصناديق العقارية (المؤجر الجديد) والبنك السعودي الفرنسي (المستأجر) وهما بكامل الأهلية المعتبرة شرعاً ونظماً على إبرام هذا الملحق وفقاً للبنود التالية:

#### أولاً:

يعتبر هذا التمهيد جزءاً لا يتجزأ من ملحق عقد الإيجار هذا ويقرأ ويفسر معه.

#### ثانياً:

بقر المؤجر الجديد لموقع فرع البنك الفرنسي موضوع هذا الملحق بأنه أطلع على كافة بنود وشروط عقد الإيجار المؤرخ في 1426/03/10هـ الموافق 2005/04/19م وملحق العقد المؤرخ في 1437/03/19هـ الموافق 2015/12/30م، وبأنه يحمل محل المؤجر السابق في كافة الحقوق والالتزامات الناشئة عنها. وبناء عليه اتفق الطرفان على اعتناء تنفيذ شروط وبنود العقد وملاحقه المذكورة.

#### ثالثاً:

يصريح المؤجر الجديد بأن قيمة الإيجار مدفوعة من قبل المستأجر حتى تاريخ 2018/10/30م وبأنه ليست لديه أية مطالبة على هذا الأخير بخصوص ذلك كما يؤكد بأن أول قيمة إيجارية تستحق للمالك الجديد في تاريخ 2018/11/01م

## 5.1 Documents

### رابعاً:

1- تم الاتفاق على أن يتم سداد القيمة الإيجارية بموجب حوالة بنكية أو الإيداع في حساب الشركة السعودية للاقتصاد والتنمية للصناديق العقارية في البنك الراجحي برقم آيبان (SA41 8000 0579 6080 1000 8002)، وعلى أن تكون أول دفعة مستحقة من الدفعات الإيجارية للشركة السعودية للاقتصاد والتنمية للصناديق العقارية في تاريخ 2018/11/01م وفقاً للتواريخ والمواعيد المذكورة كما هو موضح بالجدول أدناه:

Year	Period of Contract		Actual Rent	Installment
	From	To		1-Nov
4	01-Nov-18	31-Oct-19	1,500,000	1,500,000
5	01-Nov-19	31-Oct-20	1,500,000	1,500,000
6	01-Nov-20	31-Oct-21	2,000,000	2,000,000
7	01-Nov-21	31-Oct-22	2,000,000	2,000,000
8	01-Nov-22	31-Oct-23	2,000,000	2,000,000
9	01-Nov-23	31-Oct-24	2,000,000	2,000,000
10	01-Nov-24	31-Oct-25	2,000,000	2,000,000

### خامساً:

تبقى جميع باقي شروط عقد الإيجار وملاحقه المشار إليهم في التمهيد أعلاه على ما هي عليه نافذة المفعول بين الطرفين طوال مدة سريان العقد.

حرر هذا العقد من نسختين أصليتين تسلم كل طرف نسخة للعمل بموجبها ..



الطرف الثاني (المستأجر)  
البنك السعودي الترضي

وهذه الأستاذ / خليل الحميد (مدير إدارة العقارات)

5/11/2019

والأستاذ / عبدالله المجراد (رئيس قطاع المشتريات)



التاريخ:  
الحق:

الطرف الأول (المؤجر الجديد)  
الشركة السعودية للاقتصاد والتنمية للصناديق العقارية

الأستاذ/ ياسر عمر السامي



الأستاذ/ سامر سعيد شعبان



الأستاذ/ نواف محمد صالح جمجوم




التاريخ:  
الحق:

الشركة السعودية للاقتصاد والتنمية للصناديق العقارية

هـ.ت: ٤٠٣٠٢١١٧٧٧



## 5.1 Documents



البنك  
السعودي  
الفرنسي  
Banque  
Saudi  
Fransi

### عقد إيجار

بعون الله و توفيقه تم في هذا اليوم الثلاثاء ١٩ / ٠٤ / ٢٠٠٥ م الموافق ١٠ / ٠٣ / ١٤٢٦ هـ الاتفاق فيما بين:

السيد / حسن علي حسين الجبران بطاقة رقم ٥-٧٧٤٣-١٤٧-١٠ تاريخها ١٠/٠٢/١٤١٣ هـ  
مصدرها: النمام ويشار إليه فيما بعد " بالمؤجر "

**والبنك السعودي الفرنسي (المركز الرئيسي) ص ب ٥٦٠٠٦ الرياض**

١١٥٥٤ تلفون: ٨٨٧٧١١١١ ممثلاً بكل من ممثلاً بكل من السيد / أمين موسى العفيفي (المدير الإقليمي للمنطقة الشرقية) تلفون: ٨٨٧٧١١١١ تحويلة ٣١٠٠ والسيد / نعيم راسم الحسيني (المدير الإقليمي للمجموعة الفروع و الخدمات المصرفية بالمنطقة الشرقية) تحويلة ٣١١٢ ويشار إليه فيما بعد " بالمستأجر "

حيث أن السيد / حسن علي حسين الجبران هو المالك الشرعي الوحيد للأراضي رقم ١٠٩٠١٠٨، ١١٠ بمدينة النمام وبمساحة إجمالية ٥١٩٦ متر مربع الكسائنة بالمخطط رقم ٨٢٧/١ بموجب الصك رقم ٣/٣٨٨/١٦ وتاريخه ١٤٢٤/٠٢/٢٧ هـ.

و حيث أن البنك السعودي الفرنسي يرغب في استئجار الأراضي المذكور أعلاه لإقامة فرع لتقديم خدمات مصرفية لعملائه ، وحيث أن المؤجر يقر و يؤكد بأنه لا يوجد أي قيد أو مناع شرعي أو نظامي يمنع أو يقيد إيجار العين المؤجرة فقد اتفق كلا من الطرفين بطوعهما و اختيارهما و حلتها المعتمدة شرعا على ما يلي :

**العين المؤجرة :**



بوجز الطرف الأول " المالك " على المستأجر الأراضي ١١٠، ١٠٩، ١٠٨ الواقعة بمدينة النمام بالمخطط رقم ٨٢٧/١ بموجب الصك رقم ٣/٣٨٨/١٦ الموضحة مساحتها أعلاه وذلك لإقامة مقر فرع للطرف الثاني لتتقدم خدمات مصرفية لعملائه وسوف يتكفل المستأجر بكامل تكاليف البناء وتشطيبه وتأمينه حسب المقاييس المعتمدة من قبل البنك.

**الإيجار السنوي :**

يكون الإيجار السنوي المشامل للعين المؤجرة مبلغ ٦٠٠,٠٠٠ (ستمائة ألف ريال) يدفع سنويا مقدما ابتداء من حلول التاريخ الميلادي السنوي لسريان عقد الإيجار.


**مدة العقد و سريانه :**

تكون مدة هذا العقد (١٠) سنوات ميلادية متتالية تبدأ من ٢٠٠٥/١١/٠١ إلى ٢٠١٥/١٠/٣١ و تتجدد تلقائياً باتفاق الطرفين لمدة أو لمدد مماثلة و في حال عدم تجديد العقد فإنه يتوجب على الطرف الراغب في عدم التجديد إشعار الطرف الآخر بذلك كتابياً قبل ستة أشهر من انتهاء العقد الأساسي أو الممدد التي تليه .

(١)

## 5.1 Documents



البنك  
السعودي  
الفرنسي  
Banque  
Saudi  
Fransi

**التزامات و تعهدات المؤجر :**

- \* الطاقة الكهربائية المحتاجة : يتعهد المالك بتقديم الطلب و المتابعة لدى شركة الكهرباء لتأمين مالا يقل عن ٤٠٠ أمبير من الطاقة الكهربائية و تركيب العدادات اللازمة.
- \* الخطوط الهاتفية اللازمة : يتعهد المالك بتقديم الطلب و المتابعة لدى شركة الاتصالات السعودية لتأمين و تركيب نقطة توزيع لا تقل سمعتها عن عشرين خط مباشر.
- \* الماء و الصرف الصحي : يتعهد المالك بتقديم الطلب و المتابعة لدى مصلحة المياه و الصرف الصحي لتأمين توصيل المياه لمبنى الفرع و شبكة الصرف الصحي و تركيب عداد متصل له .
- \* رخصة البلدية : يقر المؤجر و يتعهد بسماع السلطات المحلية بإيجاز العين المؤجرة لأغراض تجارية و سيسمح للمستأجر باستعمال العين المؤجرة لأعماله المصرفية.
- و يتحمل المستأجر كافة المصاريف و الرسوم المتعلقة بالحالات الأربع أعلاه وفي حالة عدم تمكن المؤجر من إيصال أي من الخدمات المذكورة يعتبر هذا العقد لاغياً و غير ملزم للطرفين .

**التراخيص النظامية :**

يقوم المستأجر بالحصول على موافقة الجهات المختصة على خدماته ليتكفي في مدة قصاها أربعة أشهر من تاريخ توقيع العقد و في حالة عدم موافقة الجهات المختصة يعتبر هذا العقد لاغياً و غير ملزم للطرفين ، ويرد المؤجر كامل المسبغ المدفوع مقدماً .

**الضرائب و الرسوم :**


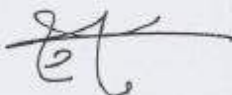

يتحمل المالك كل الرسوم و الضرائب التي تفرض من البلدية أو الجهات النظامية الأخرى على العين المؤجرة و يستثنى منها رسوم الترخيص و الدعائية ، كما أن المستأجر غير مسؤول عن أي التزامات أو مطالبات قد تنشأ بسبب لا دخل للمستأجر فيه لدى أي جهة نظامية متعلقة بالعين أو بسببه و على المالك تسوية ذلك .

**تسليم الموقع :**


يقوم المؤجر بتسليم العين المؤجرة بصورة من صك الملكية الخاصة بها للمستأجر و تكون صالحة للاستعمال و الانتفاع بها حال توقيع هذا العقد .

**ممتلكات المستأجر :**

حيث أن المستأجر ( البنك ) سوف يقوم بإنشاء المبنى و تنفيذ جميع الأعمال الداخلية والتي تشمل القواطع الداخلية لسقف مستعارة (إضاءة ، تكييف ، أبواب ( محصنة وغير محصنة) وديكورات أخرى وفرش سجاد لكل المبنى و تركيب بعض الأجهزة أيا كانت فإن تلك الأشياء ستظل ملكاً خالصاً للبنك بحق له أخذها أو تركها عند انتهاء مدة الإيجار .


(٢)



## 5.1 Documents



البنك  
السعودي  
الفرنسي  
Banque  
Saudi  
Fransi

**التصرف في العين المؤجرة :**

يعتبر هذا العقد ملزماً للمالك وورثته وكل من تزول له حقوقه أو أي حقوق على العين المؤجرة ، ولا يجوز للمالك أو ورثته أو من يخلفه أو من يزول له أي حق على العين المؤجرة مطالبة المستأجر بإخلاء العقار بسبب البيع أو لأي سبب آخر ناقل أو مقيد لملكية العين ، و يتعهد المالك و من يخلفه في تلك الحالة بالالتزام التام بشروط و أحكام هذا العقد .

**المنافسة :**

يتعهد المؤجر بأن لا يؤجر أي جزء من العقار الذي يتضمن العين المؤجرة لأي بنك آخر أو مؤسسة مصرفية أخرى لتقديم خدمات بنكية مشابهة طيلة مدة سريان هذا العقد .

**الحظر الحكومي :**

إذا منع المؤجر أو المستأجر بموجب قرار صادر من حكومة المملكة العربية السعودية أو سلطة أخرى من مزاوله عملة أو الاستمرار فيه بالمؤجر ، فيحق لأي الطرفين إلغاء هذا العقد بموجب أخطار خطي مسجل و من ثم يعاد المتبقي من الإيجار للمستأجر الذي دفع مقدماً عن المدة المتبقية .

**تكاليف الخدمات :**

يتحمل المستأجر تكاليف استهلاكه من الماء و الكهرباء و الخدمة الهاتفية اعتباراً من تاريخ استلام العين المؤجرة إلى تاريخ انتهاء العقد و على المالك تجهيز العين المؤجرة بالعدادات المستقلة اللازمة لذلك ، و يتحمل المالك تكاليف الخدمات في الفترة التي تسبق سريان مدة هذا العقد إن وجدت .

**المحافظة على العين المؤجرة :**

يتمتع المستأجر بالمحافظة على العين المؤجرة و يقوم بصيانة ممتلكاته داخل العين المؤجرة بالصورة التي تستخدم صلاته كما يتعهد المؤجر بكافة الإصلاحات ذات الطبيعة الإنشائية بداخل العين المؤجرة بما في ذلك إصلاح الكهرباء و أنابيب المياه و الإصلاحات من أي نوع و ذلك على نفقته وحده ، و أن يحافظ على إصلاح المناطق العامة و المحيطة بالعين المؤجرة و الاعتناء بنظافتها و منظرها الجمالي بحيث تكون سليمة بما في ذلك أرضية المشاة المحيطة للبنية .

**إعادة العين المؤجرة :**



يقوم المستأجر بتسليم العين المؤجرة للمالك ويشمل ذلك المبنى المنشأ على الأرض عند انتهاء الفترة أو الفترات التعاقدية عليها و لا يحق للمؤجر المطالبة بإعادة الوضع على ما كان عليه عند بداية التعاقد كما أن المستأجر غير مسؤول عن أي تغيرات أو تعديلات ناتجة عن الأعمال الإنشائية وما يشملها من أعمال ذات صلة أو بسبب عوامل الطبيعة التي لا يمكن تجنبها ببذل الجهد أو القوى القاهرة .

**اللائحات :**

يجوز للمستأجر و على نفقته الخاصة وضع شعاراته و لوحاته المضئنة بالعين المؤجرة و على سطح المبني كذلك لوحه عمود إرشادية بالقرب من المبني دون زيادة في الإيجار و ذلك في حدود المساحة المؤجرة بالإضافة إلى تركيب جهاز صرف الي .

**التأمين :**

يتحمل المستأجر مسؤولية التأمين على سلامة ممتلكاته الخاصة داخل العين المؤجرة له ضد الحريق و السرقة و أي مخاطر أخرى .

(٣)

## 5.1 Documents

**البنك السعودي  
Banque Saudi Fransi**

**الحراسة :**  
يوافق المؤجر علي إخضاع العين المؤجرة و جهاز الصراف الآلي لإشراف و مراقبة الأجهزة الأمنية و الرقابية التي تتولى حراسة و مراقبة الموقع دون أي التزام مادي علي المؤجر .

**العناوين :**  
توجه كافة الإشعارات الخطية المتعلقة بهذا العقد للطرفين علي العناوين الموضحة أعلاه، و تعتبر كافية إذا أرسلت بالبريد المسجل علي نفس العناوين.

**النزاع :**  
يخضع هذا العقد و أي نزاع ينشأ حول تنفيذه أو تفسيره لأحكام الأنظمة السعودية و اختصاص المحاكم و الأجهزة القضائية السعودية

اعد هذا العقد من نسختين أصليتين سلمت نسخة لكل طرف بعد التوقيع عليها من الطرفين .

**المستأجر :**

**المؤجر / المالك :**

التوقيع : \_\_\_\_\_

الاسم : امين موسى العفيفي

التوقيع : \_\_\_\_\_

الاسم : نعيم راسم الحسيني

السيد/ حسن علي حسين الجبران



(٤)

## 5.1 Documents

<p style="text-align: center;"><b><u>LEASE RENEWAL</u></b></p> <p>This lease was signed on this day, <b>30/12/2015 G (19/03/1437 H)</b>, by and between the following parties was extended:</p> <p><b>Mr. HASSAN ALI HASSIN AL JBRAN</b>, Saudi national, the holder of Identity Card No.101477743, issued on 10/02/1413 H By Dammam, hereinafter referred to as the "Landlord/ Lessor"</p> <p><b>Banque Saudi Fransi</b>, Head Office, P.O.Box 56006, Riyadh 11554, Tel. # 4782066, Fax. # 4787011, represented by <b>Mr. Radhi Al Radhi</b> (Procurement Division Head), Ext. # 5959 &amp; <b>Mr. Abdullah Al Mejrada</b> (Senior Real Estate &amp; Marketing Buyer), Ext#1444, hereinafter referred to as the "Tenant/Lessee"</p> <p><b>First: The property</b></p> <p>whereas <b>Mr. HASSAN ALI HASSIN AL JBRAN</b> are the owner of the land number 108,109,110 in Dammam city within an area of (5191 m<sup>2</sup>) title deed number 16/388/3 dated on 27/02/1424H</p> <p>Whereas Banque Saudi Fransi wishes to <b>Continue rent</b> the subject building for the purpose of <b>branch</b> for the service its clients</p> <p>And whereas the Landlord acknowledges that there is no legal or lawful impediment that prevents it from leasing out the property,</p> <p>Therefore, both parties agreed in common consent upon the following:</p>	<p style="text-align: center;"><b><u>تجديد عقد إيجار</u></b></p> <p>بعون الله و توفيقه تم في هذا اليوم ٣٠/١٢/٢٠١٥م الموافق ١٤٣٧/٠٣/١٩ هـ الاتفاق فيما بين:</p> <p><b>السيد احسن علي حسين الجبران</b> ، سعودي الجنسية بموجب بطاقة رقم #١٠١٤٧٧٧٤٣، مصدرها# الدمام تاريخها# ١٠/٢/١٤١٣ هـ ، و يشار إليه فيما بعد " بالمؤجر "</p> <p><b>والبنك السعودي الفرنسي المركز</b> الرئيسي ص.ر.ب ٥٦٠٠٦ الرياض ١١٥٥٤ تلفون ٤٧٨٢٠٦٦ فاكس ٤٧٨٧٠١١ ممتصلاً بكل من السيد / رضي آل رضي (مدير قطاع المشتريات) تحويلة ٥٩٥٩، و السيد/ عبدالله المجراد (مدير مشتريات العقارات و التسويق) تحويلة ١٤٤٤، والذي يشار إليه فيما بعد " بالمستأجر "</p> <p><b>أولاً: العين المؤجرة</b></p> <p>حيث ان السيد/ احسن علي حسين الجبران هو المالك الشرعي الوحيد للأراضي رقم ١٠٨،١٠٩،١١٠ بمدينة الدمام وبمساحة إجمالية ٥١٩١ متر مربع الكاتبة بمخطط رقم ٨٣٢/١ بموجب الصك رقم ١٦/٣٨٨/٢٧ وتاريخه ٢٧/٠٢/١٤٢٤ هـ .</p> <p>و حيث أن البنك السعودي الفرنسي يرغب في استمرارية استئجار الموقع المذكور أعلاه وذلك لإستئجار فرع لخدمة صلاله</p> <p>وحيث أن المؤجر يقر و يؤكد بأنه لا يوجد أي قيد أو مانع شرعي أو نظامي يمنع أو يقيد إيجار العين المؤجرة</p> <p>فقد اتفق كلا من الطرفين بطوعهما و اختيارهما و حالتها المعتمدة شرعا على ما يلي:</p>
<p>CONFIDENTIAL</p>	<p style="text-align: center;">  </p> <p style="text-align: right;">Page 1 of 3</p>

## 5.1 Documents

<p><b><u>Second: Lease duration and validity</u></b></p> <p>The duration of this lease will be (10) Gregorian Years begin on <b>01/11/2015 G and end on 31/10/2025 G</b></p> <p>The duration shall be <b>automatically extended</b> for an identical period unless one party advises the other in writing to the contrary at least <b>18 Months</b> before the end of the original or extended lease duration.</p> <p><b><u>Third: The amount of rent</u></b></p> <p>The annual rental amount will be: <b>For the first five years (SR 1,500,000) per year.</b> <b>End five years ( SR 2,000,000) per year.</b> to be paid in advance for two years at the start of the lease duration.</p> <p><b><u>Forth : Lease termination</u></b></p> <p>The Tenant shall have the right to terminate this lease with a <b>6 months</b> written notice to be sent to the Landlord during the validity of the lease for reasons due to the Tenant's activities. The Tenant will pay the rental amount till the end of the lease period during occupying the rented area</p> <p><b><u>Fifth: Addresses</u></b></p> <p>All notices and correspondence between the two parties shall be send to the addresses mentioned above and shall be considered as appropriately made if sent to the subject addresses by registered mail.</p> <p><b><u>Sixth: Disputes</u></b></p> <p>Any dispute regarding the implementation and interpretation of this lease shall be subject to the jurisdiction of the competent courts and legal entities of the Kingdom of Saudi Arabia.</p> <p>The other terms and conditions of the lease shall remain unchanged as agreed and signed in <b>19/04/2005 G</b></p> <p>This lease was signed in two copies, one in the hand of each party to act accordingly.</p>	<p><b><u>ثانياً: مدة العقد و سريته</u></b></p> <p>تكون مدة هذا العقد (١٠) سنوات ميلادية تبدأ من <b>٢٠١٥/١١/٠١ م إلى ٢٠٢٥/١٠/٣١ م</b></p> <p>و يتجدد تلقائياً لعدد مماثلة ما لم يخطر أحد الطرفين الطرف الآخر كتابياً قبل <b>١٨ شهر</b> خلال مدة سريان العقد الأساسي أو المدد التي تليه وإرساله على العنوان المدون بالعقد</p> <p><b><u>ثالثاً: الإيجار السنوي</u></b></p> <p>يكون الإيجار السنوي الشامل للمين المؤجرة: <b>الخمس سنوات الأولى (١,٥٠٠,٠٠٠) مليون وخمس مائة الف ريال سعودي. تدفع عن كل سنة الخمس سنوات الأخيرة (٢,٠٠٠,٠٠٠) مليونان ريال سعودي , تدفع عن كل سنة.</b> ويدفع الإيجار مقدماً لمدة سنتين مع بداية سريان العقد</p> <p><b><u>رابعاً: الإنهاء المبكر</u></b></p> <p>يكون للمستأجر الحق في إنهاء هذا العقد و ذلك بإشعار مسبق مدته <b>سنة أشهر</b> يرسله إلى المؤجر خلال مسدة سريان العقد لأسباب تتعلق بأعمال المستأجر، وعلى المستأجر دفع الإيجار حتى نهاية السنة الإيجارية التي تم فيها اشغال العين المؤجرة</p> <p><b><u>خامساً: العناوين</u></b></p> <p>ترجى كافة الإشعارات الخلفية المتعلقة بهذا العقد للطرفين على العناوين الموضحة أعلاه، و تعتبر كافية إذا أرسلت بالبريد المسجل على نفس العناوين.</p> <p><b><u>سادساً: النزاع</u></b></p> <p>يخضع هذا العقد و أي نزاع ينشأ حول تنفيذه أو تفسيره لأحكام الأنظمة السعودية و اختصاص المحاكم و الأجهزة القضائية السعودية</p> <p>تظل بقية البنود كما هي عليه في العقد الأساسي و المبرم بتاريخ: <b>٢٠٠٥/٠٤/١٩ م</b></p> <p>أعد هذا العقد من نسختين أصليتين سلمت نسخة لكل طرف بعد التوقيع عليها من الطرفين</p>
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## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenues	21,100,000	2,000,000	2,000,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	2,200,000	2,200,000	2,200,000
Vacancy - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation & Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net income	21,100,000	2,000,000	2,000,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	2,200,000	2,200,000	2,200,000
Terminal value	29,333,333	0	0	0	0	0	0	0	0	0	29,333,333
Net cash flow	50,433,333.33	2,000,000.00	2,000,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,100,000.00	2,200,000.00	2,200,000.00	31,533,333.33
Discount rate	-	1.00	0.91	0.83	0.75	0.68	0.62	0.56	0.51	0.47	0.42
Net present value	26,583,614	2,000,000	1,818,182	1,735,537	1,577,761	1,434,328	1,303,935	1,185,395	1,128,948	1,026,316	13,373,212
<b>KPIs</b>	<b>Total</b>										
NPV at Discount Rate - 10.0%	26,583,614.04										

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.



## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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**ESNAD**  
Real Estate Valuation



**إسناد**  
للتقييم العقاري

# Hokair Time Valuation Report

The First District - Dammam

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of Sedco REIT Fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Hokair Time	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/wpURvNaQzAkpwyaB7">https://goo.gl/maps/wpURvNaQzAkpwyaB7</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	15/07/2023
	Inspection date	23/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value  Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value	Current Use/Existing Use  International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."

# 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance				
Report	Reference Number	230690264	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		






## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations	-	
	Limits on analysis	-	
	Limits on inspection	-	
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	<ul style="list-style-type: none"> <li>None (except as indicated in the terms and conditions )</li> </ul>
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	<ul style="list-style-type: none"> <li>None (except as indicated in the terms and conditions )</li> </ul>

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	33,548,000	
	Written	Only thirty-three million five hundred forty-eight thousand SAR
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Hassan Habib Al Salman	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210000395	1220002130	1220001954	1210000934
	Fellow	Associate	Associate	Fellow
Rea Estate Sector				

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

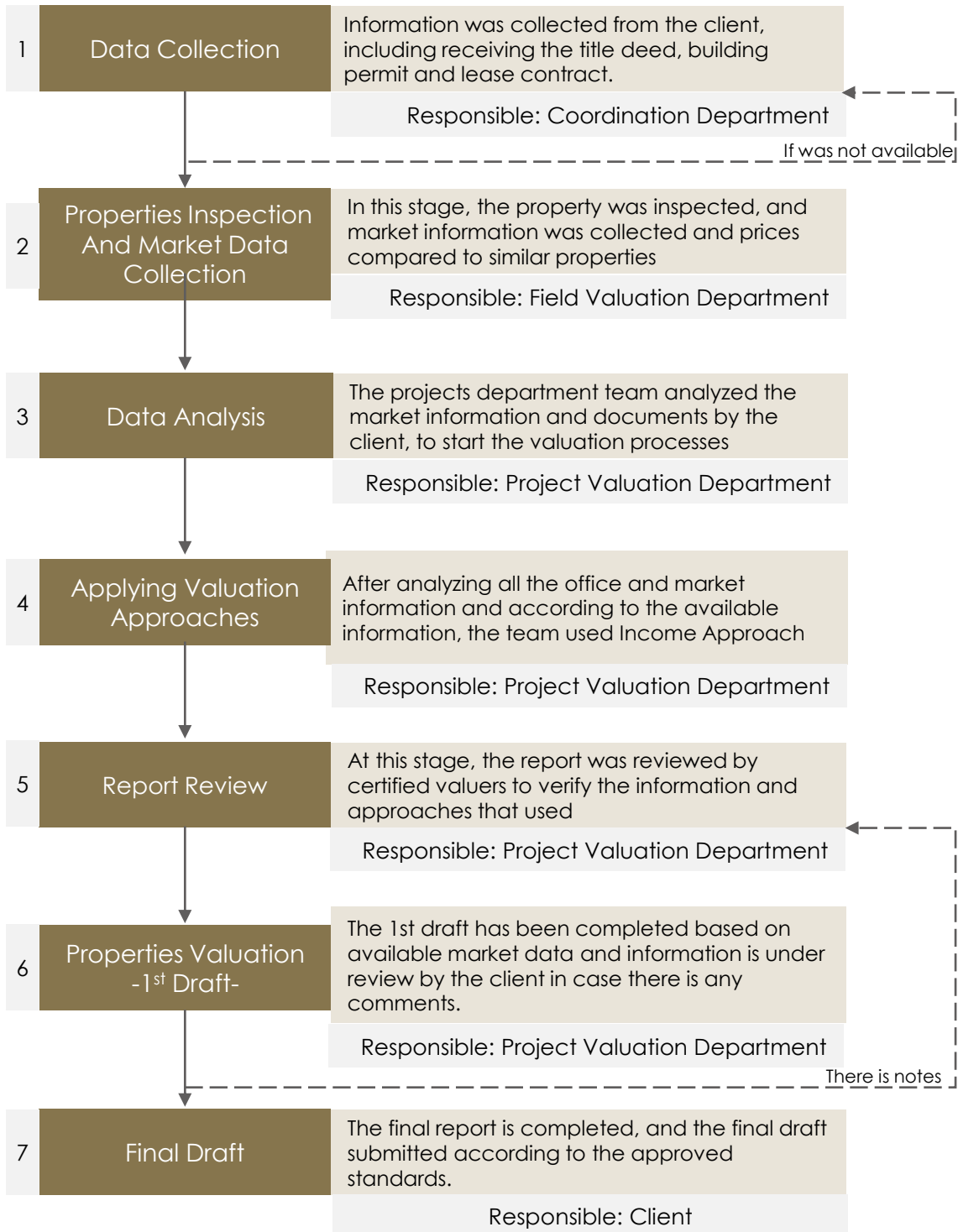


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

##### About Dammam

Dammam is located in the eastern part of the Kingdom of Saudi Arabia, specifically on the coast of the Arabian Gulf. It is the main port in the eastern region. It is considered a residential and commercial center and includes the administrative bodies of the region.



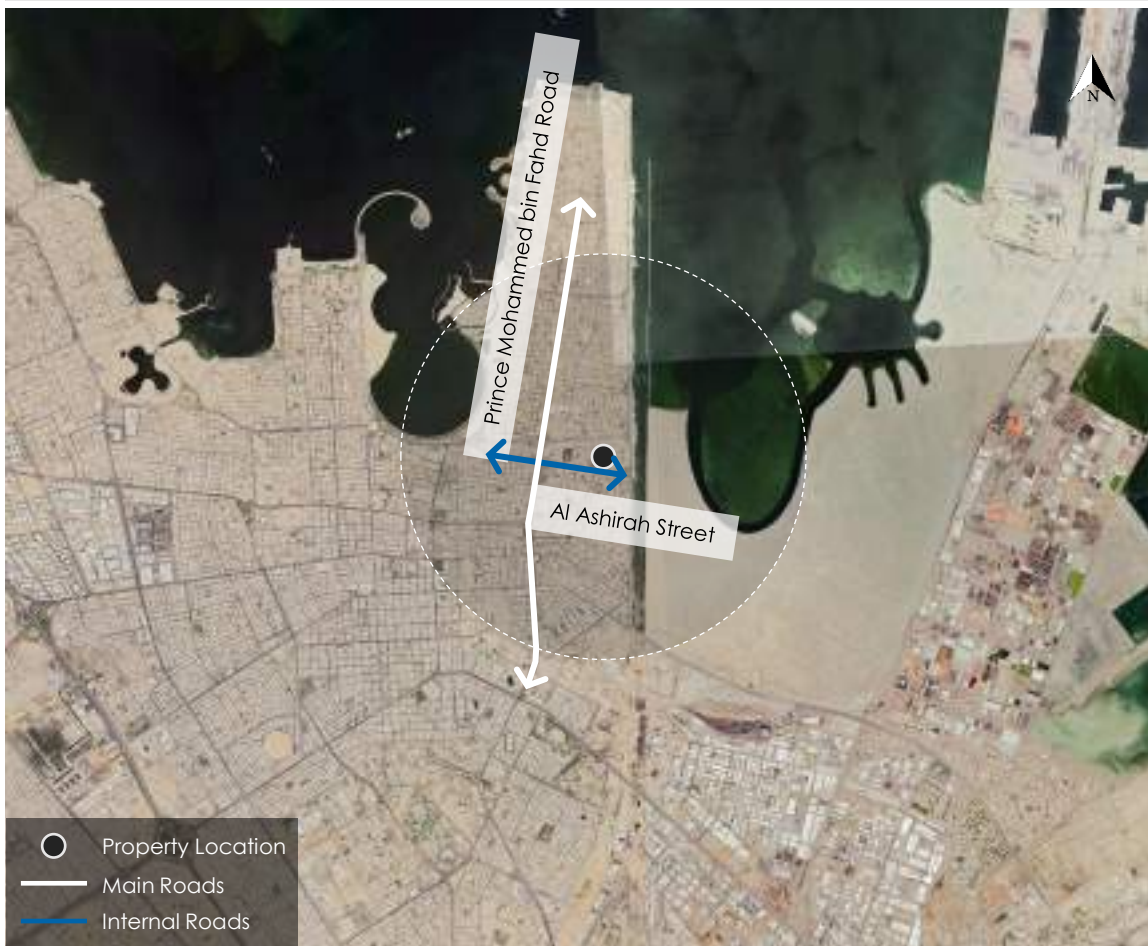
#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Fahd Airport	45.3 km	King Abdul Aziz Port	10.2 km
Dammam Corniche	2.2 km	Life Park (King Fahd Park)	8.3 km

### 3.1 | Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property located is bounded by A part of Ash Shati Ash Sharqi district to the north ,and on the south side is bounded by Al Ashirah Street is followed by Al Mazruiyah district, East side the property area is bounded by the sea, while to the west is Prince Mohammed bin Fahd Road is followed by Al Ash Shati Al Gharbi district.
Accessibility	The area is easily accessible through several roads, the most important of which is Al Ashirah Street which overlooks the subject property.



Satellite photo shows property location

### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company for Real Estate Funds
Title deed number	393010010160	Title deed date	01/11/1444 H
building permit Number	0/3437/000237	building permit Date	16/03/1437 H

Property Information (Based on title deed)			
Province	The Eastern Province	City	Dammam
District	The First	Street	Al Ashirah Street
No. of Plot	3&4	No. of Plan	1/337
Property Type	Commercial building Entertainment	Notes	-

26.452667° N 50.128333° E

<https://goo.gl/maps/WaYArwx1njWsfLrRZ>

Asset	Land area	BUA	GFA
Property specifications	5,155.52 m <sup>2</sup>	3,326 m <sup>2</sup>	-
Notes			



Satellite photo shows subject property location



### 3.3 Property boundaries & lengths (3+4)

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	74	Fodalah Ibn Oubaid Street	Internal	18	2
South	74	Al Ashirah Street	Commercial	60	1
East	70	Haritha bin Qais Street	Internal	18	3
West	70	Neighbor	-	-	-

Property specifications	
Structure	<p>BUA 3,326 m<sup>2</sup></p> <p>Height (floors) Ground + Mezzanine</p> <p>Age 6 years</p> <p>Num. of buildings 1</p> <p>Finishing Good</p> <p>Facilities conditioning</p> <p>Use Commercial</p>
Zoning	<p>Maximum footprint 5</p> <p>Maximum height 10 floors</p>
Notes	<p>- The construction permit states that the total area of the buildings is 5,607 square meters. According to nature, the actual total building area is 3,326 square meters. Since there is no basement developed inside the property.</p>

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos External



### 3.4 | Property photos Interior



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is Prince Mohammed bin Fahd Road , which facilitates access to the subject property.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>The General Authority of ports announced the start of the project to develop and operate two container terminals at King Abdul Aziz port in Dammam; with an investment value exceeding 7 billion riyals.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The availability of multiple alternatives in the market, which affects supply and demand .</li> </ul>



## Part 4

# Valuation

- 4.1 Valuation Approaches
- 4.2 Valuation Analysis
- 4.3 Opinion of Value
- 4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p><i>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</i></p> <p><i>The market approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</i></p> <p><i>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</i></p> <p><i>(c) there are frequent and/or recent observable transactions in substantially similar assets."</i></p>
Income Approach	<p><i>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</i></p> <p><i>The income approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</i></p> <p><i>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</i></p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as <i>"replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset"</i>.</p>
Residual Method	<p><i>"The residual method is so called because it indicates the residual amount</i></p> <p><i>after deducting all known or anticipated costs required to complete the</i></p> <p><i>development from the anticipated value of the project when completed after</i></p> <p><i>consideration of the risks associated with completion of the project.</i></p> <p><i>This is known as the residual value."</i></p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

- Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as "Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset".

#### ٤,٢,١,١ Contractual lease data

We were provided with the lease contract for the subject property by the client according to the following data:

- Tenant: Abdulmohsen Al Hokair Group for tourism and development.
- Contract start date: 01 Mar 2017
- Contract expiry date : 28 Feb 2037

Income	Value
Total revenue / year For Land	2,200,000
Vacancies 0%	0
Maintenance and operation 0%	0
Net operating income	2,200,000

- The subject property is leased to the above tenant for a total of 20 years starting Mar 01<sup>th</sup>, 2017. The lease contract ends on Feb 28<sup>th</sup>, 2037. Remaining contractual period at the date of valuation is 13 years.



## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.2 Property Income- Assumed Market Income – Land Rental

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Land Rental					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 1,500,000	2,688 m <sup>2</sup>	SAR 558
Property 2	Asking Price Offer	2023	SAR 1,485,900	4,953 m <sup>2</sup>	SAR 300
Property 3	Asking Price Offer	2023	SAR 2,300,000	6,760 m <sup>2</sup>	SAR 340



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Land Rental follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 558		SAR/m <sup>2</sup> 300		SAR/m <sup>2</sup> 340	
Transaction Type		Asking Price Offer	2.5%-	Asking Price Offer	2.5%-	Asking Price Offer	2.5%-
Transaction Date		16/6/2023	0.0%	10/7/2023	0.0%	15/7/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Adjusted Value / m <sup>2</sup>		13.95-		7.5-		8.5-	
Value per square meter		SAR/m <sup>2</sup> 544		SAR/m <sup>2</sup> 293		SAR/m <sup>2</sup> 332	
Accessibility	Very easy	easy	0.0%	easy	0.0%	easy	0.0%
Location	Very good	Very good	0.0%	good	5.0%	good	5.0%
Proximity to attractions	Close	Close	0.0%	Close	0.0%	Close	0.0%
Parcel frontages	3	2	2.5%	3	0.0%	3	0.0%
street width	60	60	0.0%	60	0.0%	60	0.0%
Area / m <sup>2</sup>	5,155.52	2,688.00	4.7%-	4,953.00	0.0%	6,760.00	1.6%
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 12-	2.2%-	SAR/m <sup>2</sup> 15	5.0%	SAR/m <sup>2</sup> 22	6.6%
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 532		SAR/m <sup>2</sup> 307		SAR/m <sup>2</sup> 353	
Weighting	-	25%		45%		30%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 380					

Weighted average of the three comparables is calculated to arrive at average value per square meter for lands. Largest weight is awarded to comparable (2) as it carry more similarities to the subject property.

Total income for Land by market	
Land Area (m <sup>2</sup> )	5,155.52
Rental value per square meter (SAR / m <sup>2</sup> )	380
Actual Gross Income	1,959,097.60

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.3 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

- Average square meter rent for Land : 380 SAR / year
- Average square meter rent for showrooms : 1,100 SAR / year
- Average square meter rent for Entertainment Part : 500 SAR / year

Element	Actual income data For Land	Market data For Land	The difference	
			SAR	%
Rental value of the property (SAR)	2,200,000	1,959,097.60	240,902.40	12.29
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
result	Market research reveals that the subject property generates income at the market price without any significant variance. The income of the comparators listed in the previous research is similar to the characteristic of the subject. therefore, we used contractual income as input in our assessment.			

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.4 Property Income- Assumed Market Income - Showrooms

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Showrooms					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 256,000	256 m <sup>2</sup>	SAR 1,000
Property 2	Asking Price Offer	2023	SAR 100,000	76 m <sup>2</sup>	SAR 1,316
Property 3	Asking Price Offer	2023	SAR 130,000	120 m <sup>2</sup>	SAR 1,083



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Showrooms Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 1,000		SAR/m <sup>2</sup> 1,316		SAR/m <sup>2</sup> 1,083	
Transaction Type		Asking Price Offer	2.5%-	Asking Price Offer	2.5%-	Asking Price Offer	2.5%-
Transaction Date		15/6/2023	0.0%	20/4/2023	0.0%	15/5/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Adjusted Value / m <sup>2</sup>		25-		32,8925-		27,08325-	
Value per square meter		SAR/m <sup>2</sup> 975		SAR/m <sup>2</sup> 1,283		SAR/m <sup>2</sup> 1,056	
Accessibility	easy	easy	0.0%	easy	0.0%	easy	0.0%
Location	good	good	0.0%	good	0.0%	good	0.0%
Proximity to attractions	Close	Close	0.0%	Close	0.0%	Close	0.0%
property Age	6 Years	6 Years	0.0%	New	6.0%-	15 Years	9.0%
Finishing	Very good	Very good	0.0%	Very good	0.0%	Very good	0.0%
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 00	0.0%	SAR/m <sup>2</sup> 77-	6.0%-	SAR/m <sup>2</sup> 95	9.0%
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 975		SAR/m <sup>2</sup> 1,206		SAR/m <sup>2</sup> 1,151	
Weighting	-	40%		30%		30%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 1,100					

Weighted average of the three comparables is calculated to arrive at average value per square meter for showrooms. Largest weight is awarded to comparable (2) as it carry more similarities to the subject property.

Total income for showrooms by market	
Net leasable area(m2 )	1,013.4
Rental value per square meter (SAR / m2 )	1,100
Actual Gross Income	1,114,740.00

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.5 Property Income- Assumed Market Income – Entertainment Part

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Entertainment Part					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 487,800	600 m <sup>2</sup>	SAR 813
Property 2	Asking Price Offer	2023	SAR 800,000	945 m <sup>2</sup>	SAR 846
Property 3	Asking Price Offer	2023	SAR 650,000	670 m <sup>2</sup>	SAR 970



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Entertainment Part Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Value/m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 813</b>		<b>SAR/m<sup>2</sup> 846</b>		<b>SAR/m<sup>2</sup> 970</b>	
Transaction Type		Asking Price Offer	5.0%-	Asking Price Offer	5.0%-	Asking Price Offer	5.0%-
Transaction Date		25/06/203	0.0%	25/06/203	0.0%	25/06/203	0.0%
Adjusted Value / m <sup>2</sup>		40.65-		42.3-		48.5-	
Value per square meter		SAR/m <sup>2</sup> 772		SAR/m <sup>2</sup> 804		SAR/m <sup>2</sup> 922	
Accessibility	Very easy	Very easy	0.0%	Very easy	0.0%	Very easy	0.0%
Location	Very good	good	5.0%	good	5.0%	good	5.0%
Proximity to attractions	Close	Close	0.0%	Close	0.0%	Close	0.0%
Area	2200	600	4.7%-	945	2.3%-	670	4.0%-
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 02	0.3%	SAR/m <sup>2</sup> 22	2.7%	SAR/m <sup>2</sup> 09	1.0%
Adjusted Value / m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 775</b>		<b>SAR/m<sup>2</sup> 825</b>		<b>SAR/m<sup>2</sup> 931</b>	
Weighting	-	50%		20%		30%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	<b>SAR 830</b>					

Weighted average of the three comparables is calculated to arrive at average value per sq.m for entertainment part. Largest weight is awarded to comparable (2) as it carry more similarities to the subject property.

Total income for Entertainment Part by market	
Net leasable area For Entertainment Part (m <sup>2</sup> )	2,200
Rental value per square meter (SAR / m <sup>2</sup> )	830
Actual Gross Income	1,826,000.00
Total Actual Gross Income For showrooms & Entertainment Part	2,940,740.00
Vacancy (5%)	294,074.00
Gross Income	2,646,666.00
Operation and Maintenance (5%)	264,666.60
Net Operating Income (NOI)	2,381,999.40

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.6 Assumptions

- The income stated in the contract was counted on until its expiry.
- Settlements were made for the showrooms and the entertainment part to get the rental value and the terminal value of the property after the expiration of the contract period with the assumption of an estimated growth rate of 10%, as the land and buildings will belong to the owner after the expiry of the contract terms..

Project Assumptions							
Project duration	13 years						
Cap rate analysis							
Name of the property/fund	Property	City	Sector	Property value	Net Income	Rate of Return	Year
Malka REIT	West Avenue Mall	Dammam	Commercial	SAR 304,225,000.00	SAR 20,529,000.00	6.7%	2022
Almora Retail REIT Fund	Aljeda Entertainment	Hofuf/Bahra	Hofuf A (Retail mall)	SAR 303,616,402.16	SAR 17,647,880.00	5.8%	2022
Muhrizal REIT	Radisson Blu Hotel Apartments	Ridder	Hotel	SAR 146,883,920.00	SAR 13,083,000.00	8.9%	2021

- Cap Rate set at 7.00% based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 9.00% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Platform Data</a>
Property Risk	2.30%	Valuer's estimate of the market
Discount rate	9.00%	

#### 4.2.1.7 Valuation Result

Income Approach Valuation Result	
Cap rate	7.00%
Discount rate	9.00%
<b>Income approach value (SAR)</b>	<b>33,547,657.62</b>



### 4.3 | Opinion of Value

Opinion of value	
Value	33,548,000
Written	Only thirty-three million five hundred forty-eight thousand SAR
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents



رقم: 393010010160  
التاريخ: 1444/11/1

# وثيقة تملك عقار

Real Estate Market

البيانات الأساسية			
1444/11/1	تاريخ الوثيقة	393010010160	رقم الوثيقة
فعال	الحالة	الموتمن بالرياض 1	المصدر
لا يوجد قود	القود	5,155.52	المساحة (م <sup>2</sup> )
	قيمة الصفقة	رهن / فاك رهن	نوع العملة
1440/2/7	تاريخ الوثيقة السابقة	530107029073	رقم الوثيقة السابقة

الملاك			
نسبة التملك	الجنسية	الاسم	رقم الهوية
100 %	-	الشركة السعودية للاقتصاد والتنمية للصناديق العقارية	7001902688

عقار 1 من 2

رقم الهوية العقارية	نوع العقار	مساحة العقار (م <sup>2</sup> )
لا يوجد	لا يوجد	2,705.52

الموقع	نموذج العقار
لا يوجد	لا يوجد

رقم التغطية	رقم المخطط	الحي	المدينة
4	1 / 337	الحي الأول	الدمام

الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالاً	شارع	عرض 18 متر	39
جنوباً	شارع	عرض 40 متر	39
شرقاً	شارع	عرض 18 متر	70
غرباً	قطعة	رقم 3	70

عقار 2 من 2

رقم الهوية العقارية	نوع العقار	مساحة العقار (م <sup>2</sup> )
لا يوجد	لا يوجد	2,450

الموقع	نموذج العقار
لا يوجد	لا يوجد

رقم التغطية	رقم المخطط	الحي	المدينة

صدرت هذه الوثيقة من الوزارة العقارية ويمكن التحقق من صحة هذه الوثيقة عبر الخدمات الإلكترونية التابعة لوزارة العدل ووزارة الشؤون البلدية والقروية والإسكان  
الصفحة 9 من 9

## 5.1 Documents

رقم القطعة	رقم المحط	العقار	المدينة
3	1 / 337	العقار الأول	الدمام
الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالاً	شارع	عرض 18 متر	35
جنوباً	شارع	عرض 60 متر	35
شرفاً	شارع	رقم 4	70
غرباً	قطعة	رقم 2	70

تمت هذه الوثيقة من الورقة الطارئة ويمكن النظر من صيغة هذه الوثيقة عبر الخدمات الإلكترونية التي توفرةها وزارة العدل بوزارة الشؤون البلدية والقروية والإسكان.

الصفحة 1 من 1

## 5.1 Documents

### ملحق رقم (1) تعديل عقد الإيجار

يعود الله وتوفيقه حذر ملحق تعديل عقد الإيجار هذا ("الملحق") يوم الأحد بتاريخ 1439/11/27 هـ الموافق 2018/08/09 م بين 56 من:-

(1) **المستأجر:** الشركة السعودية للتأمين والتنمية للمصالح العقارية سجل تجاري رقم (4939211777) والتاريخ 1432/05/22 هـ مسجل من عقيلة جدة وعنوانها مركز أسواق الأمير - حي النرجس، ص.ب. 13396 الرمز البريدي، 21493 هاتف: 6906555 012 ومثلها في هذا العقد السيد/ بنو عمر السنسي والسيد/ ناصر سعد شعبان والسيد/ نواف أحمد صالح محمود ويشار إليها فيما بعد ("المستأجر" أو "المستأجر")

(2) **المستأجر:** شركة مجموعة عبدالمنعم العائز للتجارة والتنمية، برحمت سجل تجاري رقم (2051010710) مسجل من مدينة الرياض، وعنوانها الرئيسي مدينة الأمير عبد. ب. 893 حدة الرمز البريدي 11952 هاتف: 8453333 - 013، فاكس: 8459990 - 013، ويمثلها في التوقيع على هذا الملحق السيد/ يستأجر.

ويشار إليها فيما بعد بـ ("المستأجر الثاني" أو "المستأجر")

#### تعليق

بالإشارة إلى عقد الإيجار المبرم بين الأستاذ/ علي بن حسين علي الجبران و شركة مجموعة عبدالمنعم العائز للتجارة والتنمية بتاريخ 2015/08/16م الموافق 1436/11/01 هـ والذي بموجبه استلمت شركة مجموعة عبدالمنعم العائز الترخيص والتأهيل من المملكة لتسليم الأمانة على بن حسين علي الجبران لعقد الموقعة التكتلية في مدينة الرياض، حي النصارين وحيث نقلت ملكية العقد المبرم إلى شركة السعودية للتأمين والتنمية للمصالح العقارية بموجب المسك للترخيص رقم (330145021621) والتاريخ 1439/11/27 هـ المسجل من ثلاثة الحث بالمقام وحيث أن الطرف الأول (المستأجر الثاني) التزم بملفها كافة شروط ونود عقد الإيجار المشار إليه أعلاه، وبأنه لا يوجد أي اعتراض في الاستمرار في العلاقة الإيجارية حتى نهاية مدة العقد ذات الشروط والتزامات الملحق عليها لله تم الاتفاق، وقررتي بينهما وهذا يشكل الأمانة المتعلقة إثرها وبمبدأ التمسك على إبرام هذا الملحق وفقاً للشروط وفقاً للتالي:

أولاً: يعتبر التعديل أعلاه، وهذا الملحق جزءاً لا يتجزأ من عقد الإيجار الموقوع بتاريخ 2015/08/16م الموافق 1436/11/01 هـ، والشارع إليه أعلاه بقرأ ويشترط معه.

ثانياً: تم الاتفاق بين الشرائع أعلاه على تعديل شروط ونود وبمئات الطرف الأول، في عقد الإيجار المشار إليه أعلاه من الأستاذ/ علي بن حسين علي الجبران في المستأجر الشركة السعودية للتأمين والتنمية للمصالح العقارية وحولها الرئيسي كما هو مبين في صناديق هذا الملحق أعلاه.

ثالثاً: تم الاتفاق على أن يتم سداد القيمة الإيجارية بموجب حوالة بنكية أو الإيداع في حساب الشركة السعودية للتأمين والتنمية للمصالح العقارية في البنك الرئيسي برقم الحساب: 80021 8000 0579 6080 1000 8541، وحتى أن تكون أول دفعة مستحقة من دفعات الإيجارية للشركة السعودية للتأمين والتنمية مسكون في 2018/09/01م وفقاً للتواريخ والمواضع المذكورة كما هو مبين بالجدول أدناه.

#### معدل الدفعات الإيجارية لعقد الإيجار هذا - المستأجر - حي النصارين

- الدفقات الخمسة، بدأت تم سدادها ومستلمتها مع المالك للملحق،
- تحت تصرفه لخدمة القائمة للمالك كإيجار.

Handwritten signature and stamp in blue ink.

## 5.1 Documents



Year	Period of Contract		Actual Rent	Installment	
	From	To		1-March	3-Sep
1	01-Mar-17	28-Feb-18	2,200,000	1,100,000	1,100,000
2	01-Mar-18	28-Feb-19	2,200,000	1,100,000	1,100,000
3	01-Mar-19	28-Feb-20	2,200,000	1,100,000	1,100,000
4	01-Mar-20	28-Feb-21	2,200,000	1,100,000	1,100,000
5	01-Mar-21	28-Feb-22	2,200,000	1,100,000	1,100,000
6	01-Mar-22	28-Feb-23	2,200,000	1,100,000	1,100,000
7	01-Mar-23	28-Feb-24	2,200,000	1,100,000	1,100,000
8	01-Mar-24	28-Feb-25	2,200,000	1,100,000	1,100,000
9	01-Mar-25	28-Feb-26	2,200,000	1,100,000	1,100,000
10	01-Mar-26	28-Feb-27	2,200,000	1,100,000	1,100,000
11	01-Mar-27	28-Feb-28	2,500,000	1,250,000	1,250,000
12	01-Mar-28	28-Feb-29	2,500,000	1,250,000	1,250,000
13	01-Mar-29	28-Feb-30	2,500,000	1,250,000	1,250,000
14	01-Mar-30	28-Feb-31	2,500,000	1,250,000	1,250,000
15	01-Mar-31	28-Feb-32	2,500,000	1,250,000	1,250,000
16	01-Mar-32	28-Feb-33	2,500,000	1,250,000	1,250,000
17	01-Mar-33	28-Feb-34	2,500,000	1,250,000	1,250,000
18	01-Mar-34	28-Feb-35	2,500,000	1,250,000	1,250,000
19	01-Mar-35	28-Feb-36	2,500,000	1,250,000	1,250,000
20	01-Mar-36	28-Feb-37	2,500,000	1,250,000	1,250,000

• يهدف (95%) من القيمة الإيجالية خارجة القيمة المتبقية  
 وهدف يلتزم الطرف الثاني (المستأجر) بالعمل بسرعة القيمة المتبقية وأي حركات أو رسوم تكون نتيجة عن هذا الإيجار أو عن القطار موضوع هذا العقد  
 كالتالي: الثاني على عود وتكون والتزامات هذا الإيجار المزمع التي لم يطرأ عليها أي تعديل فائقة وسارية بين الطرفين  
 مستنداً في الطرفين المذكوران أمثلة بينهما 40% بلود هذا الملحق وطبعها العلم الثاني للقيمة إذا جاء يوم  
 مطلقاً جزر هذا الملحق من مستأجر أصليين بعد كل طرف نسخة العمل بموجبها.

- التوثيق
- 1- صورة من صك الملكية رقم "330105021621"
- 2- صورة من عقد الإيجار المزمع لـ 2015/08/16 رقم الموافق 1436/11/01 هـ

الطرف الأول: المالك

السادة الشركة السعودية للتطوير والتنمية العقارية

السيد/ مازن سعد شعبان

التوقيع:

السيد/ ياسر عبد المنعم

التوقيع:

السيد/ نوال محمد صالح حبيب

التوقيع:

علم الشركة السعودية للتطوير والتنمية العقارية

الطرف الثاني: المستأجر

الشركة ميمونة عبدالمحسن الحكير للصيانة والتعمية

عن الرئيس التنفيذي

السيد/

التوقيع:

علم شركة ميمونة عبدالمحسن الحكير للصيانة والتعمية

صفحة 2 من 2

شركة السعودية للتطوير والتنمية العقارية

ع.ق. ٢١١٧٧٧-٤٠٢



## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
Land Rental	31,600,000	2,200,000	2,200,000	2,200,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Revenues	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net income	31,600,000	2,200,000	2,200,000	2,200,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Terminal value	39,302,990	0	0	0	0	0	0	0	0	0	0	0	0	39,302,990
Net cash flow	70,902,990.10	2,200,000.00	2,200,000.00	2,200,000.00	2,500,000.00	2,500,000.00	2,500,000.00	2,500,000.00	2,500,000.00	2,500,000.00	2,500,000.00	2,500,000.00	2,500,000.00	41,802,990.10
Discount rate	-	1.00	0.92	0.84	0.77	0.71	0.65	0.60	0.55	0.50	0.46	0.42	0.39	0.36
Net present value	33,547,658	2,200,000	2,018,349	1,851,696	1,930,459	1,771,063	1,624,828	1,490,668	1,367,586	1,254,666	1,151,049	1,056,027	968,832	14,862,415

KPIs	Total
NPV at Discount Rate - 9.0%	33,547,657.62
Total Property Value	SAR 33,548,000



## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
We support you

# Ajdan Walk Valuation Report

Corniche Al Khobar District - Al Khobar

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
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Part 1

Executive Summary

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance				
Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Ajdan Walk	Interest to be valued	Assumed freehold interest
	Location	<a href="https://goo.gl/maps/YB2RvA1bPgg9eQbg6">https://goo.gl/maps/YB2RvA1bPgg9eQbg6</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	17/07/2023
	Inspection date	15/07/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value  Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value	Current Use/Existing Use  International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."



## 1 | Executive Summary





Salient fact and assumptions and IVS 2022 and regulatory compliance				
Report	Reference Number	230690265	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		


# 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations	-	
	Limits on analysis	-	
	Limits on inspection	-	
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>The title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	It has been assumed that the property is free from any obstacles, regulatory or property restrictions that limit the possibility of disposing of the property or using it, and the opinion of value is based on this assumption.

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	356,449,000	
	Written	Only three hundred fifty-six million four hundred forty-nine thousand SAR
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Hassan Habib Al Salman	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210000395	1220002130	1220001954	1210000934
	Fellow	Associate	Associate	Fellow
Rea Estate Sector				

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

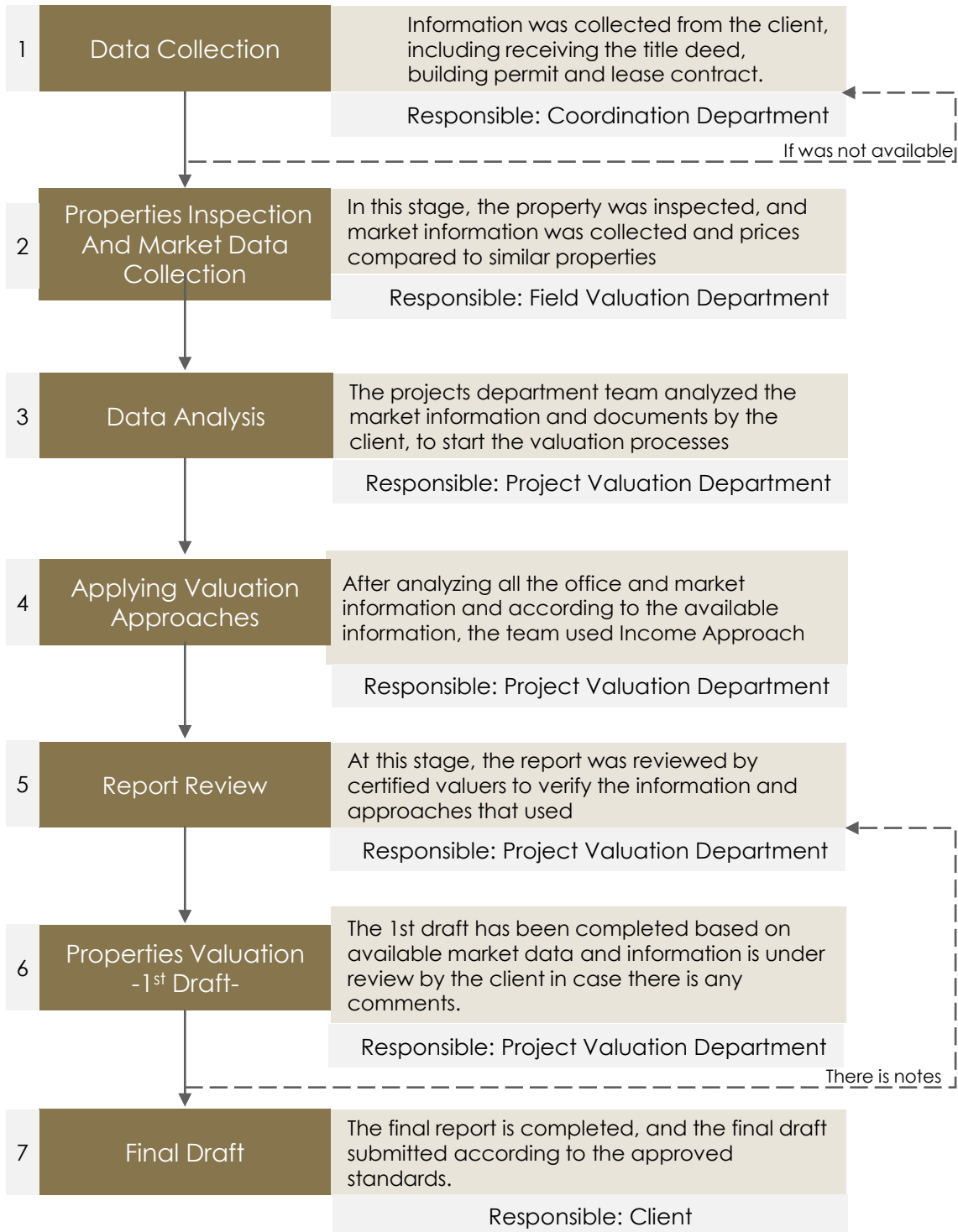


Part 2

Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

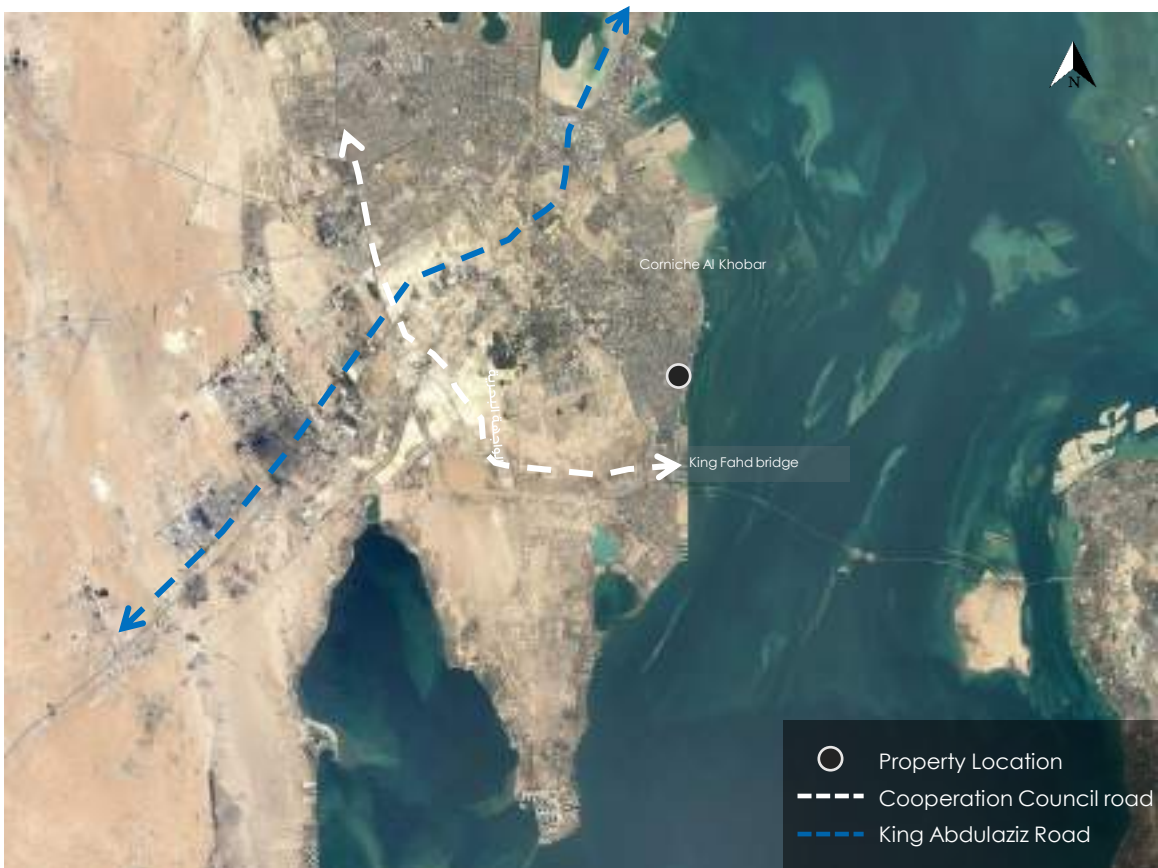
- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

##### About Khobar

The city of Khobar is located in the east of the kingdom of Saudi Arabia, specifically on the eastern coast of the Red Sea, where its eastern border overlooks the Arabian Gulf, and the geographical area occupied by the city extends over an area of 750 km<sup>2</sup>. The city of Khobar is characterized by being the main gateway to the bridge between Saudi Arabia and Bahrain, and is also considered one of the largest coastal cities in the kingdom.



#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Abdulaziz Center for World Culture	14.2 km	King Fahd bridge	35.6 km
King Fahd airport	56.9 km	King Abdulaziz port	23.6 km

### 3.1 | Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area is characterized by its geographical location in the city of Al-Khobar , as it is located near several main roads, such as King Fahd Road. The property area is bounded from the northern side by Prince Faisal bin Fahd Road, followed by parts of the Corniche district, and from the southern side, the property area is bordered by the khadim alharamayn Road, followed by parts of the Corniche district, then the Al-Sahel district. the property area is bounded on the east side by Corniche
Accessibility	The area is easily accessible through several roads, the most important of which is King Abdullah Road near the subject property.



Satellite photo shows property location



### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company for Real Estate Funds
Title deed number	930203009265	Title deed date	09/06/1440 H
building permit Number	10342/438	building permit Date	30/03/1438 H
Property Information (Based on title deed)			
Province	Eastern region	City	Khobar
District	Northern Khobar	Street	Prince turkey street
No. of Plot	٤/١٢	No. of Plan	٢/٣٥٦
Property Type	Mixed use	Notes	-
26.283195° N 50.219772° E			
<a href="https://goo.gl/maps/YB2RvA1bPgg9eQbg6">https://goo.gl/maps/YB2RvA1bPgg9eQbg6</a>			
Asset	Land area	BUA	GFA
Property specifications	16,965,77 m2	32,212.08 m <sup>2</sup>	-
Notes	-		



Satellite photo shows subject property location

### 3.3 | Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	88.426	Street	Internal	20	4
South	157.85	Street	Internal	20	3
East	111	Street	Internal	20	2
West	170.5	Street	commercial	60	1

Property specifications	
Structure	<p>BUA 32,212.08 m<sup>2</sup></p> <p>Height (floors) Basement + Ground floor + First Floor +second floor + third floor</p> <p>Age 4 years</p> <p>Num. of buildings 1</p> <p>Finishing Excellent</p> <p>Facilities Fire extinguishing system / conditioning</p> <p>Use Commercial</p>
Zoning	<p>Maximum footprint 4.8</p> <p>Maximum height 8 Floors</p> <p>Notes -</p>

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which Prince turkey street , which facilitates access to the subject property.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>There are several development projects in AL - Khobar , including : AL- Othaim Circle project on Al Khobar waterfront, including recreational and touristic facilities that contribute to achieving the goals of quality of life in the region, according to the Saudi Press Agency.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The availability of multiple alternatives in the market, which affects supply and demand.</li> </ul>



## Part 4

# Valuation

4.1 Valuation Approaches

4.2 Valuation Analysis

4.3 Opinion of Value

4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p><i>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</i></p> <p><i>The market approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</i></p> <p><i>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</i></p> <p><i>(c) there are frequent and/or recent observable transactions in substantially similar assets."</i></p>
Income Approach	<p><i>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</i></p> <p><i>The income approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</i></p> <p><i>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</i></p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as <i>"replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset"</i>.</p>
Residual Method	<p><i>"The residual method is so called because it indicates the residual amount</i></p> <p><i>after deducting all known or anticipated costs required to complete the</i></p> <p><i>development from the anticipated value of the project when completed after</i></p> <p><i>consideration of the risks associated with completion of the project.</i></p> <p><i>This is known as the residual value."</i></p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cash flow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method



## 4.2 Valuation Analysis

### 4.2.1 Income Approach - Discounted Cash Flow Method

Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as “Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset”.

#### ٤,٢,١,١ Contractual lease data

We were provided with the lease contract for the subject property by the client according to the following data:

- Tenant: Panda retail company
- Contract start date: 01/01/2019
- Contract expiry date : 31/12/2028
- The number of years remaining in the contract is ten year

N.O	Total rent value	Tenancy Start Date
1	25,000,000.00	1/1/2019
2	25,000,000.00	1/1/2020
3	25,000,000.00	1/1/2021
4	25,000,000.00	1/1/2022
5	25,000,000.00	1/1/2023
6	26,250,000.00	1/1/2024
7	26,250,000.00	1/1/2025
8	26,250,000.00	1/1/2026
9	26,250,000.00	1/1/2027
10	26,250,000.00	1/1/2028

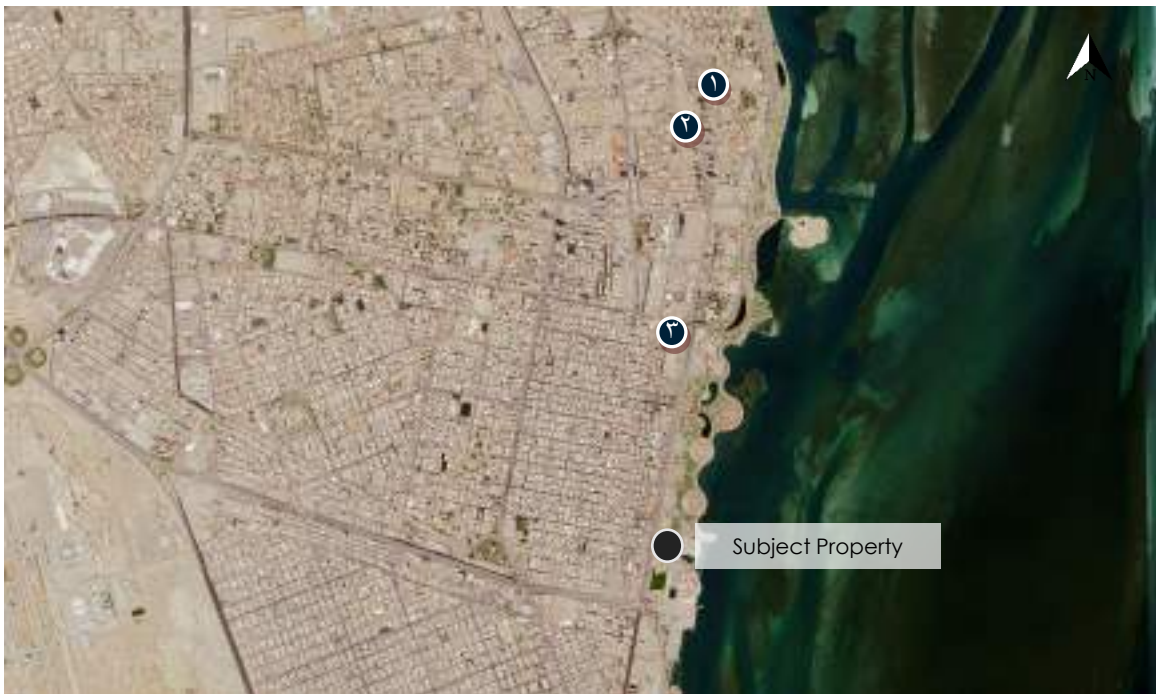
## 4.2 Valuation Analysis

### 4.2.1 Income Approach - Discounted Cash Flow Method

#### 4.2.1.2 Property Income- Assumed Market Income - Showrooms

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparable contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparable List - Showrooms					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 666,800	400 m <sup>2</sup>	SAR 1,667
Property 2	Asking Price Offer	2023	SAR 898,000	449 m <sup>2</sup>	SAR 2,000
Property 3	Asking Price Offer	2023	SAR 276,000	184 m <sup>2</sup>	SAR 1,500



Satellite photo showing subject property and comparable

## 4.2 Valuation Analysis

### 4.2.1 Income Approach - Discounted Cash Flow Method

We have conducted comparison to arrive at Showrooms Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		15/06/2023		7/7/2023		30/06/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 1,667		SAR/m <sup>2</sup> 2,000		SAR/m <sup>2</sup> 1,500	
Transaction Type		Asking Price Offer	% 0.0	Asking Price Offer	% 0.0	Asking Price Offer	% 0.0
Market Conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		0		0		0	
Value per square meter		SAR/m <sup>2</sup> 1,667		SAR/m <sup>2</sup> 2,000		SAR/m <sup>2</sup> 1,500	
Accessibility	Very Easy	Easy	% 5.0	Easy	% 5.0	Easy	% 5.0
Location	Excellent	Very Good	% 5.0	Excellent	% 0.0	Very Good	% 5.0
Finishing level	Excellent	Very Good	% 5.0	Very Good	% 5.0	Very Good	% 5.0
Facades of Buildings	4	2	% 5.0	1	% 7.5	2	% 5.0
Availability of parking	Available	Available	% 0.0	Available	% 0.0	Available	% 0.0
Property age	4 years	2 years	% 0.0	10 years	% 7.5	1 years	% 0.0
Street Width	60	60	% 0.0	60	% 0.0	60	% 0.0
Proximity to main roads	Near	Near	% 0.0	Near	% 0.0	Near	% 0.0
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 333	% 20.0	SAR/m <sup>2</sup> 500	% 25.0	SAR/m <sup>2</sup> 300	% 20.0
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 2,000		SAR/m <sup>2</sup> 2,500		SAR/m <sup>2</sup> 1,800	
Weighting	-	% 50		% 30		% 20	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 2,110					

Weighted average of the three comparable is calculated to arrive at average value / m<sup>2</sup> for show rooms . Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

Total income for showrooms by market	
Net leasable area(m <sup>2</sup> )	14,316.58
Rental value per square meter (SAR/m <sup>2</sup> )	2,110
Actual Gross Income	30,207,983.80

## 4.2 Valuation Analysis

### 4.2.1 Income Approach - Discounted Cash Flow Method

#### 4.2.1.3 Property Income- Assumed Market Income – offices

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparable contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparable List – offices					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 163,200	192 m <sup>2</sup>	SAR 850
Property 2	Asking Price Offer	2023	SAR 123,250	145 m <sup>2</sup>	SAR 850
Property 3	Asking Price Offer	2023	SAR 128,800	161 m <sup>2</sup>	SAR 800



Satellite photo showing subject property and comparable

## 4.2 Valuation Analysis

### 4.2.1 Income Approach - Discounted Cash Flow Method

We have conducted comparison to arrive at offices Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		7/7/2023		15/07/2023		7/7/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 850		SAR/m <sup>2</sup> 850		SAR/m <sup>2</sup> 800	
Transaction Type		Asking Price Offer	% 0.0	Asking Price Offer	% 0.0	Asking Price Offer	% 0.0
Market Conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		0		0		0	
Value per square meter		SAR/m <sup>2</sup> 850		SAR/m <sup>2</sup> 850		SAR/m <sup>2</sup> 800	
Accessibility	very Easy	Easy	% 5.0	Easy	% 5.0	Easy	% 5.0
Location	Excellent	Very Good	% 5.0	Very Good	% 5.0	Very Good	% 5.0
Finishing level	Excellent	Very Good	% 5.0	Very Good	% 5.0	Very Good	% 5.0
Facades of Buildings	4	2	% 5.0	1	% 7.5	1	% 7.5
Availability of parking	Available	Available	% 0.0	Available	% 0.0	Available	% 0.0
Property age	4 years	4 years	% 0.0	1 year	% 0.0	1 year	% 0.0
Street Width	60	60	% 0.0	60	% 0.0	60	% 0.0
Proximity to main roads	Near	Near	% 0.0	Near	% 0.0	Near	% 0.0
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 170	% 20.0	SAR/m <sup>2</sup> 191	% 22.5	SAR/m <sup>2</sup> 180	% 22.5
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 1,020		SAR/m <sup>2</sup> 1,041		SAR/m <sup>2</sup> 980	
Weighting	-	% 55		% 30		% 15	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 1,020					

Weighted average of the three comparable is calculated to arrive at average value / m<sup>2</sup> for offices . Largest weight is awarded to comparable (1) as it carry more similarities to the subject property.

Total income for offices by market	
Net leasable area(m <sup>2</sup> )	2,292.60
Rental value per square meter (SAR / m <sup>2</sup> )	1,020
Actual Gross Income	2,338,452.00

## 4.2 Valuation Analysis

### 4.2.1 Income Approach - Discounted Cash Flow Method

#### 4.2.1.4 Property Income- (Assumed Market Income)

The actual income data of the subject property was compared with the market Income and the following was found:

Property income	Area	Value	
Showrooms	14,316.58 m <sup>2</sup>	2,110.00 SAR	30,207,983.80 SAR
office	2,292.60 m <sup>2</sup>	1,020.00 SAR	2,338,452.00 SAR
<b>Total gross income</b>			<b>32,546,435.80 SAR</b>
Vacancies	5.00%		-1,627,321.79 SAR
Net gross income after deduction of vacancies			30,919,114.01 SAR
Operating & Maintenance	15.00%		-4,637,867.10 SAR
<b>Net operating income (NOI)</b>			<b>26,281,246.91 SAR</b>

#### 4.2.1.5 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

Element	Actual income data	Market data	The difference	
			SAR	%
Rental value of the property (SAR)	26,250,000.00	26,281,246.91	(31,246.91)	(0.12 %)
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
Result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all OpEx and vacancy costs. Therefore, we have used contractual income as input in our valuation.			

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach - Discounted Cash Flow Method

#### 4.2.1.6 Assumptions

- The valuation is based on the Income sent by the client starting from now for a period of 6 years, and after the contract expiry the rental value will be increased by 5%.

Project Assumptions	
Project period	10 years

Cap rate analysis							
Name of the property/fund	Property	City	Sector	Property value	Net income	Rate of Return	Year
Mulki Qul Real Estate RBT	West Avenue Mall	Dammam	Office/Commercial	SAR 504,225,000.00	SAR 22,559,000.00	4.47%	2022
Al Rajhi RBT	Al Rajhi Tower	Jeddah	Office/Commercial	SAR 100,843,325.44	SAR 9,298,965.16	9.21%	2022

- The cap Rate is set at 7.50% based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 9.00% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Platform Data</a>
Property Risk	2.30%	Valuer's estimate of the market
Discount rate	9.00%	

#### 4.2.1.7 Valuation Result

Income Approach Valuation Result	
Cap rate	7.50%
Discount rate	9.00%
<b>Income approach value (SAR)</b>	<b>356,449,069.16</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	356,449,000
Written	Only three hundred fifty-six million four hundred forty-nine thousand SAR
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.





## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards



## 5.1 Documents

### 8. BUILDING PERMIT

رقم البرخصة : ٤٣٨/١٠٣٤٢  
تاريخها : ٤٣٨/٠٣/٣٠  
صلاحيتها : ثلاث سنوات  
نوعها : مبنا جديد



المملكة العربية السعودية  
وزارة الشؤون البلدية والقروية  
أمانة المنطقة الشرقية بلدية الخبر  
رخصة إنشاء

الصفة : مالك  
تاريخها : ٠٠/٠٠/٠٠

الاسم : شركة أجدان للتطوير العقاري  
رقم الحفيظة : ٢٠٥١٠٣٣٦٤٢  
المنطقة : الخبر  
المخطط : ٣٥٦/٢  
الحدود : الخبر الشمالية  
شعيرت الأرض : على ٤

المساحة الكلية : ١٦٩٦٥,٧٧ متر مربع  
شعيرت المالك :

رقم القطعة	رقم البلك	رمز الاستخدام	رقم مسند المالك	نوع مسند المالك	تاريخه
٠٠٠١٢ *****	٠٠٠٠٠	{ ٣٥ }	٣٣٠٢٠٨٠٠٥٦٢٣	ملكه	٤٣٦/٠٩/١٤
<b>تكون الواجبات باللون الأبيض فقط</b>					
<b>يلتزم صاحب البرخصة بوضع لوحه من الحديد لانتقل مساحتها عن (٨٠م x ٦٠٠) موضح بها اسم صاحب المشروع واسم المفاوض الرئيسي واسم المفاوضين الآخرين</b>					
الجهة		الجهة		الجهة	
شمال	جنوب	شرق	غرب	شمال	جنوب
شارع ٤,٠٠	شارع ٤,٠٠	شارع ٤,٠٠	شارع ٤,٠٠	شارع ٤,٠٠	شارع ٤,٠٠
الحدود إرتداد	الحدود إرتداد	الحدود إرتداد	الحدود إرتداد	الحدود إرتداد	الحدود إرتداد
٤,٠٠	٤,٠٠	٤,٠٠	٤,٠٠	٤,٠٠	٤,٠٠
الجهة	الجهة	الجهة	الجهة	الجهة	الجهة
شمال	جنوب	شرق	غرب	شمال	جنوب
شارع ٤,٠٠	شارع ٤,٠٠	شارع ٤,٠٠	شارع ٤,٠٠	شارع ٤,٠٠	شارع ٤,٠٠
الحدود إرتداد	الحدود إرتداد	الحدود إرتداد	الحدود إرتداد	الحدود إرتداد	الحدود إرتداد
٤,٠٠	٤,٠٠	٤,٠٠	٤,٠٠	٤,٠٠	٤,٠٠

مكونات البناء :

البناء المطلوب :  
سادة البناء  
الطاق العبراني  
مرحلة انشاء وتسمى عليها الخندق المرحلية  
المكتب المعمور  
الابنية المستدامة  
المكتب المتفرق  
الابنية المستدامة للهندسة المعمارية  
بيانات الرسوم  
قيمة الرسوم  
امصال السداد  
تاريخها

الوصف	عدد الوحدات	المساحة	الاستخدام
القبو	شايخ	١٥٥٧٥,٤٠ م <sup>٢</sup>	م. سيارات
ارض	شايخ	٢٧,٥٠ م <sup>٢</sup>	ع. مكيف
ارض	تسع وثلاثون و	٠٠	م. سيارات
ارض	ثلاث وحدات	٥٧٣,١٥ م <sup>٢</sup>	مكتب
دور اول	ثلاث وحدات	٥٧٣,١٥ م <sup>٢</sup>	مكتب
دور ثانى	ثلاث وحدات	٥٧٣,١٥ م <sup>٢</sup>	مكتب
دور ثالث	ثلاث وحدات	٥٧٣,١٥ م <sup>٢</sup>	مكتب
وارش	٩٢,٣٠ م/م <sup>٢</sup>		
ارض	٤٦ وحدة	٧٣٠٨,١٩ م <sup>٢</sup>	معرض
دور اول	شايخ	٧٠٠٨,٣٩ م <sup>٢</sup>	مخازن
وارش		١٠٧٠,٠٠ م/م <sup>٢</sup>	

ملاحظات :  
١- انشئ خندق عمق ١٠٠ سم...  
٢- انشئ خندق عمق ١٠٠ سم...  
٣- انشئ خندق عمق ١٠٠ سم...  
٤- انشئ خندق عمق ١٠٠ سم...  
٥- انشئ خندق عمق ١٠٠ سم...  
٦- انشئ خندق عمق ١٠٠ سم...  
٧- انشئ خندق عمق ١٠٠ سم...  
٨- انشئ خندق عمق ١٠٠ سم...  
٩- انشئ خندق عمق ١٠٠ سم...  
١٠- انشئ خندق عمق ١٠٠ سم...

## 5.1 Documents

### عقد إيجار أجدان ووك (شارع الأمير تركي - الخبر)

الحمد لله رب العالمين، والصلاة والسلام على سيد المرسلين، نبينا محمد وعلى آله وصحبه أجمعين وبعد:  
إنه في يوم الخميس 1440/02/23 هـ الموافق 2018/11/1 م تم بعون الله وتوفيقه الاتفاق والتراضي وإبرام هذا العقد بين كل من:-

**طرف أول :-** شركة أجدان للتطوير العقاري، شركة سعودية ذات مسئولية محدودة بموجب سجل تجاري رقم 2051033642 صادر من مدينة الدمام بتاريخ 1427/12/16 هـ وعنوانها طريق الأمير تركي - الخبر ص. ب. 3588 الرمز البريدي 34414 ومقرها هو الدور الثالث من مبنى رقم 8 في مركز أجدان ووك الواقع على شارع الأمير تركي بمدينة الخبر بحي الكورنيش، هاتف: 0138699699 فاكس: 0138895999 والبريد الإلكتروني الرسمي [ajdan.walk@ajdan.com.sa](mailto:ajdan.walk@ajdan.com.sa) ويمثلها في التوقيع على هذا العقد الأستاذ/ محمد بن عبدالمحسن العتيبي، بصفته الرئيس التنفيذي.

ويشار إليها فيما بعد بـ ("المالك" أو "الطرف الأول" أو "المؤجر")

**طرف ثاني :-** الشركة الأولى لتطوير العقارات القابضة، شركة مساهمة مغلقة مسجلة بموجب سجل تجاري رقم 2051026781 صادر من مدينة الخبر بتاريخ 1423/07/24 هـ وعنوانها الخبر طريق الأمير تركي، ص. ب. 3588 الرمز البريدي 34414، ومقرها هو الدور الخامس في مبنى برج الأولى على طريق خادم الحرمين الشريفين بمدينة الخبر هاتف: 0138996999 فاكس: 0138653744 والبريد الإلكتروني الرسمي [m.enzi@aloula.com](mailto:m.enzi@aloula.com) ويمثلها في التوقيع على هذا العقد الأستاذ/ سايبر بن محمد بن هذلول الشمري، بصفته عضو مجلس الإدارة. ويشار إليها فيما بعد بـ ("الطرف الثاني" أو "المستأجر")

### تمهيد

حيث أن الطرف الأول "المؤجر" يمتلك عقار تحت مسمى ("أجدان ووك") - أرضاً وبناءاً - الواقع بشارع الأمير تركي بمدينة الخبر. ويشار إلى العقار المذكور أرضاً وبناءاً مع كافة محتوياته وملحقاته الثابتة في هذا العقد بعبارة "العقار" أو "العين المؤجرة"، ويحمل باطن الصك التالي بيانه:

رقم الصك	تاريخه	صادر من	مساحة	وصفه
330208005623	1436/09/14 هـ	كتابة العدل الأولى بالخبر	16.965.77 م <sup>2</sup>	قطعة الأرض رقم 4/12 من المخطط رقم 2/356 بمدينة الخبر.

وحيث أن قام بتأجير بعض من وحداته لعدد 12 مستأجر يلي تفصيلهم في هذا العقد، وقد رغب في تأجير الموقع بالكامل والتنزل عنها للطرف الثاني "المستأجر" الذي أبدى رغبته في استئجار كامل العقار وأن يحل محل الطرف في عقود الإيجار المشار إليها أعلاه بغرض استثماره كمركز إداري وتجاري ومطاعم شريطة أن يكون ملتزماً بعقود الإيجار القائمة وبالقواعد والأنظمة السارية في المملكة العربية السعودية.

لذا فقد اتفق الطرفان وهما بكامل أهليتهما المعترية شرعاً ونظاماً وبعد تبادلها الإيجاب والقبول على توقيع هذا العقد وفقاً للشروط الواردة أدناه:

## 5.1 Documents

### البند الثالث - الغرض من الإيجار:

الغرض من الإيجار هو قيام الطرف الثاني باستغلال العين المؤجرة (على نفقته الخاصة) كمركز إداري تجاري ومطاعم لتأجيرها لمستأجرين وفق المعايير التالية:

1. أن يكونوا من ذات السمعة والكفاءة أو ما يوازيهم،
2. أن يكونوا من أصحاب الماركات العالمية أو ما يوازيها،
3. أن يكونوا من أصحاب المطاعم ذات تصنيف Casual Dining أو أعلى ولا يكونوا من تصنيف مطاعم الوجبات السريعة،
4. أن يكونوا من مشغلي أنشطة تتوافق تشغيليا مع الفكر العام للعقار بحيث تكون من مسببات جذب الطلب والحركة الى الموقع (على سبيل المثال وليس الحصر أنشطة الترفيه العائلي، الأنشطة الرياضية، المقاهي الراقية ... الخ).
5. الحصول على موافقة الطرف الثاني على أن لا تحجب في حال تطبيق الشروط أعلاه.

### البند الرابع - التنازل عن العقد والتأجير من الباطن:

- 4-1 لا يجوز للطرف الثاني أن يتنازل عن كامل هذا العقد أو جزء منه إلى طرف ثالث لأي سبب كان باستثناء الشركات التابعة له والتي يمتلك الطرف الثاني حصصا فيها لا تقل عن نسبة 50%، ويشترط أن يكون متضمنا معها في تنفيذ بنود هذا العقد، على أن يقوم بإخطار الطرف الأول كتابيا قبل التنازل، وفي حالة مخالفته ذلك، يعتبر هذا التنازل باطلا ويظل المستأجر مسؤولاً عن تنفيذ جميع التزاماته الواردة بهذا العقد إلا بموافقة الطرف الأول.
- 4-2 يجوز للطرف الثاني التأجير للغير (مستأجري الباطن) على أن لا تزيد مدة عقود إيجارهم عن مدة هذا العقد باستثناء ما ذكر بالفقرة (3-4) انذاه والعقود الثلاثة التالية:
  - عقد الإيجار الخاص بالعلامة التجارية (Cheesecake Factory) المبرم مع شركة الشاي الدولية بتاريخ 2018/07/08 ولمدة 15 سنة (مرفق صورة).
  - عقد الإيجار الخاص بالعلامة التجارية (Babel) المبرم مع شركة الشاي الدولية بتاريخ 2018/07/08 ولمدة 15 سنة (مرفق صورة).
  - عقد الإيجار المبرم مع الشركة الأولى لتطوير العقارات القابضة بتاريخ 2018/11/01 ولمدة 15 سنة (مرفق صورة).
- 4-3 يجوز للطرف الثاني التأجير للغير (مستأجري الباطن) بزيادة مدة عقود إيجارهم عن مدة هذا العقد بعد الحصول على موافقة الطرف الأول كتابيا على أن لا تحجب دون سبب وجيه.
- 4-4 في حال عدم رغبة الطرف الثاني الاستمرار في التعاقد بعد الستة سنوات الأولى فإنه يلتزم بأن توول كافة عقود مستأجري الباطن الى الطرف الأول (المالك) على ان تكون العلاقة مباشرة بين مستأجري الباطن والطرف الأول (المالك) ويحظر نهائيا على الطرف الثاني اجراء أي تخفيض للقيم الايجارية لمستأجري الباطن بدون موافقة الطرف الأول كتابيا على ذلك.

### البند الخامس - مدة العقد:

مدة هذا العقد (10) عشرة سنوات ميلادية تبدأ اعتبارا من تاريخ 2019/01/01 وتنتهي بتاريخ 2028/12/31 ويعتبر هذا العقد نافذاً وساري المفعول من تاريخ التوقيع عليه، كما اتفق الطرفان على أن تكون الـ (6) ستة سنوات الأولى ملزمة على الطرفين تبدأ من تاريخ -2019/01/01 وتنتهي في 2024/12/31م.

لعلاء

س

## 5.1 Documents

وفي حال رغب المستأجر الاستمرار في مدة العقد بعد السنة السادسة فإن باقي مدة العقد من السنة السابعة إلى العاشرة تكون ملزمة على الطرفين بشرط أن يلتزم المستأجر قبل البدء في السنة الإيجارية السادسة بإشعار المؤجر خطياً برغبته في الاستمرار في مدة العقد.

### البند السادس - القيمة الإيجارية:

6-1 اتفق الطرفان على أن القيمة الإيجارية مقابل استئجار العين المؤجرة تشمل ما يلي:  
أولاً: الفترة الأولى الملزمة على الطرفين: والتي تبدأ من تاريخ 2019/01/01م وتنتهي بتاريخ 2024/12/31م هي مبلغاً مقطوعاً بإجمالي قدره (151.250.000 ريال) فقط مائة وواحد وخمسون مليون ومائتان وخمسون ألف ريال سعودي تدفع على إحدى عشرة (11) دفعة بموجب قيم الدفعات المحددة والتي تستحق سدادها في المواعيد المحددة وفقاً للجدول أدناه:

تاريخ الاستحقاق	الدفعة المستحقة
2019/01/01م	25,000,000 ريال سعودي
2020/01/01م	12,500,000 ريال سعودي
2020/07/01م	12,500,000 ريال سعودي
2021/01/01م	12,500,000 ريال سعودي
2021/07/01م	12,500,000 ريال سعودي
2022/01/01م	12,500,000 ريال سعودي
2022/07/01م	12,500,000 ريال سعودي
2023/01/01م	12,500,000 ريال سعودي
2023/07/01م	12,500,000 ريال سعودي
2024/01/01م	13,125,000 ريال سعودي
2024/07/01م	13,125,000 ريال سعودي
الإجمالي	151,250,000 ريال سعودي

ثانياً: الفترة الإيجارية الثانية (الممتدة): والتي تبدأ من 2025/01/01م وتنتهي في 2028/12/31م هي مبلغاً مقطوعاً بإجمالي قدره (105.000.000 ريال) فقط مائة وخمسة ملايين ريال سعودي تدفع على ثمانية (8) دفعات بموجب قيم الدفعات المحددة والتي تستحق سدادها في المواعيد المحددة وفقاً للجدول أدناه:

تاريخ الاستحقاق	الدفعة المستحقة
2025/01/01م	13,125,000 ريال سعودي
2025/07/01م	13,125,000 ريال سعودي
2026/01/01م	13,125,000 ريال سعودي
2026/07/01م	13,125,000 ريال سعودي
2027/01/01م	13,125,000 ريال سعودي
2027/07/01م	13,125,000 ريال سعودي
2028/01/01م	13,125,000 ريال سعودي
2028/07/01م	13,125,000 ريال سعودي
الإجمالي	105,000,000 ريال سعودي

6-2 يلتزم الطرف الثاني (المستأجر) بتحمل ضريبة القيمة المضافة وأي ضرائب أو رسوم تكون ناتجة عن عقد الإيجار خلال فترة سريان العقد.

6-3 يلتزم الطرف الثاني المستأجر بتقديم عدد (10) سندات لأمر بقيمة دفعات الإيجار المستحقة بالجدول أعلاه، ويكون تاريخ استحقاقها بتاريخ استحقاق دفعات الإيجار وفقاً للمواعيد المتفق عليها أعلاه مسحوبة بكفالة غرم وأداء من شركة الفوزان القابضة

## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenues	269,062,500	26,250,000	26,250,000	26,250,000	26,250,000	26,250,000	27,562,500	27,562,500	27,562,500	27,562,500	27,562,500
Vacancy - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation & Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net income	269,062,500	26,250,000	26,250,000	26,250,000	26,250,000	26,250,000	27,562,500	27,562,500	27,562,500	27,562,500	27,562,500
Terminal value	367,500,000	0	0	0	0	0	0	0	0	0	367,500,000
Net cash flow	636,562,500.00	26,250,000.00	26,250,000.00	26,250,000.00	26,250,000.00	26,250,000.00	27,562,500.00	27,562,500.00	27,562,500.00	27,562,500.00	395,062,500.00
Discount rate	-	1.00	0.92	0.84	0.77	0.71	0.65	0.60	0.55	0.50	0.46
Net present value	356,449,069	26,250,000	24,082,569	22,094,100	20,269,816	18,596,162	17,913,734	16,434,618	15,077,631	13,832,689	181,897,750
KPI's	Total										
NPV at Discount Rate - 9.0%	356,449,069.16										

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.



## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
We support you

**ESNAD**  
Real Estate Valuation



**إسناد**  
للتقييم العقاري

# Ajdan Entertainment Valuation Report

Al Corniche District – Al khobar

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Ajdan Entertainment	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/bbZtDCqeERLSc54z7">https://goo.gl/maps/bbZtDCqeERLSc54z7</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	15/07/2023
	Inspection date	15/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value	Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value
		International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."		

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Report	Reference Number	230690266	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		







## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Investigations and Compliance	Limits on investigations	–
	Limits on analysis	<ul style="list-style-type: none"> <li>Due to the scarcity of properties similar to this property, we were unable to reach suitable comparisons and relied on the Income sent from the client</li> </ul>
	Limits on inspection	–
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li>Title deed</li> <li>Building permit</li> <li>Lease contract</li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>	
Assumptions and special assumptions	Assumptions	<p>IVS's instructions</p> <ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
	Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	<p>IVS's instructions</p> <ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
	Applications in this report	None (except as indicated in the terms and conditions )

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	166,424,000	
	Written	Only one hundred sixty-six million four hundred twenty-four thousand Saudi riyals
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Hassan Al-Salman	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210000395	1220002130	1220001954	1210000934
	Associate	Associate	Associate	Fellow
Rea Estate Sector				

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

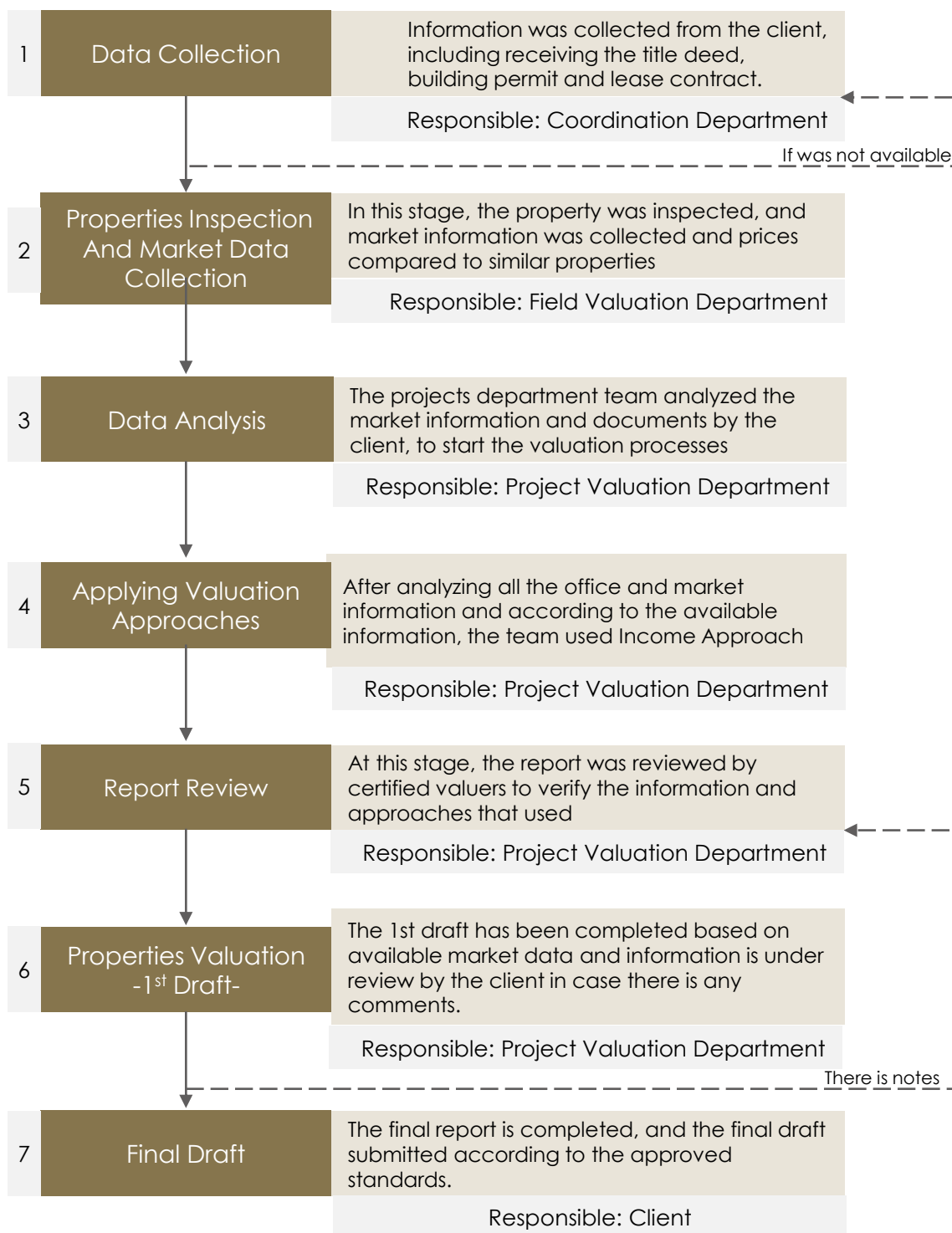


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

### Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

##### About Khobar

The city of Khobar is located in the east of the kingdom of Saudi Arabia, specifically on the eastern coast of the Red Sea, where its eastern border overlooks the Arabian Gulf, and the geographical area occupied by the city extends over an area of 750 km<sup>2</sup>. The city of Khobar is characterized by being the main gateway to the bridge between Saudi Arabia and Bahrain, and is also considered one of the largest coastal cities in the kingdom.



#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
Corniche Al Khobar	5.8 km	King Fahd bridge	27.1 km
King Fahd airport	59 km	King Abdulaziz port	22.1 km

### 3.1 | Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property is located is bounded by Al Bahar district to the north. Southbound runs Al Sahil district. East side the property area is bounded by Arabian Gulf shore, while to the west is Al Khobar Al Shamalia district and Al Yarmouk district.
Accessibility	The area is easily accessible through several roads, the most important of which is Prince Turkey Street near the subject property.



Satellite photo shows property location

### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company
Title deed number	394065001421	Title deed date	07/11/1443 H
building permit Number	4107110353	building permit Date	01/07/1441 H

Property Information (Based on title deed)			
Province	The Eastern province	City	Al Khobar
District	Al Corniche	Street	Prince Turkey
No. of Plot	3/12	No. of Plan	2/356
Property Type	Entertainment complex	Notes	-
26.282867° N 50.221017° E			
<a href="https://goo.gl/maps/bbZtDCqeERLSc54z7">https://goo.gl/maps/bbZtDCqeERLSc54z7</a>			

Asset	Land area	BUA	GFA
Property specifications	6,865.99 m <sup>2</sup>	16,093.4 m <sup>2</sup>	-
Notes	-		



Satellite photo shows subject property location



### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	62	Street	Internal	20	1
South	62	Street	Internal	20	2
East	111	Neighbor	Internal	20	-
West	111	Street	Internal	20	3

Property specifications	
Structure	<p>BUA 16,093.4 m<sup>2</sup></p> <p>Height (floors) Basement + Ground floor + First floor + Roof floor</p> <p>Age 2 years</p> <p>Num. of buildings 3</p> <p>Finishing Excellent</p> <p>Facilities Fire extinguishing system / conditioning</p> <p>Use Commercial</p>
Zoning	<p>Maximum footprint -</p> <p>Maximum height -</p> <p>Notes -</p>

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is King Abdulaziz Road, which facilitates access to the subject property.</li> <li>The Subject property is close to King Abdullah Financial District.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>There are several development projects in AL - Khobar , including : AL-Othaim Circle project on Al Khobar waterfront, including recreational and touristic facilities that contribute to achieving the goals of quality of life in the region, according to the Saudi Press Agency.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The possibility of competitors appearing in the market with more advanced technologies</li> <li>The lack of potential tenants of this type of properties</li> </ul>



## Part 4

# Valuation

4.1 Valuation Approaches

4.2 Valuation Analysis

4.3 Opinion of Value

4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p><i>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</i></p> <p><i>The market approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</i></p> <p><i>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</i></p> <p><i>(c) there are frequent and/or recent observable transactions in substantially similar assets."</i></p>
Income Approach	<p><i>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</i></p> <p><i>The income approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</i></p> <p><i>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</i></p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as <i>"replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset"</i>.</p>
Residual Method	<p><i>"The residual method is so called because it indicates the residual amount</i></p> <p><i>after deducting all known or anticipated costs required to complete the</i></p> <p><i>development from the anticipated value of the project when completed after</i></p> <p><i>consideration of the risks associated with completion of the project.</i></p> <p><i>This is known as the residual value."</i></p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 Valuation Analysis

### 4.2.1 Income Approach Approach- Discounted Cash Flow Method

- Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as "Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset".

#### 4.2.1.1 Contractual lease data

- We were provided with the lease contract for the subject property by the client according to the following data:
  - Tenants: Development and Investment Entertainment Company LLC. & Majd Food Company .
  - A part of the subjected property that is leased to Development and Investment Entertainment Company LLC. for a total of 15 years starting January 1st, 2022. The lease contract ends on January 1st, 2042. Remaining contractual period at the date of valuation is 14 years.
  - The other part of the subjected property that is leased to Majd Food Company for a total of 5 years starting December 1st, 2022. The lease contract ends on May 31st, 2027. Remaining contractual period at the date of valuation is 4 years.

No.	AMC Rent value (SAR)	Long chem Rent value (SAR)	Salt Bae rent value (SAR)	L'Entrecôte rent value (SAR)	Start date
1	5,760,000.00	989,719.00	870,800.00	1,142,400.00	1/1/2022
2	5,760,000.00	1,979,438.00	1,741,600.00	2,284,800.00	1/1/2023
3	5,760,000.00	1,979,438.00	1,741,600.00	2,284,800.00	1/1/2024
4	5,760,000.00	1,979,438.00	1,741,600.00	2,284,800.00	1/1/2025
5	5,760,000.00	1,979,438.00	1,741,600.00	2,284,800.00	1/1/2026
6	6,048,000.00	989,719.00	870,800.00	1,142,400.00	1/1/2027
7	6,048,000.00	-	-	-	1/1/2028
8	6,048,000.00	-	-	-	1/1/2029
9	6,048,000.00	-	-	-	1/1/2030
10	6,048,000.00	-	-	-	1/1/2031
11	6,350,400.00	-	-	-	1/1/2032
12	6,350,400.00	-	-	-	1/1/2033
13	6,350,400.00	-	-	-	1/1/2034
14	6,350,400.00	-	-	-	1/1/2035
15	6,350,400.00	-	-	-	1/1/2036
12	6,667,920.00	-	-	-	1/1/2037
13	6,667,920.00	-	-	-	1/1/2038
14	6,667,920.00	-	-	-	1/1/2039
15	6,667,920.00	-	-	-	1/1/2040
16	6,667,920.00	-	-	-	1/1/2041

- Due to the scarcity of properties similar to this property, we were unable to reach suitable comparisons and relied on the Income sent from the client



## 4.2 Valuation Analysis

### 4.2.1 Income Approach Approach- Discounted Cash Flow Method

#### 4.2.1.2 Assumptions

- The Part that is rented to Majd Food Company total rental value is expected to increase by 5% after the expiration of the contract term every 5 years.

Project Assumptions	
Project period	10 years

Cap rate analysis							
Name of the property/fund	property	city	sector	property value	net income	Rate of Return	Year
Mukla RST Fund	West Avenue Mall	Dammam	Commercial	SAR 304,220,000.00	SAR 22,579,000.00	7.42	2022
Al Right RST	Bus tower	Al Khobar	Commercial / office	SAR 100,848,325.44	SAR 9,208,965.16	9.1	2022
Al Right RST	Muwadd Al Kholerj school	Dammam	Educational	SAR 151,264,985.16	SAR 14,142,339.25	9.3	2022

- Cap Rate is set at 7.75% based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 : details the cash flows of the subject property, where a 8.50% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Platform Data</a>
Property Risk	2.30%	Valuer's estimate of the market
Discount rate	9.00%	

#### 4.2.1.3 Valuation Result

Income Approach Valuation Result	
Cap rate	7.75%
Discount rate	8.50%
<b>Income approach value (SAR)</b>	<b>166,423,615.33</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	166,424,000
Written	Only one hundred sixty-six million four hundred twenty-four thousand Saudi riyals
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.

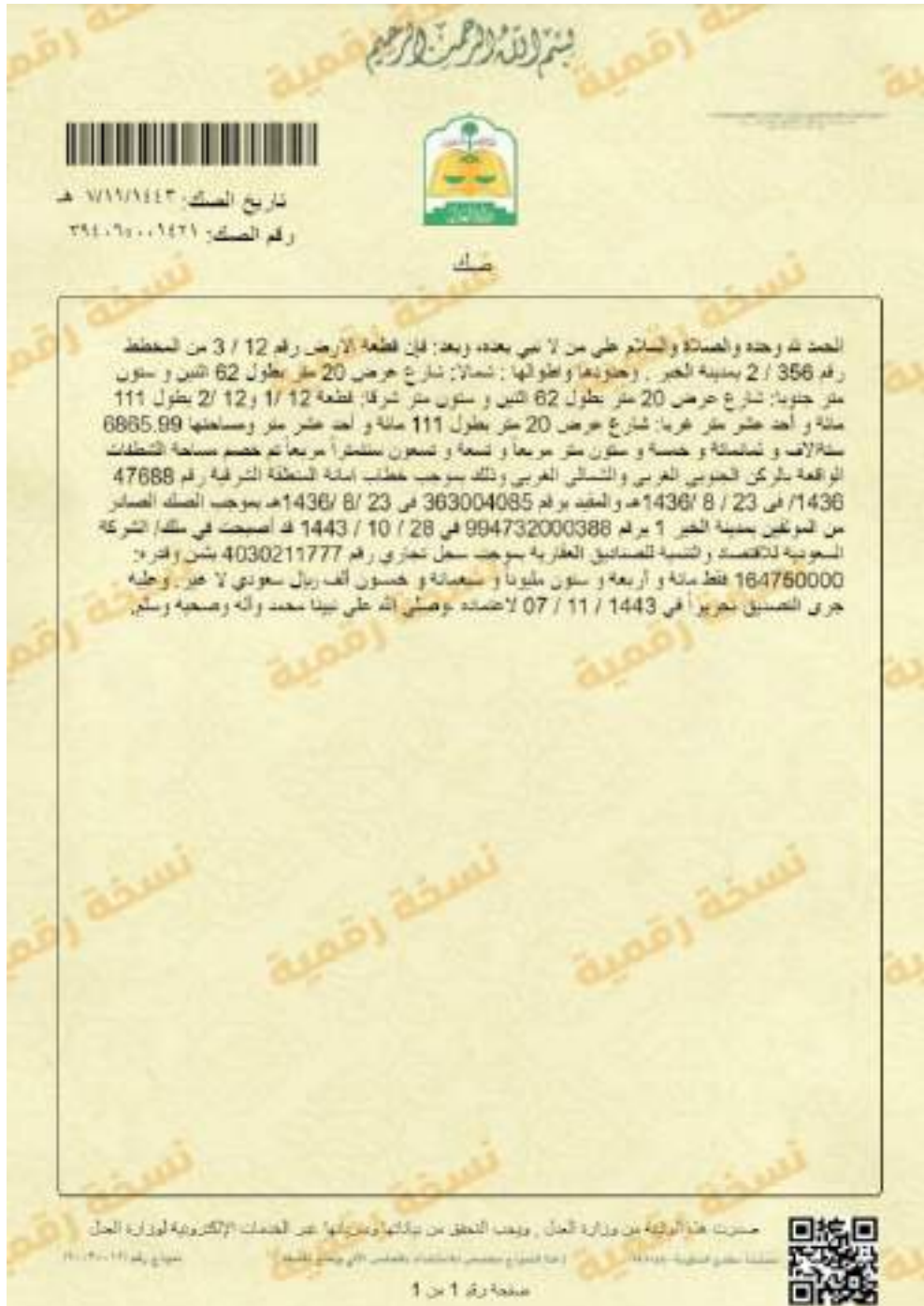


## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents



## 5.1 Documents

رقم الرخصة : ٤١٠٧١١٠٣٥٣  
تاريخ صورها : ١٤٤١/٠٧/٠١  
تاريخ انتهائها : ١٤٤١/٠٧/٠١  
نوع الرخصة : تجاري  
رقم الطلب : ٢٦٢٥٩٢  
نوع الإصدار : بناء جديد



المملكة العربية السعودية  
وزارة الشؤون البلدية والقروية  
أمانة المنطقة الشرقية  
بلدية محافظة الخبر  
رخص البناء الإلكترونية

اسم صاحب الرخصة : شركة أجدان للتطوير العقاري شركة الشخص الواحد

نوع الأثاث : سجل تجاري

رقم الأثاث : ٢٠٥١٠٣٣٦٤٢

تاريخه : ١٤٣٦/٠٩/١٤

رقم الصك : ٣٣٠٢٠٨٠٠٥٦٢١

بالمخطط : ٢/٣٥٦

رقم قطعة الأرض : ٣/١٢

تمت الموافقة بموجب خطاب الدفاع المدني رقم : ١٠٨٣٣٩

رقم شهادة تنسيق الكهرباء : ٢٠٣٠٠٣٥٥١

مصدره : كتيبة الغد بالخبر

بهي الكورنيش

تاريخ : ١٤٤١/٠٤/٠٦

تاريخ شهادة تنسيق الكهرباء : ١٤٤١/٠٦/٠٤

المعنى عبارة عن : مبنى تجاري مكون من (٢) مواقف سيارات + (٢) مواقف سيارات + (٢) وحدة تجارية + (٢) وحدة تجارية + (٢) وحدة تجارية + (٢) وحدة تجارية

الحدود و الأبعاد و الإرتدادات (للمتكرر) بالمتر					
الجهة	الحدود				
الشمال	شارع عرض ٢٠ متر				
الجنوب	شارع عرض ٢٠ متر				
الشرقي	قطعه ١/١٢ و قطعه ٢/١٢				
الغربي	شارع عرض ٢٠ متر				
مساحة الأرض : ٦٨٦٥.٩٩ م <sup>٢</sup>					
مكونات البناء	عدد الوحدات	الاستخدام	رقم الدور	عدد الأوتار	المساحة
القدح - تجاري	٠	مواقف	٠	٢	٦٧٤٨.٩
مدر أول - تجاري	٠	تجاري	١	١	٤٢٧.٥٥
مدر أخص - تجاري	٩	سكنيا	٠	٠	٣٤٩.٢٥
مدر أخص - تجاري	٣	معرض	٠	٠	١١٠.٣٥
مسور - تجاري	٠	تجاري	٠	٠	١١٥
المرافق - تجاري	٠	تجاري	٠	٠	٤٤٢
ملاحق نظرية	٠	خدمات	٢	٢	٢٢٢
مساحة البناء الكلي : ١٦٠٩٣.٤ م <sup>٢</sup> نسبة البناء : ٦٦ %					
المكتب الهندسي المصمم		المكتب الهندسي			
المكتب المشرف		شركة المهندسون الاستشاريون وشريكة			
مقاول رفع المخلفات		شركة عذيب للصيانة والخدمات			
<b>ملاحظات</b>					
تتخذ الإجراءات اللازمة لمعالجة الأجزاء الصاعدة للمبنى القائمة وعدم تركها دون تنطيط وكذلك الأسوار والحواط المطلة على الجدران حسب محضر اللجنة الفنية رقم ١٤٤٠/٣٨ يلزم مراجعة وكالة التعمير و المشاريع لاستخراج الرخصة الخاصة بتنفيذ الإرتدادات و المواقف و المرافق و الأرصفة					
الرسوم المستحقة على الرخصة :		٩٧٦٩٠.٠ ريال			
و تم سدادها بموجب الإيصال رقم :		١٢٩٦١٧٣٤٨٧			
بتاريخ :		٢٥/٠٢/٢٠٢٠			
<b>إحداثيات الموقع :</b>					
الشماليات : ٥٥٩٠٥٨٥			الشرقيات : ٣٠٣٤١٨١		
تنبيه :					
١- يلزم أن تكون الملاحق الطولية بالجزء الخلفي من المبنى					
٢- أي مخالفة لهذا الترخيص تطبق لائحة الغرامات و الجزاءات عن المخالفات البلدية الصادرة بقرار مجلس الوزراء رقم (٢١٨) في ١٤٢٩/٠٨/٠٦ هـ					
<b>رخصة إلكترونية</b>					

يجب الالتزام بتنفيذ العزل الحراري وفق قيم العزل الحراري المحددة بمخطط العزل الحراري يلزم تنفيذ العزل الحراري - عدم الاضرار بالمجاورين واستخدام مواد الخيش على الشدات للمحافظة على سلامة العازة وخصوصية المنازل المجاورة عدم فتح شفاطيك باتجاه الفتل السكنية بالملاحق.

## 5.1 Documents

16.1	Base Rent	The Base Rent per annum is as follows:		
		Initial Term		
		Lease Year (A)	Increment (B)	Annual Base Rent SAR/Sqm (C)
		1	/	5,760,000
		2	/	5,760,000
		3	/	5,760,000
		4	/	5,760,000
		5	/	5,760,000
		6	5% increase on rent paid in Year 5	6,048,000
		7	/	6,048,000
		8	/	6,048,000
		9	/	6,048,000
		10	/	6,048,000
		11	5% increase on rent paid in Year 10	6,350,400
		12	/	6,350,400
		13	/	6,350,400
		14	/	6,350,400
		15	/	6,350,400
		16	5% increase on rent paid in Year 15	6,667,920
		17	/	6,667,920
		18	/	6,667,920
		19	/	6,667,920
		20	/	6,667,920

### البند السادس: القيم الإيجارية للعين المؤجرة:

اتفق الطرفان على أن القيمة الإيجارية للعين المؤجرة موضوع هذا العقد مبلغ قدره 2,284,800 ريال سعودي (مليونان ومئتان وأربعة وثمانون ألفاً ومئتانين ريالاً سعودياً) عن كل سنة ميلادية واحدة شاملة رسوم الخدمات (10%) ورسوم التسويق (2.5%) وغير شاملة ضريبة القيمة المضافة. تسدد للمؤجر "الطرف الأول" من قبل المستأجر "الطرف الثاني" على النحو التالي:

1/6 دفعة نصف سنوية بمبلغ وقدره 1,142,400 ريال سعودي ( مليون ومائة وثمان وأربعون ألفاً وأربعمائة ريالاً سعودياً) لكل ستة أشهر مقدماً بحيث يتم سداد الدفعة الأولى من قبل الطرف الثاني للطرف الأول عند انتهاء فترة السماح المحددة في البند التاسع ووفقاً لجدول السداد (ملحق 2)

2/6 يدفع المستأجر قيمة الخدمات المستهلكة في العين المؤجرة مباشرة للجهات المقدمة للخدمة.

3/6 بدل استهلاك الخدمات المقدمة من المشروع تدفع حسب القواعد التي يحددها المؤجر.

ولتزم الطرف الثاني بسداد المبلغ خلال الأسبوع الأول من تاريخ استحقاق القيمة الإيجارية ومقابل الخدمات للطرف الأول في مقره أو عن طريق أحد متسوبيه المعتمدين بموجب سند مطبوع وموقع عليه من الطرف الأول أو من يتوب عنه.

## 5.1 Documents

### البند السادس: القيمة الإيجارية للعين المؤجرة:

- اتفق الطرفان على أن القيمة الإيجارية للعين المؤجرة موضوع هذا العقد مبلغ قدره 1,879,438 ريال سعودي (مليون وتسعمائة وتسعة وسبعون ألفاً وأربعمائة وثمانية وثلاثون ريالاً سعودياً) عن كل سنة ميلادية واحدة شاملة رسوم الخدمات (10%) ورسوم التسويق (2.5%) وغير شاملة ضريبة القيمة المضافة. تسدد للمؤجر "الطرف الأول" من قبل المستأجر "الطرف الثاني" على النحو التالي:
- 1/6 دفعة نصف سنوية بمبلغ وقدره 989,719 ريال سعودي (تسعمائة وتسعة وثمانون ألفاً وسبعمائة وتسعة عشر ريالاً سعودياً) لكل ستة أشهر مقدماً بحيث يتم سداد الدفعة الأولى من قبل الطرف الثاني للطرف الأول عند انتهاء فترة السماح المحددة في البند التاسع ووفقاً لتجدول السداد (ملحق 2)
- 2/6 يدفع المستأجر قيمة الخدمات المستهلكة في العين المؤجرة مباشرة للجهات المقدمة للخدمة.
- 3/6 بدل استهلاك الخدمات المقدمة من المشروع تدفع حسب القواعد التي يحددها المؤجر.
- ويلتزم الطرف الثاني بسداد المبلغ خلال الأسبوع الأول من تاريخ استحقاق القيمة الإيجارية ومقابل الخدمات للطرف الأول في مقره أو عن طريق أحد منسوبيه المعتمدين بموجب سند مخطوم وموقع عليه من الطرف الأول أو من ينوب عنه.

### البند السادس: القيمة الإيجارية للعين المؤجرة:

- اتفق الطرفان على أن القيمة الإيجارية للعين المؤجرة موضوع هذا العقد مبلغ قدره 1,741,600 ريال سعودي (مليون وسبعمائة وواحد وأربعون ألفاً وستمائة ريالاً سعودياً) عن كل سنة ميلادية واحدة شاملة رسوم الخدمات (10%) ورسوم التسويق (2.5%) وغير شاملة ضريبة القيمة المضافة. تسدد للمؤجر "الطرف الأول" من قبل المستأجر "الطرف الثاني" على النحو التالي:
- 1/5 دفعة نصف سنوية بمبلغ وقدره 870,800 ريال سعودي (ثمانمائة وسبعون ألفاً وثمانمائة ريالاً سعودياً) لكل ستة أشهر مقدماً بحيث يتم سداد الدفعة الأولى من قبل الطرف الثاني للطرف الأول عند انتهاء فترة السماح المحددة في البند التاسع ووفقاً لتجدول السداد (ملحق 2)
- 2/6 يدفع المستأجر قيمة الخدمات المستهلكة في العين المؤجرة مباشرة للجهات المقدمة للخدمة.
- 3/6 بدل استهلاك الخدمات المقدمة من المشروع تدفع حسب القواعد التي يحددها المؤجر.
- ويلتزم الطرف الثاني بسداد المبلغ خلال الأسبوع الأول من تاريخ استحقاق القيمة الإيجارية ومقابل الخدمات للطرف الأول في مقره أو عن طريق أحد منسوبيه المعتمدين بموجب سند مخطوم وموقع عليه من الطرف الأول أو من ينوب عنه.

## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenues	127,468,586	12,341,838	12,341,838	12,341,838	12,341,838	12,658,638	12,958,930	12,958,930	12,958,930	12,958,930	13,606,876
Vacancy - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation & Maintenance - 5.0%	(6,000,000.00)	(600,000.00)	(600,000.00)	(600,000.00)	(600,000.00)	(600,000.00)	(600,000.00)	(600,000.00)	(600,000.00)	(600,000.00)	(600,000.00)
Net income	121,468,586	11,741,838	11,741,838	11,741,838	11,741,838	12,058,638	12,358,930	12,358,930	12,358,930	12,358,930	13,006,876
Terminal value	167,830,663	0	0	0	0	0	0	0	0	0	167,830,663
Net cash flow	289,299,249.16	11,741,838.00	11,741,838.00	11,741,838.00	11,741,838.00	12,058,638.00	12,358,929.90	12,358,929.90	12,358,929.90	12,358,929.90	180,837,539.56
Discount rate	-	1.00	0.92	0.85	0.78	0.72	0.67	0.61	0.56	0.52	0.48
Net present value	166,423,615	11,741,838	10,821,971	9,974,166	9,192,780	8,701,203	8,219,250	7,575,345	6,981,885	6,434,917	86,780,260
KPI's	Total										
NPV at Discount Rate - 8.5%	166,423,615.33										



## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved

Thank you

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نحن لك سند  
We support you

## Extra center Valuation Report

Al Aziziyah District - Dammam

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Extra center	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/5wMm6HJS3M6xuZt4A">https://goo.gl/maps/5wMm6HJS3M6xuZt4A</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	15/07/2023
	Inspection date	23/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value  Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value	Current Use/Existing Use  International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."



# 1 | Executive Summary

## Salient fact and assumptions and IVS 2022 and regulatory compliance

Report	Reference Number	230690267	Report type	Detailed report
	Report date	10/08/2023	Report version	Final
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		


# 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations	-	
	Limits on analysis	-	
	Limits on inspection	-	
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	51,204,000 SAR	
	Written	Only fifty-one million two hundred four thousand Saudi riyals
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Hassan Habib Al Salman	BELAL RAMADAN ELSAYAD	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210000395	1220003054	1220001954	1210000934
	Fellow	Associate	Associate	Fellow
Rea Estate Sector				

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

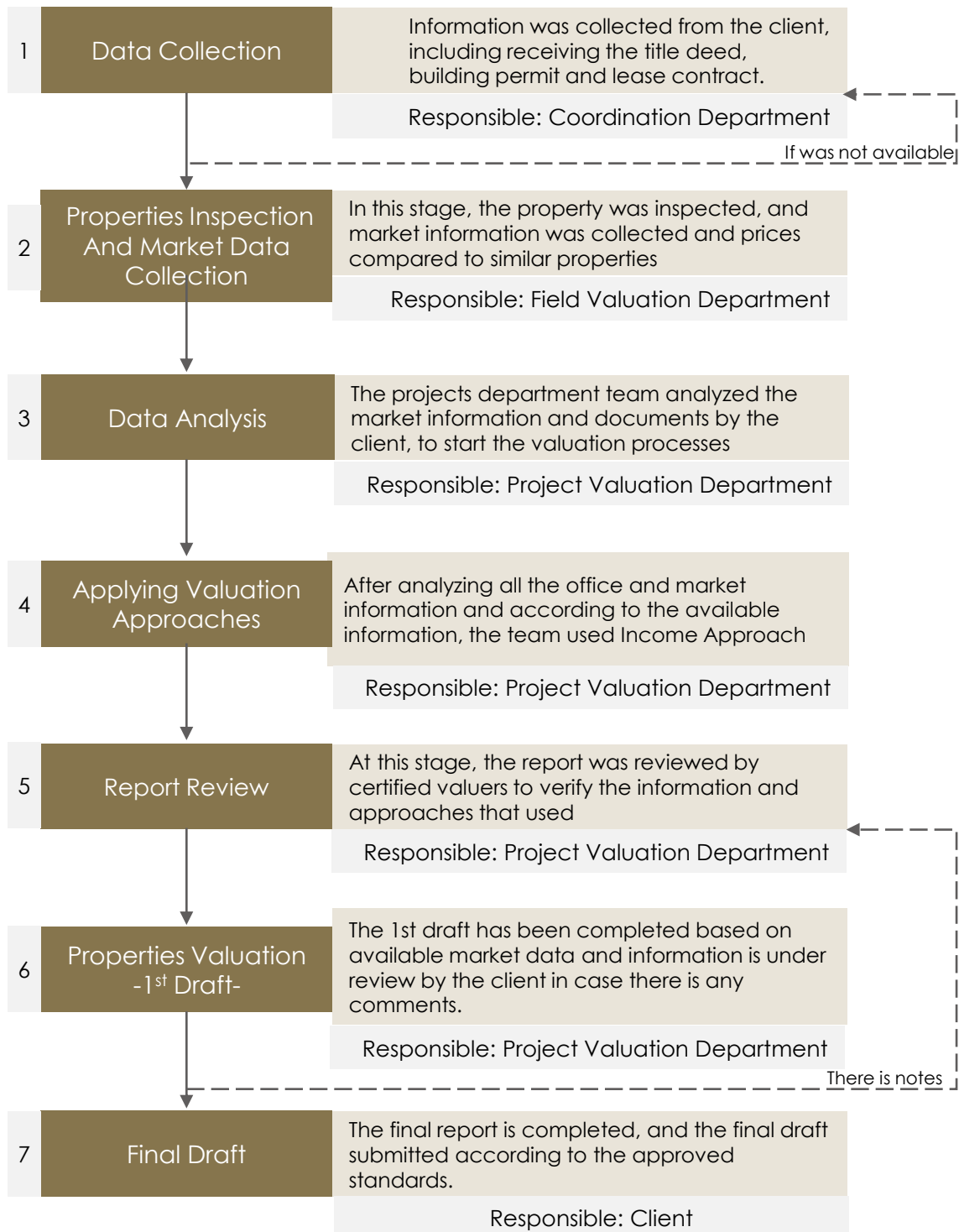


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards ("IVS") (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

About Dammam	<p>Dammam is located in the eastern part of the Kingdom of Saudi Arabia, specifically on the coast of the Arabian Gulf. It is the main port in the eastern region. It is considered a residential and commercial center and includes the administrative bodies of the region.</p>
--------------	---



#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
Dammam Corniche	2.4 km	King Fahd Airport	41.3 km
First Industrial City	12.1 km	King Abdulaziz port	16.2 km

### 3.1 Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property is located is bounded by Khaleej Road is followed by AL Jawhrah district to the north. Southbound runs King Abdul Azizi Road. East side the property area is bounded by Al Zuhur district, while to the west is followed by Prince Naif Road.
Description of the district	Located in the east of Dammam city and is characterized by its geographical location, where it is bordered by major streets and roads, most notably Khaleej Road.
Accessibility	The area is easily accessible through several roads, the most important of which is Khaleej Road, which is near to the property.



Property location



### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company for Real Estate Funds
Title deed number	393759000192 393759000193 393759000194	Title deed date	16 / 09 / 1443 H 17 / 09 / 1443 H
building permit Number	429/ 10094	building permit Date	01 / 03 / 1429 H

Property Information (Based on title deed)			
Province	The Eastern Province	City	Dammam
District	Al Aziziyah	Street	Khaleej Road
No. of Plot	12 + 13 Block 13 14 + 15 + 16 Block 3	No. of Plan	418 / 1
Property Type	Extra Center	Notes	-

26.459763° N 50.078691° E

<https://goo.gl/maps/5wMm6HJS3M6xuZt4A>

Asset	Land area	BUA	GFA
Property specifications	8,258.25 m <sup>2</sup>	- m <sup>2</sup>	-
Notes		-	



Satellite photo shows subject property location

### 3.3 | Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	150.06	Street	Commerial	60	1
South	181.31	Street	Internal	20	2
East	58.66	Street	Internal	20	3
West	50	Path	Internal	8	4

Property specifications	
Structure	BUA 4,404 m <sup>2</sup> Height (floors) Ground floor + Mezzanine Age 13 years Num. of buildings 1 Finishing Good Facilities Fire extinguishing system / conditioning Use Commercial
Zoning	Maximum footprint 50% Maximum height 40 m Notes -

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is Khaleej Road, which facilitates access to the subject property.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>The General Authority of ports announced the start of the project to develop and operate two container terminals at King Abdulaziz port in Dammam; with an investment value exceeding 7 billion riyals.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>Availability of property offers in the surrounding area of subject property.</li> </ul>



## Part 4

# Valuation

4.1 Valuation Approaches

4.2 Valuation Analysis

4.3 Opinion of Value

4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p><i>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</i></p> <p><i>The market approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</i></p> <p><i>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</i></p> <p><i>(c) there are frequent and/or recent observable transactions in substantially similar assets."</i></p>
Income Approach	<p><i>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</i></p> <p><i>The income approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</i></p> <p><i>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</i></p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as <i>"replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset"</i>.</p>
Residual Method	<p><i>"The residual method is so called because it indicates the residual amount</i></p> <p><i>after deducting all known or anticipated costs required to complete the</i></p> <p><i>development from the anticipated value of the project when completed after</i></p> <p><i>consideration of the risks associated with completion of the project.</i></p> <p><i>This is known as the residual value."</i></p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method



## 4.2 Valuation Analysis

### 4.2.1 Income Approach Discounted Cash Flow Method

- Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as "Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset".

Discounted Cash Flow Method	
Extra center area (m2)	4,404.00
Rental value per square meter (SAR)	859.58
Actual Gross Income	3,785,600

#### 4.2.1.1 Contractual lease data

- We were provided with the lease contract for the subject property by the client according to the following data:
  - Tenant: United Electronics Company.
  - Contract start date: 01 July 2022
  - Contract expiry date : 30 June 2033

Income	Value
Total revenue	3,785,600
Vacancies 0%	0
maintenance and operation 0%	0
net operating income	3,785,600

- The subject property is leased to the above tenant for a total of 11 years starting July 1<sup>st</sup>, 2022. the lease contract ends on June 30<sup>th</sup>,2033. Remaining contractual period at the date of valuation is Almost 10 years

## 4.2 Valuation Analysis

### 4.2.1 Income Approach

#### 4.2.1.2 (Assumed Market Income) - Showrooms

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparable contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Showrooms					
Property ID	Type	Transaction Year	Rental value	Area	Rental value/m <sup>2</sup>
Property 1	Contract	2023	SAR 487,800	600 m <sup>2</sup>	SAR 813
Property 2	Contract	2023	SAR 800,000	945 m <sup>2</sup>	SAR 846
Property 3	Contract	2023	SAR 650,000	670 m <sup>2</sup>	SAR 970



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach

#### 4.2.1.2 (Assumed Market Income) - Showrooms

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		25/6/2023		25/6/2023		25/6/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 813		SAR/m <sup>2</sup> 846		SAR/m <sup>2</sup> 970	
Transaction Type		Asking Price Offer	% 5.0-	Asking Price Offer	% 5.0-	Asking Price Offer	% 5.0-
Market Conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		40.65-		42.3-		48.5-	
Value per square meter		SAR/m <sup>2</sup> 772		SAR/m <sup>2</sup> 804		SAR/m <sup>2</sup> 922	
Accessibility	Very Easy	Easy	% 5.0	Very Easy	% 0.0	Very Easy	% 0.0
Location	Excellent	Good	% 10.0	Excellent	% 0.0	Excellent	% 0.0
Finishing level	Very Good	Very Good	% 0.0	Very Good	% 0.0	Very Good	% 0.0
Availability of parking	Available	Available	% 0.0	Available	% 0.0	Available	% 0.0
Proximity to main roads	Very Near	Very Near	% 0.0	Very Near	% 0.0	Very Near	% 0.0
Area( m <sup>2</sup> )	4,404.00	600	% 8.0-	945	% 4.5-	670	% 7.0-
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 54	% 7.0	SAR/m <sup>2</sup> 36-	% 4.5-	SAR/m <sup>2</sup> 65-	% 7.0-
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 826		SAR/m <sup>2</sup> 768		SAR/m <sup>2</sup> 857	
Weighting	-	% 30		% 40		% 30	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 810					

Weighted average of the three comparables is calculated to arrive at average value per square meter for Commercial use. Largest weight is awarded to comparable (2) as it carry more similarities to the subject property.

Built up area (m <sup>2</sup> )	4,404.00
Adjusted value (SAR/m <sup>2</sup> )	810
Property Income annually (SAR)	3,567,240.00

## 4.2 Valuation Analysis

### 4.2.1 Income Approach

#### 4.2.1.3 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

- Average square meter rent for Showrooms : 810 SR / year

Element	Actual income data	Market data	The difference	
			SAR	%
Average income for center annually	3,785,600.00	3,567,240.00	218,360.00	5.77%
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
The result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all Opex and vacancy costs. Therefore, we have used contractual income as input in our valuation.			

## 4.2 Valuation Analysis

### 4.2.1 Income Approach

#### 4.2.1.4 Assumptions

##### Project assumptions

Duration

years 10

Caprate analysis							
name of the property/fund	property	city	sector	property value	net income	Rate of Return	Year
Mukha RST Fund	West Avenue Mall	Dammam	Commercial	SAR 304,225,000.00	SAR 22,559,000.00	% 7.42	2022
Al Rajhi RST	Blue tower	Al Hofuf	Commercial / office	SAR 100,849,325.44	SAR 9,208,965.16	% 9.1	2022
Al Rajhi RST	#Jawad Al Khaleej school	Dammam	Educational	SAR 151,264,985.16	SAR 14,142,339.28	% 9.3	2022

- Cap Rate set at 8.00% based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 9.00% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Platform Data</a>
Property Risk	2.30%	Valuer's estimate of the market
Discount rate	9.00%	

#### 4.2.1.5 Valuation Result

Income Approach Valuation Result	
Cap rate	8.00%
Discount rate	9.00%
<b>Income approach value (SAR)</b>	<b>SAR 51,204,184.64</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	51,204,000 SAR
Written	Only fifty-one million two hundred four thousand Saudi riyals
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards







# 5.1 Documents

مكتب الأوساط العقارية المتخصصة والتقييم العامة  
 517-0031 - 517-0032 - 517-0033  
 رقم الهاتف: 517-0031 - رقم الفاكس: 517-0032  
 517-0033  
 517-0031 - 517-0032 - 517-0033  
 517-0031 - 517-0032 - 517-0033



التاريخ: 14/07/2018  
 رقم: 09050  
 رقم: 2018/1/1

1-202

مكتب الأوساط العقارية المتخصصة والتقييم العامة  
 رقم الهاتف: 517-0031 - رقم الفاكس: 517-0032  
 517-0033

مكتب الأوساط العقارية المتخصصة والتقييم العامة  
 رقم الهاتف: 517-0031 - رقم الفاكس: 517-0032  
 517-0033

- مكتب الأوساط العقارية المتخصصة والتقييم العامة
- رقم الهاتف: 517-0031 - رقم الفاكس: 517-0032
- 517-0033

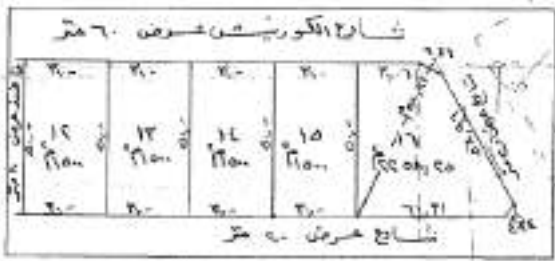
مكتب الأوساط العقارية المتخصصة والتقييم العامة  
 رقم الهاتف: 517-0031 - رقم الفاكس: 517-0032  
 517-0033

مكتب الأوساط العقارية المتخصصة والتقييم العامة  
 رقم الهاتف: 517-0031 - رقم الفاكس: 517-0032  
 517-0033

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 517-0033

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 517-0033



مكتب الأوساط العقارية المتخصصة والتقييم العامة  
 رقم الهاتف: 517-0031 - رقم الفاكس: 517-0032  
 517-0033



## 5.2 | Cash flow analysis

Cash Flow Analysis	Total	1 year	2 year	3 year	4 year	5 year	6 year	7 year	8 year	9 year	10 year
Gross Revenue	40,655,042	3,785,600	3,937,024	3,937,024	3,937,024	4,094,505	4,094,505	4,094,505	4,258,285	4,258,285	4,258,285
Vacancies - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation and Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net operating income	40,655,042	3,785,600	3,937,024	3,937,024	3,937,024	4,094,505	4,094,505	4,094,505	4,258,285	4,258,285	4,258,285
Terminal value	-	0	0	0	0	0	0	0	0	0	53,228,563
Net cash flows	40,655,042.00	3,785,600.00	3,937,024.00	3,937,024.00	3,937,024.00	4,094,505.00	4,094,505.00	4,094,505.00	4,258,285.00	4,258,285.00	57,486,847.50
discount rate	-	1.00	0.91	0.83	0.76	0.70	0.64	0.58	0.53	0.48	0.44
Net present value	51,204,185	3,785,600	3,595,456	3,283,521	2,998,649	2,848,032	2,600,943	2,375,290	2,255,983	2,060,259	25,400,451

KPI's	Total
Present value	51,204,184.64

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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**ESNAD**  
Real Estate Valuation



**إسناد**  
للتقييم العقاري

# Hyper Panda Valuation Report

Al Rayan District - Dammam

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Hyper Panda Al Rayan	Interest to be valued	Assumed freehold interest
	Location	<a href="https://goo.gl/maps/ZMmsH7aYmr6kPYRQA">https://goo.gl/maps/ZMmsH7aYmr6kPYRQA</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	15/07/2023
	Inspection date	23/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value	Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value
		International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."		

# 1 | Executive Summary

## Salient fact and assumptions and IVS 2022 and regulatory compliance

Report	Reference Number	230690268	Report type	Detailed report
	Report date	10/08/2023	Report version	FINAL
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		


## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations	-	
	Limits on analysis	-	
	Limits on inspection	-	
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are: <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	It has been assumed that the property is free from any obstacles, regulatory or property restrictions that limit the possibility of disposing of the property or using it, and the opinion of value is based on this assumption.

## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance		
Opinion of Value	69,880,000	
	Written	Only sixty-nine million eight hundred eighty thousand SAR
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Hassan Habib Al Salman	BELAL RAMADAN ELSAYAD	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210000395	1220003054	1220001954	1210000934
	Fellow	Associate	Associate	Fellow
	Rea Estate Sector			

Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -	
Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	



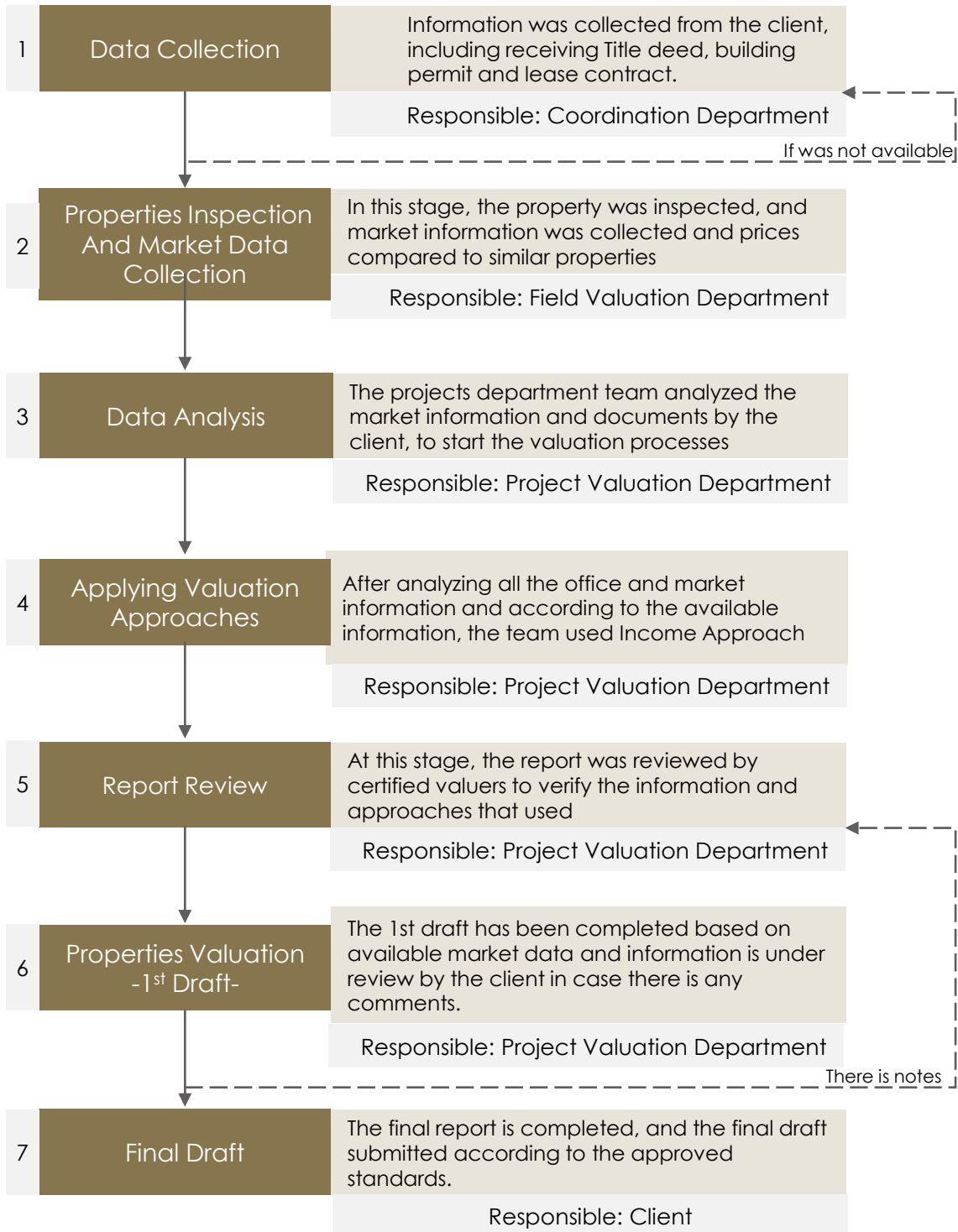
## Part 2

# Reporting Methodology



## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

<p>About Dammam</p>	<p>Dammam is located in the eastern part of the Kingdom of Saudi Arabia, specifically on the coast of the Arabian Gulf. It is the main port in the eastern region. It is considered a residential and commercial center and includes the administrative bodies of the region.</p>
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#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Fahd Airport	38.4 km	King Abdul Aziz Port	13.5 km
Dammam Corniche	12.9 km	Life Park (King Fahd Park)	5.5 km

### 3.1 Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property located is bounded by Al Etisalat district to the north ,and on the south side is bounded by Al Imam Ali Ibn Abi Talib Street is followed by Al Jamiyin district, East side the property area is bounded by Othman Ibn Affan Street is followed by Al Muraikabat district, while to the west is Prince Nayef Bin Abdulaziz Road is followed by Al Rawdah district.
Accessibility	The area is easily accessible through several roads, the most important of which is Al Imam Ali Ibn Abi Talib Street which overlooks the subject property.



Satellite photo shows property location

### 3.2 Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company for Real Estate Funds
Title deed number	530105021904	Title deed date	02/07/1440 H
building permit Number	10286	building permit Date	05/04/1433 H

Property Information (Based on title deed)			
Province	The Eastern Province	City	Dammam
District	Al Rayan	Street	Al Imam Ali Ibn Abi Talib
No. of Plot	From 119 to 136 Block no 7	No. of Plan	ش.د / 832
Property Type	Commercial building	Notes	The property is mortgaged to Al Rajhi Banking Investment company

26.402378° N 50.099781° E

<https://goo.gl/maps/moa8zqGN5ZyVsPU5A>

Asset	Land area	BUA	GFA
Property specifications	18,144.8 m <sup>2</sup>	9,800 m <sup>2</sup>	-
Notes		-	



Satellite photo shows subject property location

### 3.3 | Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	225	Al Mrooj Street	Internal	18	3
South	229.55	Al Imam Ali Ibn Abi Talib Street	Internal	30	1
East	80	Unnamed Street	Internal	8	4
West	80.14	Unnamed Street	Commercial	20	2

Property specifications	
Structure	<p>BUA 9,800 m<sup>2</sup></p> <p>Height (floors) 1</p> <p>Age 19 years</p> <p>Num. of buildings 1</p> <p>Finishing Good</p> <p>Facilities Fire extinguishing system / conditioning</p> <p>Use Commercial</p>
Zoning	<p>Maximum footprint 60%</p> <p>Maximum height 2 floors</p>
Notes	<ul style="list-style-type: none"> <li>The subject property comprises a big-box single-storey retail unit.</li> </ul>

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos





### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is Al Imam Ali Ibn Abi Talib Street , which facilitates access to the subject property.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>The General Authority of ports announced the start of the project to develop and operate two container terminals at King Abdul Aziz port in Dammam; with an investment value exceeding 7 billion riyals.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The availability of multiple alternatives in the market, which affects supply and demand .</li> </ul>



## Part 4

# Valuation

- 4.1 Valuation Approaches
- 4.2 Valuation Analysis
- 4.3 Opinion of Value
- 4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p><i>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</i></p> <p><i>The market approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</i></p> <p><i>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</i></p> <p><i>(c) there are frequent and/or recent observable transactions in substantially similar assets."</i></p>
Income Approach	<p><i>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</i></p> <p><i>The income approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</i></p> <p><i>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</i></p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as <i>"replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset"</i>.</p>
Residual Method	<p><i>"The residual method is so called because it indicates the residual amount</i></p> <p><i>after deducting all known or anticipated costs required to complete the</i></p> <p><i>development from the anticipated value of the project when completed after</i></p> <p><i>consideration of the risks associated with completion of the project.</i></p> <p><i>This is known as the residual value."</i></p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as “Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset”.

#### ٤,٢,١,١ Contractual lease data

We were provided with the lease contract for the subject property by the client according to the following data:

- Tenant: Panda Retail Company.
- Contract start date: 01/01/2022
- Contract expiry date : 31/12/2029
- The subject property is leased to the above tenant for a total of 8 years starting 01/01/2022. the lease contract ends on 31/12/2029. Remaining contractual period at the date of valuation is 6.5 years

Income	Value
Total revenue / year	5,228,170
Vacancies 0%	0
Maintenance and operation 0%	0
Net operating income	5,228,170

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.2 Property Income- Assumed Market Income - Showrooms

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Showrooms

Property ID	Type	Transaction Year	Rental value	Area	Rental value/m <sup>2</sup>
Property 1	Contract	2023	SAR 487,800	600 m <sup>2</sup>	SAR 813
Property 2	Contract	2023	SAR 800,000	945 m <sup>2</sup>	SAR 846
Property 3	Contract	2023	SAR 650,000	670 m <sup>2</sup>	SAR 970



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Showrooms Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		25/6/2023		25/6/2023		25/6/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 813		SAR/m <sup>2</sup> 846		SAR/m <sup>2</sup> 970	
Transaction Type		Asking Price Offer	% 5.0-	Asking Price Offer	% 5.0-	Asking Price Offer	% 5.0-
Market Conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		40.65-		42.3-		48.5-	
Value per square meter		SAR/m <sup>2</sup> 772		SAR/m <sup>2</sup> 804		SAR/m <sup>2</sup> 922	
Accessibility	Easy	Easy	% 0.0	Easy	% 0.0	Easy	% 0.0
Location	Good	Good	% 0.0	Excellent	% 10.0-	Excellent	% 10.0-
Finishing level	Very Good	Very Good	% 0.0	Very Good	% 0.0	Very Good	% 0.0
Availability of parking	Available	Available	% 0.0	Available	% 0.0	Available	% 0.0
Proximity to main roads	Very Near	Very Near	% 0.0	Very Near	% 0.0	Very Near	% 0.0
Area( m <sup>2</sup> )	9,800.00	600	% 26.8-	945	% 16.4-	670	% 23.8-
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 207-	% 26.8-	SAR/m <sup>2</sup> 212-	% 26.4-	SAR/m <sup>2</sup> 312-	% 33.8-
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 565		SAR/m <sup>2</sup> 592		SAR/m <sup>2</sup> 610	
Weighting	-	% 40		% 50		% 10	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 580					

Weighted average of the three comparables is calculated to arrive at average value/m<sup>2</sup> for showrooms. Largest weight is awarded to comparable (2) as it carry more similarities to the subject property.

Built up area (m <sup>2</sup> )	9,800.00
Adjusted value (SAR/m <sup>2</sup> )	580
Property Income annually (SAR)	5,684,000.00

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.3 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

Element	Actual income data	Market data	The difference	
			SAR	%
Rental value of the property (SAR)	5,228,170	5,684,000.00	(455,830)	(8.72%)
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
The result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all Opex and vacancy costs. Therefore, we have used contractual income as input in our valuation.			



## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.4 Assumptions

- The income stated in the contract was counted on until its expiry, the term of which is 6 years.
- The total rental value is expected to increase by 5 % after the expiration of the contract term.

Project Assumptions	
Project period	10 years

Cap rate analysis							
Name of the property/fund	property	city	sector	property value	net income	Rate of Return	Year
Mukha RST Fund	West Avenue Mall	Dammam	Commercial	SAR 304,225,000.00	SAR 22,539,000.00	7.42	2022
Al Right RST	9 Us tower	Al Hufuf	Commercial / office	SAR 100,845,325.44	SAR 9,208,965.16	9.1	2022
Al Right RST	#Juwaid Al Khaleej school	Dammam	Educational	SAR 151,264,988.36	SAR 14,142,339.28	9.3	2022

- Cap Rate set at 8.00% based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 9.50% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Platform Data</a>
Property Risk	2.55%	Valuer's estimate of the market
Discount rate	9.25%	

#### 4.2.1.5 Valuation Result

Income Approach Valuation Result	
Cap rate	8.00%
Discount rate	8.50%
<b>Income approach value (SAR)</b>	<b>SAR 69,880,156.11</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	69,880,000
Written	Only sixty-nine million eight hundred eighty thousand SAR
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards



## 5.1 Documents

إدارة التسجيل والوثائق  
المملكة العربية السعودية  
وزارة الشؤون البلدية والقروية  
أمانة مدينة الدمام  
وحدة إنشاء بناء

عزقة عبد القادر السعيد واولاده  
مصدرها

رقم الوحدة: ٢١٠٢٨٦  
تاريخها: ٢٢/٠٤/٠٥  
ملاحتها: ثلاثة شوارع  
توزيعها: إنشاء جديد

رقم القطعة: ٠٠١٢٩  
المحافظة: الدمام  
ش. ب. ٨٣٢  
بلدية مدينة العمال  
تعددية الارض:

رقم القطعة	رقم الملك	رمز الاستخدام	رقم مستند التملك	نوع مستند التملك	تاريخها
٠٠١٢٩	٠٠٠٠٠	(س. ١١)	١/٣٦/٢٢٧٨	ضمت	٢٢/٠٤/٢٧
٠٠١٣٠	٠٠٠٠٠	(س. ١١)	١/٣٦/٢٢٧٨	ضمت	٢٢/٠٤/٢٧
٠٠١٣١	٠٠٠٠٠	(س. ١١)	١/٣٦/٢٢٧٨	ضمت	٢٢/٠٤/٢٧
٠٠١٣٢	٠٠٠٠٠	(س. ١١)	١/٣٦/٢٢٧٨	ضمت	٢٢/٠٤/٢٧
٠٠١٣٣	٠٠٠٠٠	(س. ١١)	١/٣٦/٢٢٧٨	ضمت	٢٢/٠٤/٢٧
٠٠١٣٤	٠٠٠٠٠	(س. ١١)	١/٣٦/٢٢٧٨	ضمت	٢٢/٠٤/٢٧
٠٠١٣٥	٠٠٠٠٠	(س. ١١)	١/٣٦/٢٢٧٨	ضمت	٢٢/٠٤/٢٧
٠٠١٣٦	٠٠٠٠٠	(س. ١١)	١/٣٦/٢٢٧٨	ضمت	٢٢/٠٤/٢٧
٠٠١٣٧	٠٠٠٠٠	(س. ١١)	١/٣٦/٢٢٧٨	ضمت	٢٢/٠٤/٢٧

المساحة الكلية: ١٨١٤٤,٨٠ متر مربع  
شعيرة البنك:

الجهة	شمال / شرق	شمال / غرب	جنوب / شرق	جنوب / غرب
المنطقة			٦,٠٠ * ٤,٠٠	
العمق	شارع ٣,٠٠ م	شارع ٣,٠٠ م	شارع ٢١٩,٥٥ م	شارع ٢١٩,٥٥ م
العرض	شارع ٤,٠٠ م	شارع ٤,٠٠ م	شارع ٤,٠٠ م	شارع ٤,٠٠ م

مكونات البناء:

الوصف	حد الترخيص	المساحة	الاستخدام
*****			

اسماء المالكين: معارض شمويه  
مادة البناء: ميثان خرساني  
الغلاف الخارجي: موزة اونتر، وتسمى عليها هذا الترخيص  
مكتب التصميم: القطري  
المكتب المشرف: القطري  
بيانات الرسم: خطة رسوم  
تبادل المصارف: 3/3/٤3  
تاريخها:

ملاحظات هذه الخطة: ان كانت بالعموم الا ان المساحة من هذه الخطة

مدير ادارة الشؤون التسجيلية: م. النجدي  
م. النجدي  
م. النجدي

## 5.1 Documents



العقد التجاري غير الموحد  
Un-unified Commercial Contract  
غير الموحد التجاري



لا يعتبر هذا العقد سجلًا تجاريًا

بيانات العقد		Contract Data	
رقم سجل العقد	288049548991 F 3	نوع العقد	جديد
تاريخ إبرام العقد	2022-12-09	محل إبرام العقد	القطام
تاريخ بداية مدة الإيجار	2022-01-01	تاريخ نهاية مدة الإيجار	2026-12-31
تاريخ ونسبة دفع رسوم العقد	الدفع عن طريق رصيد الوسيطة العقاري	هل العقد مشروط	لا

تتولى مدة الإيجار مع انتهاء مدة العقد. وإذا رغب الطرفان بالتجديد، فالتجديد يكون لمدة عام جديد يوافق عليه الطرفان.

بيانات المؤجر		Lessor Data	
نوع المنظمة	التجارية	الشركة المسجولة	الشركة المسجولة
رقم السجل التجاري	033211772	CR No.	9301902688
جهة الإصدار	وزارة التجارة	Issued by	2011-04-26

بيانات ممثل المؤجر		Lessor Representative Data	
الاسم:	عبدالله بن محمد بن يوسف شكري	Name	
الجنسية:	المملكة العربية السعودية	Nationality	
نوع الوثيقة:	هوية وطنية	ID Type	1943813938
رقم الوثيقة:	4964560892882	Mobile No.	966500000000
العنوان الوطني:		National Address	
رقم سند العمل Number:	نوع السند	تاريخ الصلاحية Expiry Date:	تاريخ الإصدار Issue Date:
431934496	وثيقة شريعية إلكترونية	2024-05-17	2021-10-11

بيانات المستأجر		Tenant Data	
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## 5.1 Documents

Company name/Founder	شركة بنده للتجارة	اسم الشركة/المؤسسة:	Organization Type	التجارة	نوع المنظمة:
Unified Number	7999363213	الرقم الموحد	CR No.	4030223974	رقم السجل التجاري
CR Date	2012-02-21	التاريخ المبدل التجاري	Issued by	-	جهة الإصدار

### ٥ بيانات ممثل المستأجر

Name	فؤاد وشاد فؤاد رضا	الاسم			
Nationality	المملكة العربية السعودية	الجنسية			
ID No.	102891109	رقم الهوية	ID Type	هوية وطنية	نوع الهوية
Email	FFada@panda.com.sa	البريد الإلكتروني	Mobile No.	+966556662677	رقم الهاتف
National Address	العنوان الوطني:				
رقم سند العقار	نوع السند	تاريخ الصاري	تاريخ انتهاء	رقم سند العقار	Number
423906913	وثيقة شرعية إقليمية	2021-07-07	2026-05-10		

### ٦ بيانات المؤسسة العقارية والوسيط

Brokerage Entity Name	مؤسسة نعمة نعمة العقارية	اسم منشأة الوساطة العقارية:			
Brokerage Entity Address	عنوان منشأة الوساطة العقارية:				
Landline No.	رقم الهاتف	CR No.	4030457100	رقم السجل التجاري	
Fax No.	رقم الفاكس				
Broker Name	علي حازم بن علي الصقر	الممثل التجاري للمنشأة:			
Nationality	المملكة العربية السعودية	الجنسية			
ID No.	1104580007	رقم الهوية	ID Type	الهوية الوطنية	نوع الهوية
Email	a.saw@sterlink.sa	البريد الإلكتروني	Mobile No.	+966544577809	رقم الهاتف

### ٧ بيانات سجلات الملك

Issuer	-	جهة الإصدار	Title Deed No.	530105021904	رقم السند:
Place of Issue	-	مكان الإصدار	Issue Date	2018-10-16	تاريخ الإصدار:

### ٨ بيانات العقار

National Address	المنعرج علي بن أبي طالب، 30256، 3000				العنوان الوطني:
Property Usage	تجاري	نوع استخدام العقار	Property Type	مجمع تجاري مغلق (المول)	نوع ملك العقار
Number of Units	50	عدد الوحدات	Number of Floors	1	عدد الطوابق
Number of Parking Lots	-	عدد المواقف	Number of Elevators	-	عدد المصاعد

### ٩ بيانات الوحدات الإيجارية

Unit Type	مجمع تجاري مغلق (المول)	نوع الوحدة:
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## 5.1 Documents

Gas Annual Amount:	-	الجزء السنوية للغاز:	Electricity Annual Amount:	-	الجزء السنوية للكهرباء:
			Water Annual Amount:	-	الجزء السنوية للمياه:
General Services Included:	-	والتي تشمل على:	General Services Amount:	0.0	الجزء السنوية للخدمات العامة (بما في ذلك ضمن القيمة الإيجارية لعقد الإيجار)
Number of Rent Payments:	14	عدد دفعات الإيجار:	Rent payment cycle:	أشهر سنوي	دورة سداد الإيجار:
VAT on rental value:	6470176.50	مبلغ قيمة القيمة المضافة على القيمة الإيجارية:	First rental payment (includes deposit):	3006197.00	دفعة الإيجار الأولى (تشمل المهور)
		رقم الهوية أو التسجيل ID/CR Number:	نوع الهوية ID Type:	الرقم الضريبي Vat number:	الرقم المخصص No.:
		4030211777	رقم التسجيل	310229710500003	1
			Annual Rent:	5228170.00	القيمة السنوية للإيجار:
Total Contract value:	69604584.50				إجمالي قيمة العقد:
<p>يشمل: القيمة الإيجارية، وسداد المهور، ومبلغ قيمة القيمة المضافة (إن وجدت) وقيمة الخدمات العامة، والعمد السنوية (إن لاقى والكهرباء والمياه) والضرائب المتحقة (إن وجدت كما هو الحال).</p>					
Approved payment methods:		الدفع عن طريق الوسيط العقاري المأجور أو الدفع الإلكتروني من خلال قنوات الدفع المتاحة			طرق الدفع المعتمدة:

### 14 جدول سداد الدفعات Best Payments Schedule

رقم الدفع (No.)	تاريخ الدفع (Payment Date)	تاريخ السداد (Due Date)	تاريخ العقد (Contract Date)	إجمالي القيمة (Total value)	القيمة للخدمات (Services)	قيمة القيمة المضافة (VAT)	القيمة الإيجارية (Rent value)	رقم الدفع (No.)
1	1446-06-18	1446-06-08	2023-01-01	3006197.00	0.00	392112.75	2614885.00	1
2	1446-12-03	1446-12-13	2023-05-01	3006197.00	0.00	392112.75	2614885.00	2
3	1446-06-29	1446-06-19	2024-01-01	3006197.00	0.00	392112.75	2614885.00	3
4	1446-01-05	1446-12-25	2024-05-01	3006197.00	0.00	392112.75	2614885.00	4
5	1446-07-11	1446-07-01	2025-01-01	3156793.00	0.00	411793.00	2745000.00	5
6	1447-01-16	1447-01-06	2025-07-01	3156793.00	0.00	411793.00	2745000.00	6
7	1447-07-22	1447-07-12	2026-01-01	3156793.00	0.00	411793.00	2745000.00	7
8	1448-01-26	1448-01-16	2026-07-01	3156793.00	0.00	411793.00	2745000.00	8
9	1448-06-03	1448-07-23	2027-01-01	3156793.00	0.00	411793.00	2745000.00	9
10	1449-02-07	1449-01-26	2027-07-01	3156793.00	0.00	411793.00	2745000.00	10
11	1449-08-14	1449-08-04	2028-01-01	3156793.00	0.00	411793.00	2745000.00	11
12	1450-02-18	1450-02-08	2028-07-01	3156793.00	0.00	411793.00	2745000.00	12
13	1450-08-24	1450-08-14	2029-01-01	3156793.00	0.00	411793.00	2745000.00	13
14	1451-02-29	1451-02-19	2029-07-01	3156793.00	0.00	411793.00	2745000.00	14



## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenues	55,736,170	5,228,170	5,490,000	5,490,000	5,490,000	5,490,000	5,490,000	5,764,500	5,764,500	5,764,500	5,764,500
Vacancy - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation & Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net income	55,736,170	5,228,170	5,490,000	5,490,000	5,490,000	5,490,000	5,490,000	5,764,500	5,764,500	5,764,500	5,764,500
Terminal value	72,056,250	0	0	0	0	0	0	0	0	0	72,056,250
Net cash flow	127,792,420.00	5,228,170.00	5,490,000.00	5,490,000.00	5,490,000.00	5,490,000.00	5,490,000.00	5,764,500.00	5,764,500.00	5,764,500.00	77,820,750.00
Discount rate	-	1.00	0.91	0.83	0.76	0.70	0.64	0.58	0.53	0.48	0.44
Net present value	69,880,156	5,228,170	5,013,699	4,578,720	4,181,480	3,818,703	3,487,400	3,344,082	3,053,956	2,789,001	34,384,945
<b>KPIs</b>	<b>Total</b>										
NPV at Discount Rate - 9.50%	69,880,156.11										
<b>Total Property Value</b>	<b>SAR 69,880,000</b>										

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
We support you

**ESNAD**  
Real Estate Valuation



**إسناد**  
للتقييم العقاري

# Hyper Panda Valuation Report

Al Noor District - Dammam

10 August 2023

Submitted to: SEDCO Capital

نحن لك سند  
We support you

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Part 1

Executive Summary



## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Hyper Panda Al Noor	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/VTZXpCP9GGFbtvY7">https://goo.gl/maps/VTZXpCP9GGFbtvY7</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	15/07/2023
	Inspection date	23/06/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value	Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value
		International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."		

# 1 | Executive Summary

## Salient fact and assumptions and IVS 2022 and regulatory compliance

Report	Reference Number	230690269	Report type	Detailed report
	Report date	10/08/2023	Report version	Final
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		





# 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations	-	
	Limits on analysis	-	
	Limits on inspection	-	
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Lease contract</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )


## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Opinion of Value	71,024,000	
	Written	Only seventy-one million twenty-four thousand SAR
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Hassan Habib Al Salman	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210000395	1220002130	1220001954	1210000934
	Fellow	Associate	Associate	Fellow
Rea Estate Sector				

### Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -

Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

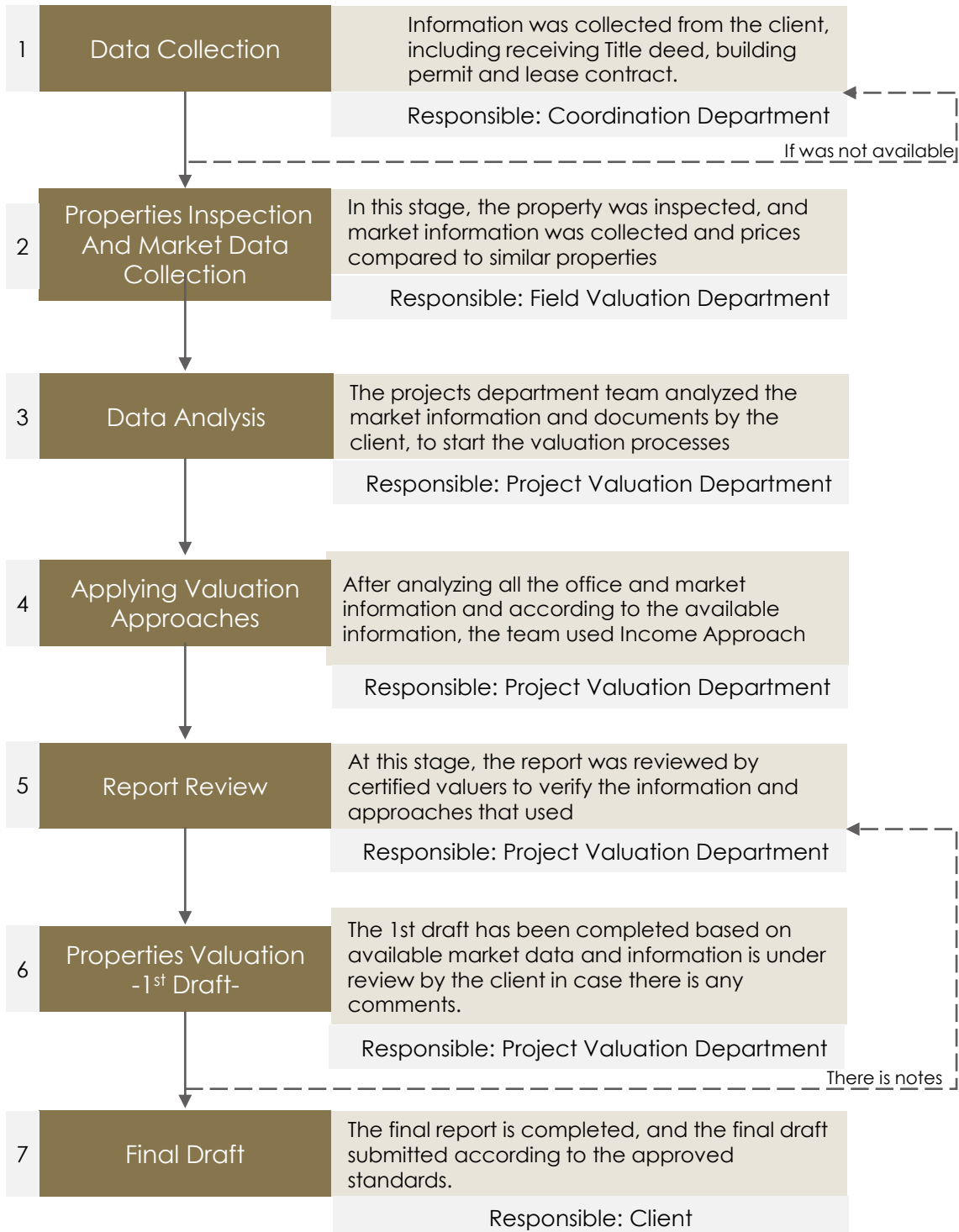


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary

### 3.1 | Property Location Analysis

#### Description of the property at the city level

##### About Dammam

Dammam is located in the eastern part of the Kingdom of Saudi Arabia, specifically on the coast of the Arabian Gulf. It is the main port in the eastern region. It is considered a residential and commercial center and includes the administrative bodies of the region.



#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Fahd Airport	34.7 km	King Abdul Aziz Port	22.8 km
Dammam Corniche	14.1 km	Life Park (King Fahd Park)	16.3 km



### 3.1 | Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property located is bounded by Industrial district to the north ,and on the south side is bounded by King Saud bin Abdulaziz road is followed by Uhud district, East side the property area is bounded by Omar ibn al-Khattab road is followed by Al Fayha district, while to the west is Abu Hadriah road is followed by Dahiya King Fahd district.
Accessibility	The area is easily accessible through several roads, the most important of which is King Saud bin Abdulaziz Road which overlooks the subject property.



Satellite photo shows property location

### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company for Real Estate Funds
Title deed number	330127004587 + 393759000191	Title deed date	20/01/1444 H + 16/09/1443 H
building permit Number	1/1434/001210	building permit Date	12/05/1434 H

Property Information (Based on title deed)			
Province	The Eastern Province	City	Dammam
District	Al Noor	Street	King Saud bin Abdulaziz Road
No. of Plot	ب/198 + ب/197 + ب/191	No. of Plan	ش.د / 742
Property Type	Commercial building	Notes	-
26.426222° N 50.034252° E			
<a href="https://goo.gl/maps/KuLuPwRSWMvaEpLc9">https://goo.gl/maps/KuLuPwRSWMvaEpLc9</a>			

Asset	Land area	BUA	GFA
Property specifications	10,427.95 m <sup>2</sup> + 3,378.22 m <sup>2</sup>	5,348 m <sup>2</sup>	-
Notes	-		



Satellite photo shows subject property location

### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed)					
Views	length /m	Street	Road Category	Road width/m	Views
North	132	Ahmad bin Majed Street	Internal	25	2
South	132.12	King Saud bin Abdulaziz Road	Commercial	60	1
East	101.45	Neighbor	-	-	-
West	107.01	Neighbor	-	-	-

Property specifications	
Structure	<p>BUA 5,348 m<sup>2</sup></p> <p>Height (floors) 1</p> <p>Age 8 years</p> <p>Num. of buildings 1</p> <p>Finishing Good</p> <p>Facilities Fire extinguishing system / conditioning</p> <p>Use Commercial</p>
Zoning	<p>Maximum footprint 2.4</p> <p>Maximum height 4 floors</p>
Notes	<ul style="list-style-type: none"> <li>the total BUA of the Property is 5,348 sq. m with the building having a rectangular-shaped layout.</li> <li>The retail unit is constructed on a land plot with a total area of 13,806.17 sq. m according to the title deeds provided by the Client, of which 3,378.22 sq. m are designated for car parking.</li> </ul>

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The property is distinguished by its proximity to some of main roads ,the most important of which is King Saud bin Abdulaziz Road, which facilitates access to the subject property.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>No disadvantages are observed</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>The General Authority of ports announced the start of the project to develop and operate two container terminals at King Abdul Aziz port in Dammam; with an investment value exceeding 7 billion riyals.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The availability of multiple alternatives in the market, which affects supply and demand .</li> </ul>



## Part 4

# Valuation

4.1 Valuation Approaches

4.2 Valuation Analysis

4.3 Opinion of Value

4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p><i>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</i></p> <p><i>The market approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</i></p> <p><i>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</i></p> <p><i>(c) there are frequent and/or recent observable transactions in substantially similar assets."</i></p>
Income Approach	<p><i>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</i></p> <p><i>The income approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</i></p> <p><i>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</i></p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as <i>"replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset"</i>.</p>
Residual Method	<p><i>"The residual method is so called because it indicates the residual amount</i></p> <p><i>after deducting all known or anticipated costs required to complete the</i></p> <p><i>development from the anticipated value of the project when completed after</i></p> <p><i>consideration of the risks associated with completion of the project.</i></p> <p><i>This is known as the residual value."</i></p>



## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as “Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset”.

#### 4.2.1.1 Contractual lease data

We were provided with the lease contract for the subject property by the client according to the following data:

##### For Store :

- Tenant: Panda Retail Company

No.	Rent value	Start date
1	3,510,000	20/12/2011
2	3,510,000	20/12/2012
3	3,510,000	20/12/2013
4	3,510,000	20/12/2014
5	3,510,000	20/12/2015
6	3,685,500	20/12/2016
7	3,685,500	20/12/2017
8	3,685,500	20/12/2018
9	3,685,500	20/12/2019
10	3,685,500	20/12/2020
11	3,869,775	20/12/2021
12	3,869,775	20/12/2022
13	3,869,775	20/12/2023
14	3,869,775	20/12/2024
15	3,869,775	20/12/2025
16	4,063,264	20/12/2026
17	4,063,264	20/12/2027
18	4,063,264	20/12/2028
19	4,063,264	20/12/2029
20	4,063,264	20/12/2030

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### For Parking Land :

- Tenant: Panda Retail Company

No.	Rent value	Start date
1	1,200,000	23/3/2015
2	1,200,000	23/3/2016
3	1,200,000	23/3/2017
4	1,200,000	23/3/2018
5	1,200,000	23/3/2019
6	1,290,000	23/3/2020
7	1,290,000	23/3/2021
8	1,290,000	23/3/2022
9	1,290,000	23/3/2023
10	1,290,000	23/3/2024
11	1,388,000	23/3/2025
12	1,388,000	23/3/2026
13	1,388,000	23/3/2027
14	1,388,000	23/3/2028
15	1,388,000	23/3/2029
16	1,492,000	23/3/2030
17	1,492,000	23/3/2031
18	1,492,000	23/3/2032
19	1,492,000	23/3/2033
6 months	746,000	23/9/2033

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.2 Property Income- Assumed Market Income - Land

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Land					
Property ID	Transaction Type	Transaction Year	Rental value	Area	Rental value /m <sup>2</sup>
Property 1	Asking Price Offer	2023	SAR 350,000	1,199 m <sup>2</sup>	SAR 291
Property 2	Asking Price Offer	2023	SAR 200,000	500 m <sup>2</sup>	SAR 400
Property 3	Asking Price Offer	2023	SAR 601,440	1,680 m <sup>2</sup>	SAR 358



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Land Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Value/m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 291</b>		<b>SAR/m<sup>2</sup> 400</b>		<b>SAR/m<sup>2</sup> 358</b>	
Transaction Type		Asking Price Offer	2.5%-	Asking Price Offer	2.5%-	Asking Price Offer	2.5%-
Transaction Date		22/7/2023	0.0%	14/7/2023	0.0%	10/7/2023	0.0%
Market conditions	Similar	Similar	0.0%	Similar	0.0%	Similar	0.0%
Adjusted Value / m <sup>2</sup>		7.275-		10-		8.95-	
Value per square meter		SAR/m <sup>2</sup> 284		SAR/m <sup>2</sup> 390		SAR/m <sup>2</sup> 349	
Accessibility	Very easy	easy	0.0%	easy	0.0%	easy	0.0%
Location	Very good	Very good	10.0%	good	10.0%	good	10.0%
Proximity to attractions	Close	Close	0.0%	Close	0.0%	Close	0.0%
Parcel frontages	2	1	5.0%	3	2.5%-	1	5.0%
street width	60	60	0.0%	30	2.5%	100	2.5%-
Area / m <sup>2</sup>	3,378.22	1,199.00	2.0%-	500.00	6.0%-	1,680.00	1.0%-
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 37	13.0%	SAR/m <sup>2</sup> 16	4.0%	SAR/m <sup>2</sup> 40	11.5%
Adjusted Value / m <sup>2</sup>	-	<b>SAR/m<sup>2</sup> 321</b>		<b>SAR/m<sup>2</sup> 406</b>		<b>SAR/m<sup>2</sup> 389</b>	
Weighting	-	15%		50%		35%	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	<b>SAR 390</b>					

Weighted average of the three comparables is calculated to arrive at average value/m<sup>2</sup> for land. Largest weight is awarded to comparable (2) as it carry more similarities to the subject property.

Total Rental value for land by market	
Land area(m2 )	3,378.22
Rental value per square meter (SAR / m2 )	390
Total Rental value	1,317,505.8

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.2 Property Income- Assumed Market Income - Showrooms

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List - Showrooms

Property ID	Type	Transaction Year	Rental value	Area	Rental value/m <sup>2</sup>
Property 1	Contract	2023	SAR 487,800	600 m <sup>2</sup>	SAR 813
Property 2	Contract	2023	SAR 800,000	945 m <sup>2</sup>	SAR 846
Property 3	Contract	2023	SAR 650,000	670 m <sup>2</sup>	SAR 970



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Showrooms Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2		Comparable 3	
		Description	Adjustment %	Description	Adjustment %	Description	Adjustment %
Transaction Date		25/6/2023		25/6/2023		25/6/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 813		SAR/m <sup>2</sup> 846		SAR/m <sup>2</sup> 970	
Transaction Type		Asking Price Offer	% 5.0-	Asking Price Offer	% 5.0-	Asking Price Offer	% 5.0-
Market Conditions		Similar	% 0.0	Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		40.65-		42.3-		48.5-	
Value per square meter		SAR/m <sup>2</sup> 772		SAR/m <sup>2</sup> 804		SAR/m <sup>2</sup> 922	
Accessibility	Easy	Easy	% 0.0	Easy	% 0.0	Easy	% 0.0
Location	Good	Good	% 0.0	Excellent	% 10.0-	Excellent	% 10.0-
Finishing level	Very Good	Very Good	% 0.0	Very Good	% 0.0	Very Good	% 0.0
Availability of parking	Available	Available	% 0.0	Available	% 0.0	Available	% 0.0
Proximity to main roads	Very Near	Very Near	% 0.0	Very Near	% 0.0	Very Near	% 0.0
Area( m <sup>2</sup> )	5,348.00	600	% 13.8-	945	% 8.2-	670	% 12.2-
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 107-	% 13.8-	SAR/m <sup>2</sup> 146-	% 18.2-	SAR/m <sup>2</sup> 205-	% 22.2-
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 665		SAR/m <sup>2</sup> 658		SAR/m <sup>2</sup> 717	
Weighting	-	% 40		% 50		% 10	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 670					

Weighted average of the three comparables is calculated to arrive at average value/m<sup>2</sup> for showrooms. Largest weight is awarded to comparable (3) as it carry more similarities to the subject property.

Total income for showrooms by market	
Net leasable area(m <sup>2</sup> )	5,348
Rental value per square meter (SAR / m <sup>2</sup> )	670
Actual Gross Income	3,583,160

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.3 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

Element	Actual income data	Market data	The difference	
			SAR	%
Rental value of the store (SAR)	3,869,775	3,583,160	286,615	7.99 %
vacancy	0	0	-	-
Operation and maintenance expenses	0	0	-	-
Rental value of the parking land (SAR)	1,290,000	1,317,505.8	27,505.8	2.13 %
The result	Market research reveals that the subject property generates income at market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in term of its exclusiveness of all Opex and vacancy costs. Therefore, we have used contractual income as input in our valuation.			



## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.4 Assumptions

Project Assumptions							
Project period	10 years						
Cap rate analysis							
name of the property/fund	property	city	sector	property value	net income	Rate of Return	Year
Mukha RST Fund	West Avenue Mall	Dammam	Commercial	SAR 304,225,000.00	SAR 22,529,000.00	7.42	2022
Al Right RST	Blue tower	Al Khobar	Commercial / office	SAR 100,849,325.44	SAR 9,208,965.16	9.1	2022
Al Right RST	Rajwadi Al Kholeej school	Dammam	Educational	SAR 151,264,985.16	SAR 14,142,339.25	9.3	2022

- Cap Rate set at 7.5 % based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 9.5% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Patform Data</a>
Property Risk	2.80%	Valuer's estimate of the market
Discount rate	9.50%	

#### 4.2.1.5 Valuation Result

Income Approach Valuation Result	
Cap rate	7.50%
Discount rate	9.50%
<b>Income approach value (SAR)</b>	<b>71,024,017.08</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	71,024,000
Written	Only seventy-one million twenty-four thousand SAR
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards







## 5.1 Documents

بسم الله الرحمن الرحيم  
حجة إيجاز أرض

بموجب هذه الوثيقة تم إبرام هذا العقد في يوم الاثنين بتاريخ 1436/6/03 الموافق 2015/3/23 م بمدينة الدمام بين كل من الطرفين:

1- الأستاذ / علي بن أحمد بن عبدالله المؤمن بموجب السجل المدني رقم : ( 1054260979 ) صادر من الدمام بتاريخ 1404/2/25 هـ وعنوانه : مس.ب 000 الرمز البريدي 00000 مدينة : الدمام هاتف رقم : 013/8350048 كس : 013/8340976

(ويشار إليه فيما بعد بالطرف الأول / المؤجر).

2- شركة بلده للتجزئة ، شركة سعودية، بموجب سجل تجاري رقم (4030223594) صادر من منطقة جدة بتاريخ 1433/03/29 هـ، وعنوانها الرئيسي: مدينة جدة - طريق الأمير سلطان - مركز القبة ( سنتر بويلت ) - الطابق الثالث، مس.ب: (33333) - جدة لرمز البريدي: (21448) ، تليفون رقم (6916644 - 012) ، فاكس: (012-6926159) ويمثلها في التوقيع على هذا العقد السيد/ موفق بن منصور جمال ، بصفته الرئيس التنفيذي. (ويشار إليها فيما بعد بالطرف الثاني / المستأجر).

### تمهيد

حيث أن الطرف الأول يمتلك الأرض قطعة رقم 197/ ب و قطعة 198/ب الواقعة على طريق الملك سعود حي كتير مخطط رقم 742/1 بمدينة الدمام بموجب المسلك رقم (330118000835) بتاريخ 1433/4/7 هـ والسجل من كتابة عدل الأولى بالدمام والرقم ستة منه - وحيث رغب الطرف الثاني استئجار الأرض والبالغ مساحتها 3.378-22 م<sup>2</sup> لاستخدامها كمواقف سيارات واستثمارها والاتفاق بها بأي غرض يراه مناسباً وإجراء أي تعديلات وإضافات ومباني طوال فترة سريان العقد ، وحيث قبل الطرف الأول إبرام العقد الثاني ، وحيث رغب الطرفان توثيق علاقة التعامل فيما بينهما وبما يعود على الطرفين بالفاقة والمصلحة لكل منهما ، فقد تم تخطيط حقوق والالتزامات كل طرف تجاه الآخر في مواد ويندر هذا العقد وأقر الطرفان بكامل أهليتهما المعترفة فرعاً ونظماً للتوقيع على هذا العقد:

مادة (1) تمام التمهيد:

يعتبر التمهيد أعلاه ومرافقات العقد وملاحق التعديل جزءاً لا يتجزأ من هذا العقد تقرأ وتفسر معه.

مادة (2) وصف العين المؤجرة:

القطعة رقم 197/ب والقطعة 198/ب من المخطط رقم 742/ث.د المسند و توالمة على طريق الملك سعود حي كتير ومساحتهم الإجمالية 3.378-22 م<sup>2</sup> بموجب المسك والكروش المرفق و تحدها من الشرق حار بطول 101.45 م ومن

8

1



## 5.1 | Documents

منحى تعديل رقم (1) لعقد إيجار أرض - الدمام - طريق الملك سعود  
(Parking - HP 40005)

01 صفر 1438 هـ - 01 نوفمبر 2016م

بين

السادة/ الشركة السعودية للاقتصاد والتنمية للصناديق العقارية الثانية

و

السادة/ شركة بنده للتجزئة



## 5.1 Documents

### ملحق تعديل عقد إيجار

بحر بن عبد وتوفيقه مرر ملحق تعديل عقد الإيجار هذا ("الملحق") يوم الاثنين بتاريخ 1438/02/01 هـ الموافق 2016/11/01 م بين كلاً من:

(1) **المالك، الشركة السعودية للتجارة والاقتصاد والتنمية للعقارية الثانية**، سجل تجاري رقم (4030274866) وتاريخ 1436/01/26 هـ صادر من مدينة جدة وعنوانها مركز اسواق البحر الأحمر ، حي المرجان، صربا 13396 الرقم البريدي 21493 هاتفه 012 2151500 وبمطابق هذا العقد السيد ناصر عمر السليبي والسيد سامر سعيد شعبان

ويشار إليها فيما بعد ("الطرف الأول" أو "المؤجر الجديد" أو "المالك الجديد")

(2) **السيدة، شركة بنده للتجزئة**، بموجب سجل تجاري رقم (4030223594) صادر من مدينة جدة بتاريخ 1433/03/29 هـ، وعنوانها الرئيسي مدينة جدة طريق الأمير سلطان مركز البقا (سنتر سيتي) النور الثالث، ص.ب. 33333 جدة الرقم البريدي 21448 هاتفه 6916644 - 012، فاكس: 6926159 - 012. وبمطابق في التوقيع على هذا الملحق السيد/ ريان محمد خالد فخر بصفته الموكل من قبل الرئيس التنفيذي لشركة بنده للتجزئة بموجب الوكالة رقم 38427084 المسكرة من كتابة العدل لتفكيك بطرود جدة في 1438/3/14 هـ.

ويشار إليها فيما بعد بـ ("الطرف الثاني" أو "المستأجر")

#### تعهد

بالإضافة إلى عقد الإيجار الموقع بين الاستاذ/ علي عبد القويين و شركة بنده للتجزئة في 2015/03/23م الموافق 1436/06/03 هـ لتأجير المسكن في مدينة المنام ، طريق الملك سعود ، حي النور، وحيث أن العين لمؤجرة قد انتقلت ملكيتها إلى الشركة السعودية للتجارة والاقتصاد والتنمية للعقارية الثانية بموجب الصك الشرعي رقم (430111014770) تاريخ 1437/07/06 هـ الصادر من كتابة العدل الأولى بالمنام وحيث أن الطرف الأول (المالك الجديد) تقوم بتنفيذ كافة شروط وتعهد عقد الإيجار المشار إليه أعلاه وفقاً لنص المادة (9) "التنازل" من هذا الإيجار ، وتوثيقاً لزيادة الطرفين في الامتثال في العكس الإيجابية حتى نهاية مدة العقد بنات الشروط والالتزامات المتفق عليها فقد تم الاتفاق والتراضي بينهما وهما بكامل الأهلية المعطرة شرعاً وتزامناً لتعديل على إبرام هذا الملحق وفقاً للشروط التالية:

أولاً: يعتبر التسديد أعلاه، وهذا الملحق جزءاً لا يتجزأ من عقد الإيجار الموقع بتاريخ 2015/03/23م الموافق 1436/06/03 هـ وتشار إليه أعلاه، يقرأ و يفسر معه.

ثانياً: تم الاتفاق بين الأطراف على تعديل اسم وعنوان وبيانات الطرف الأول في عقد الإيجار من الاستاذ/ علي بن فهد بن عبدالله العويين إلى السيد/ الشركة السعودية للتجارة والاقتصاد والتنمية للعقارية الثانية وعنوانها الرئيسي كما هو مبين في صدر هذا الملحق أعلاه.

ثالثاً: تم الاتفاق على تمويل الإيجارات على حساب الشركة السعودية للتجارة والاقتصاد والتنمية للعقارية الثانية في الجاه سعودي الفرسي رقم إيدان (0346) 2300 0978 56 5500 0000 (SA)

• حيث أن أول دفعة مستحقة الشركة السعودية للتجارة والاقتصاد والتنمية ستكون في 2016/09/23م كما هو مبين في الجدول المرفق "مرفق 1 ملحق تعديل رقم 1"

رابعاً: يبقى باقي مواد وبنود وإجراءات عقد الإيجار المحرم التي لم يطرأ عليها أي تعديل نافذة وسارية. الخامسة: أقر الأطراف بقبول تولد هذا الملحق وطلبهم العلم الثاني لأجهالة بما جاء فيه وأهليتهم الشرعية للتوقيع عليه.

## 5.1 Documents

### مرفق 1 لملحق التعديل رقم 1

جدول النفعات الامجارية لعقد اجار ارض (Parking - HP 40005) - الدمام - طريق الملك سعود

- الخانات الخضراء نفعات تم بدلها ومخصصها مع المالك السابق،
- الخانة الصفراء النفعة القائمة للمالك الجديد.

Year	Period of Contract		Actual Rent	Installment	
	From	To		23-Mar	23-Sep
1	23-Mar-15	22-Mar-16	1,200,000	600,000	600,000
2	23-Mar-16	22-Mar-17	1,200,000	600,000	600,000
3	23-Mar-17	22-Mar-18	1,200,000	600,000	600,000
4	23-Mar-18	22-Mar-19	1,200,000	600,000	600,000
5	23-Mar-19	22-Mar-20	1,200,000	600,000	600,000
6	23-Mar-20	22-Mar-21	1,290,000	645,000	645,000
7	23-Mar-21	22-Mar-22	1,290,000	645,000	645,000
8	23-Mar-22	22-Mar-23	1,290,000	645,000	645,000
9	23-Mar-23	22-Mar-24	1,290,000	645,000	645,000
10	23-Mar-24	22-Mar-25	1,290,000	645,000	645,000
11	23-Mar-25	22-Mar-26	1,388,000	694,000	694,000
12	23-Mar-26	22-Mar-27	1,388,000	694,000	694,000
13	23-Mar-27	22-Mar-28	1,388,000	694,000	694,000
14	23-Mar-28	22-Mar-29	1,388,000	694,000	694,000
15	23-Mar-29	22-Mar-30	1,388,000	694,000	694,000
16	23-Mar-30	22-Mar-31	1,492,000	746,000	746,000
17	23-Mar-31	22-Mar-32	1,492,000	746,000	746,000
18	23-Mar-32	22-Mar-33	1,492,000	746,000	746,000
19	23-Mar-33	22-Mar-34	1,492,000	746,000	746,000
Ensoiths	23-Mar-34	22-Sep-34	746,000	746,000	/

## 5.1 Documents

### ملحق عقد تعديل رقم (2) لعقد إيجار أرضي والمورغ في ١٤٣٦/٠٦/٠٣ هـ الموافق ٢٠١٤/٠٣/٢٣ م - المسمى طريق شركة سعود - (Parking - HP40005)

لأنه في يوم الإثنين ١٤٣٦/٠٦/٢٤ هـ، الموافق ٢٠١٤/٠٣/٢٥ م، تم توقيع هذا الملحق في مدينة جدة بين كل من:

١) السادة الشركة السعودية للاقتصاد والتنمية للمصالح العقارية الثنائية، شركة سعودية ذات مسؤولية محدودة بموجب سجل تجاري رقم ٤٠٣٠٢٧٨٨٦٠ صادر عن مدينة جدة بتاريخ ١٤٣٦/٠١/٢٦ هـ، وعنوانها جدة مركز اسواق البحر الأحمر، حي المرجان، ص.ب. ٤٣٨٤، الرمز البريدي ٢١١٩١ هاتف: ٠١٢٢١٥١٥٠٠ - فاكس: ٠١٢٢١٥١٥٩٠، وبمثلها في التوقيع على هذا الملحق كل من الأستاذ / أحمد محمد قاسم تروسون، والأستاذ / مهدي موهلي، بصفتهم المفوضين بالتوقيع.

ويشار إليها في هذا العقد بالطرف الأول / المورج السابق )

٢) السادة الشركة السعودية للاقتصاد والتنمية للمصالح العقارية، شركة سعودية ذات مسؤولية محدودة بموجب سجل تجاري رقم ٤٠٣٠٢١١٧٧٧ الصادر من مدينة جدة بتاريخ ١٤٣٦/٠٥/٢٦ هـ، وعنوانها جدة مركز اسواق البحر الأحمر، حي المرجان، ص.ب. ٤٣٨٤، الرمز البريدي ٢١١٩١ هاتف: ٠١٢٢١٥١٥٠٠ - فاكس: ٠١٢٢١٥١٥٩٠، وبمثلها في التوقيع على هذا الملحق كل من الأستاذ / أحمد محمد قاسم تروسون، والأستاذ / فوزان سالم شكري، بصفتهم المفوضين بالتوقيع.

ويشار إليها فيما بعد بالطرف الثاني / المورج

(الحالي )

٣) السادة / شركة بشة للتجزئة، شركة مساهمة مقفلة بموجب سجل تجاري رقم (٤٠٣٠٢٢٣٥٩٤) صادر من مدينة جدة بتاريخ ١٤٣٣/٠٣/٢٩ هـ، وعنوانها الرئيسي الإدارة العامة لمجموعة صافولا (ذا هيد كوارترز بيزنس بارك - The Headquarters Business Park) بحي الشاهين - النور السابع - بمدينة جدة هاتف: ٠١٢٠٥١٠٠٠٠، وبمثلها في التوقيع على هذه الملحق الدكتور / نادر بن ملعث حمود، بصفته الرئيس التنفيذي، ويشار إليها في هذا العقد بالطرف الثالث / المستأجر)

أقرت الأطراف المتعاقدة وهذا يتكامل الألفية المعبرة شرعاً ونظماً على التعاقب والتصرف فيما بينهم، حيث اتفقا على ما يلي:

تمهيد:

حيث أن الطرف الثالث قد استأجر من الطرف الأول الأرض المكنة في حي النور طريق الملك سعود بمدينة الدمام في حق المرسلات، بموجب عقد الإيجار المبرم فيما بينهما بتاريخ ١٤٣٦/٠٦/٠٣ هـ الموافق ٢٠١٤/٠٣/٢٣ م، وملحقة تعديل رقم (١) بتاريخ ١٤٣٨/٠٢/٠١ هـ الموافق ٢٠١٦/١/٠١ م، وحيث أن الطرف الأول قد تنازل عن عقد الإيجار وملحقة إلى الطرف الثاني باعتباره هو من أَسَّح المورج المديد للأرض، وقد تعادل الطرف الأول عن كافة حقوقه في عقد الإيجار وقبض فيما بينه وبين الطرف الثالث، وذلك لصالح الطرف الثاني إعتباراً من تاريخ ٢٠٢١/١٢/٢١ م.

وحيث رعت الأطراف المذكورة أعلاه في أن تكون العلاقة التعاقدية الإيجابية الجديدة مقصورة على كل من الطرف الثاني والطرف الثالث مباشرة.

## 5.1 | Documents

الدمام، طريق الملك سعود

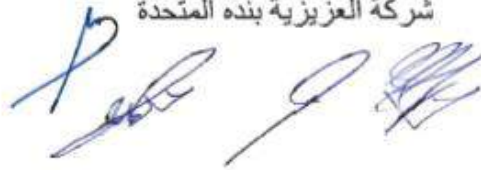
عقد إيجار

بين

على فهد المؤمن و على عبدالمحسن الحواج

و

شركة العزيزية بنده المتحدة



## 5.1 Documents

### المادة (1-1) : المصطلحات والملاحق والجدول

تخبر مقدمه هذا العقد أسماء وكافة الملاحق والجدول المرفقة بهذا العقد جزئياً لايشترط منه تقرأ وتفسر معه ويكون للمصطلحات المستخدمة في كامل هذا العقد والتي لم يتم تعريفها خلافاً لذلك في محتوى العقد المعاني المنسوبة لها في الجدول 1 .

### المادة (2-1) : إفتتاح المعرض

1- لقد تم تحديد مجال الأعمال التي سيغوم بها المؤجر في الملحق 2 كما تم الإتفاق على تسليمها على مرحلتين: المرحلة الأولى بعد مضي تسعة أشهر من تاريخ الحصول على رخصة البناء ويتم تسليمها بموجب محضر إستلام يتم التأشير فيه على ماتم إنجازها بالشكل المطلوب ومأطيه من ملاحظات ويوقع من قبل ممثلين رسميين للطرفين. والمرحلة الثانية: تم الإتفاق على أن تسلم بعد ثلاثة أشهر من إستلام المرحلة الأولى، وفي حالة فشل المؤجر في إستكمال أي عمل من الأعمال المذكورة في الملحق 2 سواء للمرحلة الأولى أو المرحلة الثانية فإن المؤجر البدءاً من تاريخ الإستكمال المتفق عليه لإنهاء وتسليم المرحلة سوف يكون ملزماً بدفع تعويض للمستأجر قدره 15,000 ريال سعودي خمسة عشر ألف ريال سعودي عن كل يوم تأخير وحتى التاريخ الفعلي للإنتهاء من تلك المرحلة بعد أقصى مبلغ وقدره 500,000 ريال سعودي (خمسمائة ألف ريال سعودي) وميزاد عن ذلك بكون التعويض بيومين محاسبين (بدون دفع قيمة إيجارية) عن كل يوم تأخير بشرط التزام المستأجر بتزويد المؤجر بجميع المخططات اللازمة لجميع المراحل في التواريخ المحددة في الملحق 2 بدون تأخير .

### المادة (2) : الإيجار والمدة الإيجارية والتجديد والإنتهاء المبكر

#### البند 1-2 : تأجير المعرض وحق الإنقاع والتسكين المطلق

1. بناء على ومع مراعاة أحكام وشروط هذا العقد، يوافق المؤجر بموجبه على تأجير المعرض إلى المستأجر خلال مدة الإيجار مع ضمان كامل بالتسكين المطلق للمعرض كما يوافق المستأجر بموجبه على إستئجار المعرض من المؤجر وعلى سداد القيمة الإيجارية إلى

## 5.1 Documents

المؤجر خلال مدة الإيجار. ويكون المستأجر، ملية إلتزامه بدفع القيمة الإيجارية ووقته بالتزاماته الأخرى المطلوبة منه بموجب هذا العقد، حق التمكين المطلق والإنتفاع الكامل بالمعرض المؤجر خلال مدة الإيجار وخلال أي تجديد لهذه المدة (كما هو محدد ألتاء) دون أي إقتطاعات سواء كانت بسبب المؤجر أو أي شخص له حق المطالبة بالإنتفاع بموجب ذلك، ويتعين على المؤجر أن ينفذ ويراهي كافة التعهدات المشمولة بهذا العقد كما هو مطلوب.

2. يضمن المؤجر للمستأجر في كافة الأوقات خلال مدة الإيجار وأي تجديد لها ملكية العقار أو سريان حق الإنتفاع للعقار الذي يقام عليه المشروع وفي حال إنتقلت الملكية أو حق الإنتفاع بأي شكل من الأشكال إلى أي دائن للمؤجر، فإن حقوق هذا الدائن والسبل القانونية التي يمتلكها فيما يخص الإمتياز المشار إليه لاتخوله إلتاء مدة الإيجار أو، بخلاف ذلك، تمنحه الحق في التعدي بأي شكل على حق التمكين المطلق و الإنتفاع بالمعرض المؤجر خلال مدة الإيجار. وعلى كل حال ترفق في الجدول 2 من هذا العقد صبور من سند أو سندات ملكية الأرض والمشروع عقود الإنتفاع وإلتاخيص البناء والتكروكي وجميع المستندات الثبوتية ذات الصلة بالمشروع والمعرض المؤجر إضافة إلى خريطة أو خرائط الموقع مع تصديق هذه الوثائق من قبل الجهات المختصة.

البند 2-2: مدة الإيجار

تبدأ مدة الإيجار من تاريخ إستلام المعرض المؤجر بكامل المواصفات والمتطلبات المذكورة في الملحق 2 للمرحلة الأولى وبموجب محضر إستلام موقع، ويعتبر هو تاريخ بداية مدة الإيجار وتنتهي بإلتاء مدة الإيجار المشار إليها في الملحق 1، وهي قابلة للتجديد بموجب التوقيع على ملحق عقد إيجار.

### المادة (3): القيمة الإيجارية وخدمات المرافق

البند 3-1: القيمة الإيجارية

3. ملية سريان العقد أو أي تجديد له بتوجب على المستأجر دفع القيمة الإيجارية على أساط ربع سنوية مقدماً ويستحق المؤجر في نهاية السنة الإيجارية دفعة خامسة تساوي الفرق بين القيمة الإيجارية ونسبة 2.5% من مبيعات السنة إذا كانت للنسبة أعلى من القيمة الإيجارية، أي أن المبلغ المستحق هو أبعها أعطى وليس الجمع بين



## 5.1 Documents

القيمة الإيجارية ونسبة المبيعات وفقاً للإيجار من هذه النسبة ثابتة على 2.5% طيلة مدة العقد ولا ينطبق عليها الزيادة المذكورة في البند 3-2. وبحق إرثين حسابات المجرر تقدم بطلب الحصول على شهادة من مدقق الحسابات القانوني للمستأجر لتأكيد من صحة مبلغ مبيعات الفرع المتعلق بهذا العقد فقط.

2. يدفع المستأجر للمؤجر دفعات مقدّمة خلال فترة الإنشاء إجمالاً يعادل قيمة إيجار سنة، تخضع من قيمة الإيجار المستحق للسنة الأولى مع الأخذ في الاعتبار أن العدة المجانية لاينطبق عليها قيمة إيجارية، في الحالات التالية:

أ. يدفع المستأجر مبلغ يعادل 25% من الإيجار السنوي (تخضع من إيجار السنة الأولى) للمؤجر عند التوقيع على هذا العقد وحصول المؤجر على إتمام البلدية المختصة لتصاميم المشروع.

ب. يدفع المستأجر مبلغ يعادل 25% من الإيجار السنوي (تخضع من إيجار السنة الأولى) للمؤجر عند حصول المؤجر على رخصة بناء المشروع من البلدية المختصة وإستكمال وتسليم المعرض بما يتوافق تماماً مع أحكام ومواصفات الملحق 2.

ت. يدفع المستأجر مبلغ يعادل 50% من الإيجار السنوي (من إيجار السنة الأولى) للمؤجر بعد افتتاح المعرض بما يتوافق مع متطلبات وشروط أحكام هذا العقد.

ث. يحق للمستأجر العمل بالمعرض أثناء الفترة المجانية والتي تبدأ من تاريخ استلام العين المرجوة.

### البند 3-2: زيادة القيمة الإيجارية

تزيد القيمة الإيجارية على المستأجر بموجب هذا العقد تلقائياً بنسبة 5% كلما مرت خمس سنوات إيجارية (تاريخ زيادة القيمة الإيجارية) على تاريخ بدء مدة الإيجار مباشرة وذلك على القيمة التي تسبق تاريخ زيادة القيمة الإيجارية مباشرة، وتبقى هذه الزيادة سارية المفعول حتى التاريخ التالي لزيادة القيمة الإيجارية.

### البند 3-3: الخدمات

يتربط على المستأجر دفع كافة رسوم الخدمات ذات الصلة بالعين المرجوة طيلة مدة الإيجار. ويتعين على المؤجر أن يقوم بتزويد عدادات مستقلة للكهرباء، كما يكون المستأجر مسؤولاً

## 5.1 Documents

### المحلل 1 - البيانات الأساسية

فيما يلي ملخص عن بعض البيانات الأساسية المشمولة بهذا العقد:

1. اسم المشروع: هاثير بنده
2. عنوان المشروع: النمام - شارع الملك سعود
3. إجمالي المساحة المعروضة للإيجار بكامل المشروع: 5,400 م<sup>2</sup>
4. إجمالي مساحة المعرض (العين المؤجرة): 2 م<sup>2</sup> 5,400
5. العدد الإجمالي لمواقف السيارات: 250 موقف
6. الإسم التجاري: هاثير ماركت
7. الاستخدام: هاثير ماركت
8. تاريخ بدء مدة الإيجار تبدأ من تاريخ إستلام المعرض بموجب محضر إستلام يشير إلى إتمام المجر لجميع بنود ومتطلبات المستأجر المذكورة في الملحق 2 المرحلة الأولى.
9. تاريخ إنتهاء مدة الإيجار بعد عشرون عاماً ميلادية من تاريخ إستلام المعرض.
10. مدة الإيجار: 20 سنة ميلادية من تاريخ إستلام المعرض مطرمة على المجر والعشرة سنوات الأولى لفظ مطرمة على المستأجر .
11. القيمة الإيجارية: 650 (ستمائة وخمسون) ريال سعودي في السنة لكل متر مربع من إجمالي مساحة المعرض (العين المؤجرة)، تدفع كل ثلاثة أشهر (أي على أقساط ربع سنوية).
12. إجمالي الإيجار السنوي المستحق: 3,510,000 ( ثلاثة ملايين وخمسمائة وعشرون ألف) ريال سعودي سنويًا أو نسبة 2.5% من إجمالي المبيعات السنوية أيهما أعلى وليس الجمع بينهما.



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## 5.1 Documents

### ملحق 2 (سوبر بنده)

المرحلة الأولى: الأعمال التي يجب إكمالها من جانب المؤجر بعد ستة أشهر من تاريخ إصدار رخصة البناء:

1. مبنى (صندوق) بمساحة 5,400 متر مربع بإرتفاع صافي داخلي قدره 7 متر وحسب المخططات المعتمدة من الطرفين.

2. يقوم المطور بتزويد المستأجر بالمخططات الأولية المقدمة للبلدية للموافقة وكذلك بالمخططات بعد الحصول على الموافقة الأولية من البلدية وكذلك تزويد المستأجر بالمخططات النهائية المعتمدة من البلدية ، ويقوم المستأجر بتزويد المطور بمخططات توضح جميع التفاصيل ويتم اعتمادها من الطرفين ، كما يلتزم المستأجر بتزويد المطور بهذه المخططات في تواريخها المحددة في هذا الجدول دون تأخير مع تحمله لكافة النتائج المترتبة على أي تأخير.

3. يتم تزويد المطور بعد أسبوع من توقيع العقد بمخطط أولي للعين المؤجرة يوضح عليه موقع غرف الخدمات (المذكورة في البند رقم 3) وموقع خزان الماء والحريق وخزان الديزل والكبروسين بالإضافة إلى دخول وخروج الشاحنات ورسيف التحميل والتنزيل ضمن المساحة المؤجرة.

4. توفير وإنشاء غرف خارجية مجانية للوحات الكهربائية وضواغط التبريد (COMPRESSOR) والمولدات الاحتياطية (STAND BY GENERATOR) مع تزويدها بفتحات التهوية (VENTELATION) حسب مواصفات المستأجر مع عمل جميع التشطيبات الملحقة من لياقة ودهان وأبواب ونوافذ حسب المكان والمواصفات الذي يحددها المستأجر ، وفي حالة عدم اعتمادها من البلدية فيتم عملها داخل المساحة المؤجرة (ملحق 2-1 مخطط يوضح التصميم النهائي للمشروع بالإضافة إلى تفاصيل غرف الخدمات وموقعها - سيتم تزويد المؤجر به بعد ثلاثة أسابيع من الحصول على الموافقة

المبدينية من البلدية).  
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بنده Panda  
شركة التقييم العقاري

## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Land Rent	13,996,000	1,290,000	1,290,000	1,388,000	1,388,000	1,388,000	1,388,000	1,388,000	1,492,000	1,492,000	1,492,000
Revenues	40,458,498	3,869,775	3,869,775	3,869,775	4,063,264	4,063,264	4,063,264	4,063,264	4,063,264	4,266,427	4,266,427
Vacancy - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation & Maintenance - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net income	54,454,498	5,159,775	5,159,775	5,257,775	5,451,264	5,451,264	5,451,264	5,451,264	5,555,264	5,758,427	5,758,427
Terminal value	76,779,026	0	0	0	0	0	0	0	0	0	76,779,026
Net cash flow	131,233,523.46	5,159,775.00	5,159,775.00	5,257,775.00	#####	5,451,263.75	#####	5,451,263.75	5,555,263.75	5,758,426.94	82,537,452.77
Discount rate	-	1.00	0.91	0.83	0.76	0.70	0.64	0.58	0.53	0.48	0.44
Net present value	71,024,017	5,159,775	4,712,123	4,385,042	4,151,976	3,791,759	3,462,794	3,162,369	2,943,106	2,786,063	36,469,011
KPI's	Total										
NPV at Discount Rate - 9.5%	71,024,017.08										

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.

## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
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# Atelier La Vie Valuation Report

Al Shaati District - Jeddah

10 August 2023

Submitted to: SEDCO Capital

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Part 1

Executive Summary

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Identity of the client	Addressee (to whom the report is addressed)	SEDCO Capital	Other users	Unitholders of SEDCO reit fund
	Contact person	Abdullah Bashawri	Contact information	<a href="mailto:abashawri@sedcocapital.com">abashawri@sedcocapital.com</a>
Assets being valued	Assets name	Atelier La Vie	Interest to be valued	freehold interest
	Location	<a href="https://goo.gl/maps/7EcNRhShosu4Ueot5">https://goo.gl/maps/7EcNRhShosu4Ueot5</a>		
Valuation standards	International Valuation Standards 2022	Unless otherwise noted, the Valuation assignment is undertaken in accordance with the TAQEEM Regulations (Saudi Authority for Accredited Valuers) and in conformity with the International Valuation Standards (2022 Edition).		
Valuation	Purpose of valuation	Periodic valuation of publicly-listed real estate investment traded fund	valuation date	01/08/2023
	Inspection date	01/08/2023	Approved valuation approach and method	Income Approach - Cashflow method
	Basis of value	Market Value	Market value : a Standard of Value considered to represent the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction ,after proper marketing , and where the parties had each acted knowledgeably , prudently , and without compulsion	Premise of value
		International Valuation Standards 2022 defines Current Use/Existing Use premise of value as "Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use."		

## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Report	Reference Number	230890004	Report type	Detailed report
	Report date	10/08/2023	Report version	final
	Use, publication and distribution restrictions	The valuations and reports are confidential to the intended entity and to those referred to it for a specific purpose, without any liability of any kind to any third party. This report may not be published in whole or in part in any document, statement, periodical publication or any means of communication with any third party without prior written consent in the form and context in which it appears, with the exception of in accordance with the purpose of the valuation, this report is allowed to be traded on the CMA (Tadawul) website and the fund manager's website or in such ways as the fund manager deems appropriate.		
	Status of Valuers	We shall be acting with "Subjectivity" as an External Valuer for the purposes of this instruction. "Subjectivity" is defined in the International Valuation Standards (IVS) as: "The process of valuation requires the valuer to make impartial judgements as to the reliability of inputs and assumptions. For a valuation to be credible, it is important that those judgements are made in a way that promotes transparency and minimizes the influence of any subjective factors on the process. Judgement used in a valuation must be applied objectively to avoid biased analyses, opinions and conclusions".		



## 1 | Executive Summary

Salient fact and assumptions and IVS 2022 and regulatory compliance			
Investigations and Compliance	Limits on investigations		-
	Limits on analysis		-
	Limits on inspection		-
Nature and sources of information upon which the valuer relies	<ul style="list-style-type: none"> <li>We have accepted the following documents to be used as input in our valuation assuming they are correct and up to date:</li> <li>These documents -may be referred to in the appendices- are:                             <ul style="list-style-type: none"> <li><u>Title deed</u></li> <li><u>Building permit</u></li> <li><u>Property Income data</u></li> </ul> </li> <li>Market research and analysis have been undertaken by the valuer.</li> </ul>		
Assumptions and special assumptions	Assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "the presumed facts that are consistent with, or could be consistent with, those at the valuation date."</li> <li>Assumptions related to facts that are consistent with, or could be consistent with, those existing at the date of valuation may be the result of a limitation on the extent of the investigations or enquiries undertaken by the valuer.</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )
Assumptions and special assumptions	Special assumptions	IVS's instructions	<ul style="list-style-type: none"> <li>International Valuation Standards define it as "assumed facts that differ from those existing at the date of valuation."</li> <li>Where assumed facts differ from those existing at the date of valuation, it is referred to as a "special assumption". Special assumptions are often used to illustrate the effect of possible changes on the value of an asset.</li> <li>They are designated as "special" so as to highlight to a valuation user that the valuation conclusion is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date</li> <li>All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.</li> </ul>
		Applications in this report	None (except as indicated in the terms and conditions )


## 1 | Executive Summary

### Salient fact and assumptions and IVS 2022 and regulatory compliance

Opinion of Value	507,585,000	
	Written	Only five hundred seven million five hundred eighty-five thousand SAR
	Currency	Saudi Riyal

Valuers	Inspector	Information	Commercial Valuation Manager	Signed for and on behalf of Esnad Real Estate Valuation Company
Name	Amin Awad Al-Thubaiti	Eng. Mohammed Al-Hamdi	Omar Babahr	Eng. Almuhammad Alhussami
Signature				
TAQEEM membership	1210002987	1220002130	1220001954	1210000934
	Associate	Associate	Associate	Fellow
Rea Estate Sector				

### Esnad Real Estate Valuation –Saudi Professional Closed Joint Stock Company -

Membership Number	11000054
Valuation Sector	Real Estate
Professional Company Registration Number	323/18/784
Professional Company Registration Date	02/ 03/ 1439H
Company Stamp	

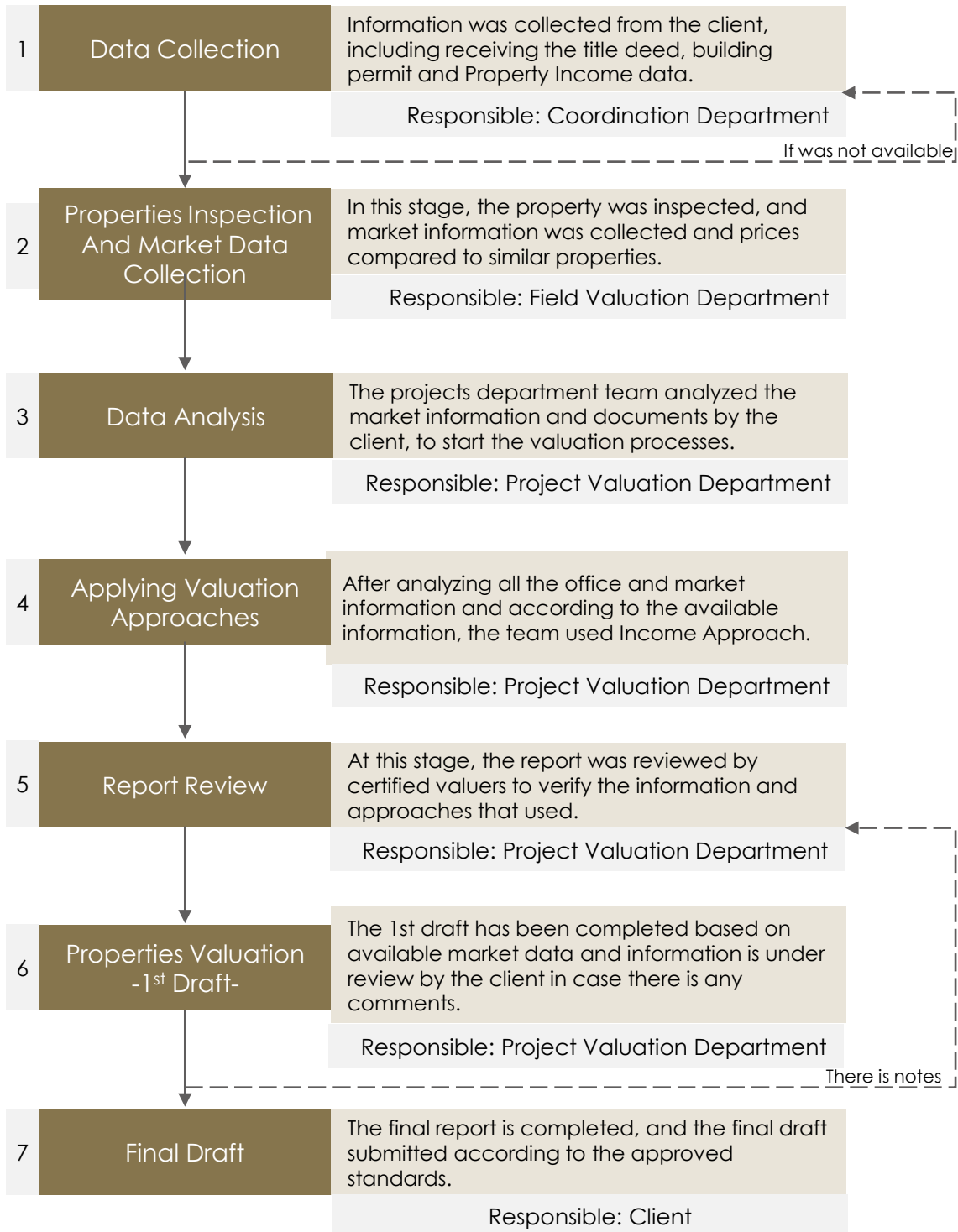


## Part 2

# Reporting Methodology

## 2 | Reporting Methodology

3. Based on the International Valuation Standards (“IVS”) (Standard 102), the figure below shows the steps of the valuation process and the mechanism of work for Esnad:





## Part 3

# Asset to be valued

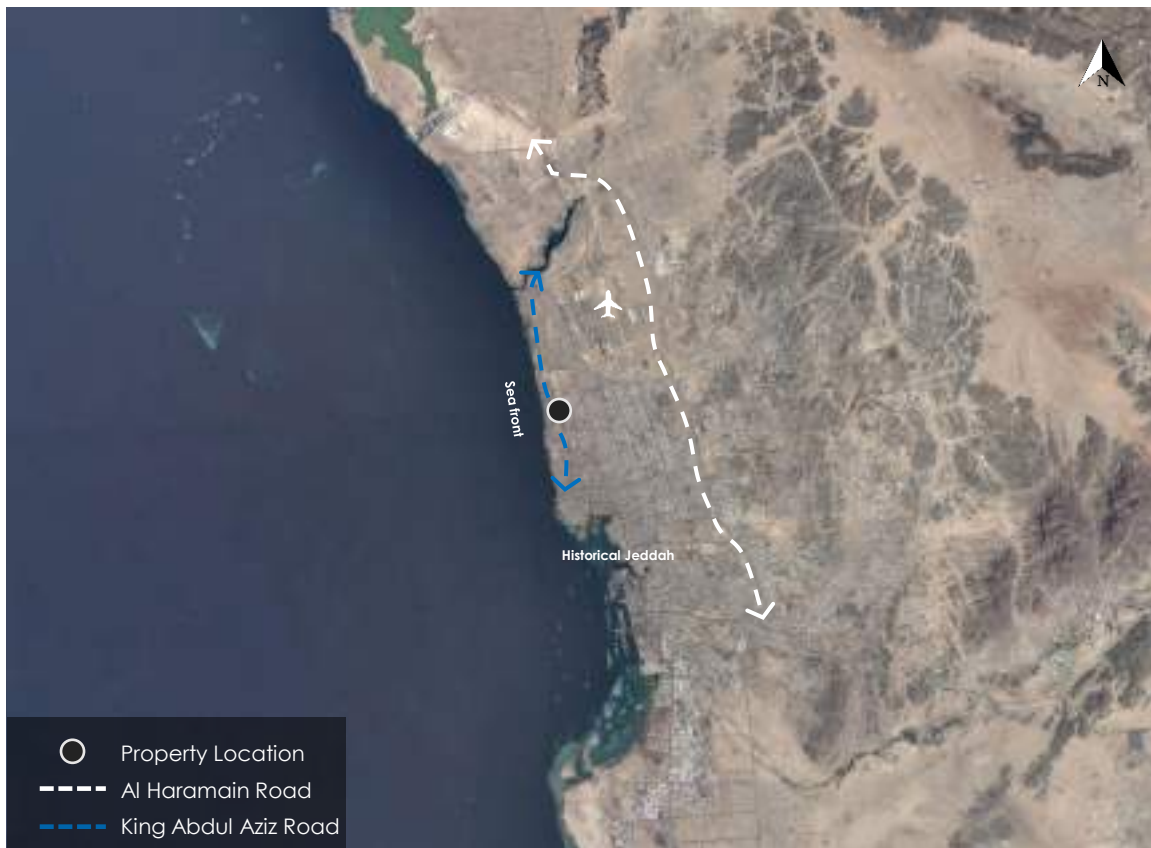
- 3.1 Property Location Analysis
- 3.2 Property description and ownership
- 3.3 Property boundaries
- 3.4 Property photos
- 3.5 Analysis summary



### 3.1 | Property Location Analysis

#### Description of the property at the city level

<p>About Jeddah</p>	<p>The city of Jeddah is located in the western part of the Kingdom of Saudi Arabia, specifically in the middle of the eastern coast of the Red Sea. Its eastern borders overlook the Hijaz mountain range, and the geographical area occupied by the city extends over 70 km between its northern and southern borders, and about 50 km between its sea front.</p> <p>The city of Jeddah is distinguished by being the main gateway to the Two Holy Mosques by the presence of King Abdulaziz International Airport and the Hajj City, which receives millions of pilgrims annually.</p>
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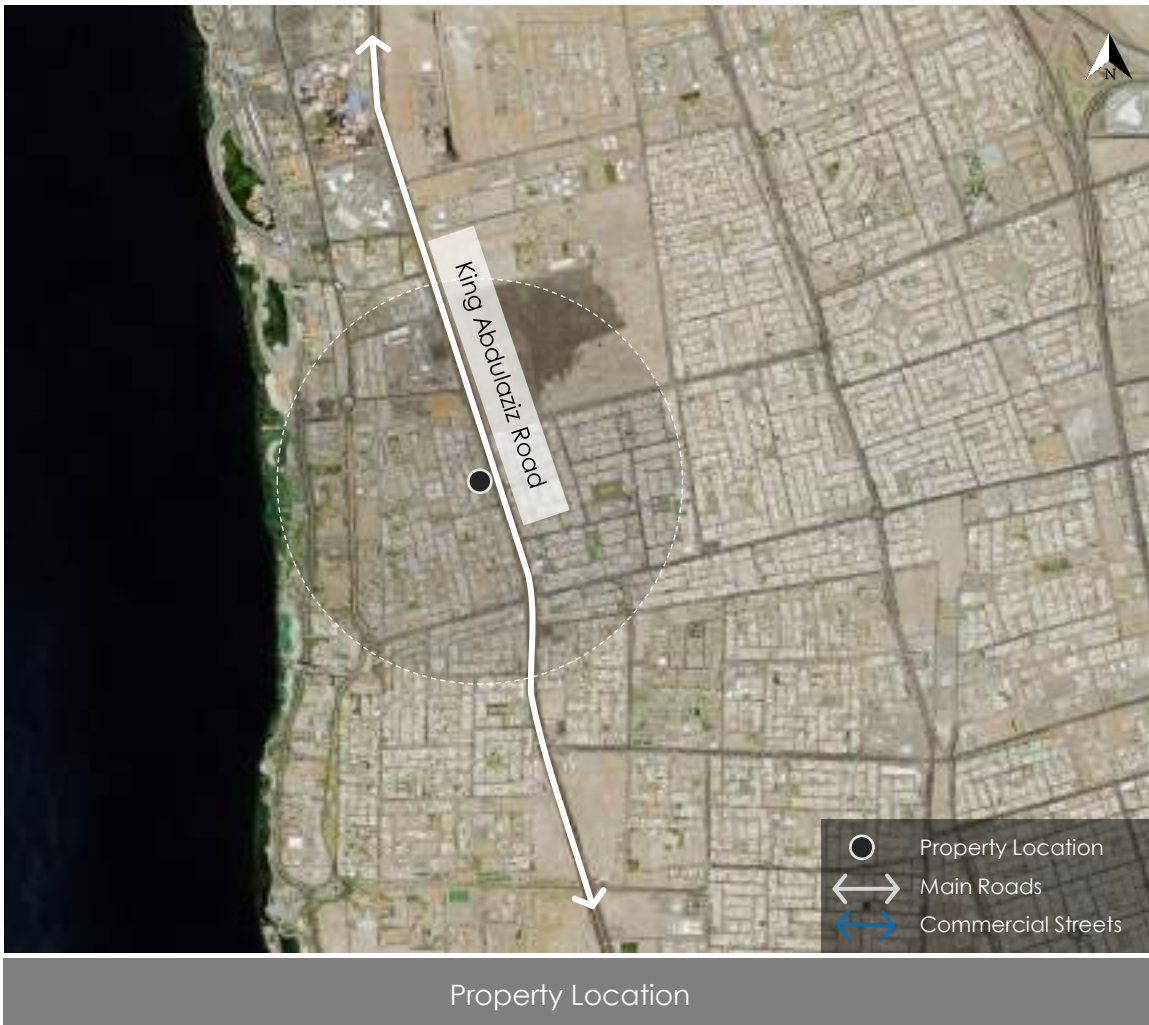
#### Property location

#### Surrounding attractions

Attraction	Distance	Attraction	Distance
King Abdulaziz International Airport	10.5 km	Sea front	5.3 km
Historical Jeddah	20.5 km	Red Sea Mall	1.8 km

### 3.1 | Property Location Analysis

Description of the property at the neighborhood level	
Description of the surrounding area	The area where the subject property is located is bounded by parts of Al-shaati District followed by Al Salam Street to the north. Southbound runs parts of Al-shaati District followed by Al Andalus District East side the property area is bounded by King Abdulaziz Road followed by Al-Nahda District, while to the west is the Red Sea.
Accessibility	The area is easily accessible through several roads, the most important of which is King Abdulaziz Road which overlooks the subject property.



### 3.2 | Property description and ownership

Ownership information (based on title deed)			
Client's name	SEDCO Capital	Owner's name	Saudi Economic and Development Company for Real Estate Funds
Title deed number	420208037288	Title deed date	03/12/1444 H
	320208037287		03/12/1444 H
building permit Number	3900178244	building permit Date	27/12/1438 H
	3900178239		26/12/1438 H

Property Information (Based on title deed)			
Province	Makkah	City	Jeddah
District	Al-shaati	Street	King Abdulaziz Road
No. of Plot	+ 1/11 + 1/10 + 1/9 + 1/8 + 1/7 + 1/6 1/18 + 1/17 + 1/16 + 1/15 + 1/14 + 1/13 + 1/23 + 1/22 + 1/21 + 1/20 + 1/19 + 1/29 + 1/28 + 1/27 + 1/26 + 1/25 + 1/24 1/32 + 1/31 + 1/30 +	No. of Plan	ع / 462 / 3
Property Type	Commercial building	Notes	-
21.612319° N 39.118260° E			
<a href="https://goo.gl/maps/7EcNRhShosu4Ueot5">https://goo.gl/maps/7EcNRhShosu4Ueot5</a>			

Asset	Land area	BUA	GFA
Property specifications	29,745.70 m <sup>2</sup>	27,489.58 m <sup>2</sup>	-
Notes	- The subject property is built on several separate plots and the valuation was made on the assumption that the property is located on one plot of land.		



Satellite photo shows the subject property location

### 3.3 Property boundaries & lengths

Property Dimensions (Based on the title deed )					
Views	length /m	Street	Road Category	Road width/m	Views
North	-	-	-	-	-
South	-	-	-	-	-
East	-	-	-	-	-
West	-	-	-	-	-

Property specifications	
BUA	27,489.58 m <sup>2</sup>
Height (floors)	Basement + Ground floor + 2 Typical floors
Age	3 years
Structure	Num. of buildings
	6
	Finishing
	Excellent
	Facilities
	Parking + Fire extinguishing system + Restaurants + Central air conditioning
	Use
	Commercial
Zoning	Maximum footprint
	60%
	FAR
	4.2
	Maximum height
	7 floors
	Notes
	-

Services and Facilities				
Boys School	Mosque	Sewerage	Water	Electricity
✓	✓	✓	✓	✓
Phone	Civil defense	police station	Health center	Girls school
✓	✓	✓	✓	✓
Municipal works	Post Mail	Commercial	Park	Storm water drainage
✓	✓	✓	✓	✓

### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos



### 3.4 | Property photos





### 3.4 | Property photos



### 3.5 | Analysis summary

Analysis summary	
Advantages	<ul style="list-style-type: none"> <li>The subject property is located on King Abdulaziz Road</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>Lack of parking spaces, especially during busy times.</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>The downtown Jeddah project is a waterfront redevelopment project in the center of Jeddah Corniche, with the aim of transforming it into a vibrant area and a unique tourist, residential and commercial destination to become the new Jeddah Downtown. On an area of 5 million square meters, it accommodates more than 58 thousand people. The implementation of the project will begin in 2019 and will end in 2029 and is expected to provide about 36 thousand job opportunities. The project aims to create an attractive and distinctive environment that contributes to the development of the city of Jeddah, to reach it among the top 100 cities in the world.</li> </ul>
Overall Risks	<ul style="list-style-type: none"> <li>Overall risks related to the real estate market.</li> <li>Financial, economic and natural disaster risks.</li> <li>Risks related to foreign exchange.</li> <li>Political and security risks.</li> <li>Risks related to VAT application.</li> <li>Risks related to real estate transaction tax application.</li> <li>Risks related to White Land fees.</li> <li>Risks related to the impact of the demand for residential and commercial real estate properties in the Kingdom of Saudi Arabia.</li> <li>Risks related to electricity, water and other services prices.</li> <li>Risks related to competition.</li> <li>Risks related to real estate development.</li> <li>Risks related to the nature of the realization or liquidation of real estate assets.</li> <li>Risks related to the devaluation of real estate assets.</li> <li>Risks related to regulatory requirements and regulatory oversight.</li> <li>Risks related to changes in the applicable laws and regulations.</li> </ul>
Property Risks	<ul style="list-style-type: none"> <li>The development of new commercial projects along King Abdulaziz Road attracts visitors and investors.</li> </ul>



## Part 4

# Valuation

- 4.1 Valuation Approaches
- 4.2 Valuation Analysis
- 4.3 Opinion of Value
- 4.4 Validity of review and clarification

## 4.1 | Valuation Approaches

Principal valuation approaches and Residual Method	
Market Approach	<p><i>"The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.</i></p> <p><i>The market approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the subject asset has recently been sold in a transaction appropriate for consideration under the basis of value,</i></p> <p><i>(b) the subject asset or substantially similar assets are actively publicly traded, and/or</i></p> <p><i>(c) there are frequent and/or recent observable transactions in substantially similar assets."</i></p>
Income Approach	<p><i>"The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.</i></p> <p><i>The income approach should be applied and afforded significant weight under the following circumstances:</i></p> <p><i>(a) the income-producing ability of the asset is the critical element affecting value from a participant perspective, and/or</i></p> <p><i>(b) reasonable projections of the amount and timing of future income are available for the subject asset, but there are few, if any, relevant market comparables."</i></p>
Cost Approach	<p>Replacement Cost Method is categorized under Cost Approach in the International Valuation Standards 2022 and is defined as <i>"replacement cost is the cost that is relevant to determining the price that a participant would pay as it is based on replicating the utility of the asset, not the exact physical properties of the asset"</i>.</p>
Residual Method	<p><i>"The residual method is so called because it indicates the residual amount</i></p> <p><i>after deducting all known or anticipated costs required to complete the</i></p> <p><i>development from the anticipated value of the project when completed after</i></p> <p><i>consideration of the risks associated with completion of the project.</i></p> <p><i>This is known as the residual value."</i></p>

## 4.1 | Valuation Approaches

The main factors that determining the best approach for valuation	
Factors	<ul style="list-style-type: none"> <li>• The purpose of the valuation</li> <li>• Property type</li> <li>• Basis of value</li> <li>• Source of information</li> </ul>
Approaches and methods used in the report	
Market Approach	<input type="checkbox"/> Comparison Method
Income Approach	<input type="checkbox"/> Direct Capitalization method <input checked="" type="checkbox"/> <b>Cashflow method</b> <input type="checkbox"/> Profits method
Cost Approach	<input type="checkbox"/> Depreciated Replacement Cost (DRC)
Residual Method	<input type="checkbox"/> Residual Method

## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

Discounted Cash Flow Method is categorized under Income Approach in the International Valuation Standards 2022 and is defined as “Under the DCF method the forecasted cash flow is discounted back to the valuation date, resulting in a present value of the asset”.

#### 4.2.1.1 lease data

We were provided with the lease data for the subject property by the client according to the following data:

- The Property is multi-tenanted. We have been provided with a tenancy schedule confirming the occupational leases and have relied on the information in the tenancy schedule provided to us for this valuation.
- Based on the information provided to us by the client, the total rent for the subject Property amounts to 35,355,240 SAR / Year.

Income	Value
Total Lease Revenue (SAR/Year)	33,398,314
Total Media Revenue (SAR/Year)	1,056,925
Total Parking Revenue (SAR/Year)	900,000
Total Revenue (SAR/Year)	35,355,240
Net Leasable Area (m2)	21,504
Vacant Area (m2)	1,954
Vacancy	9.50 %

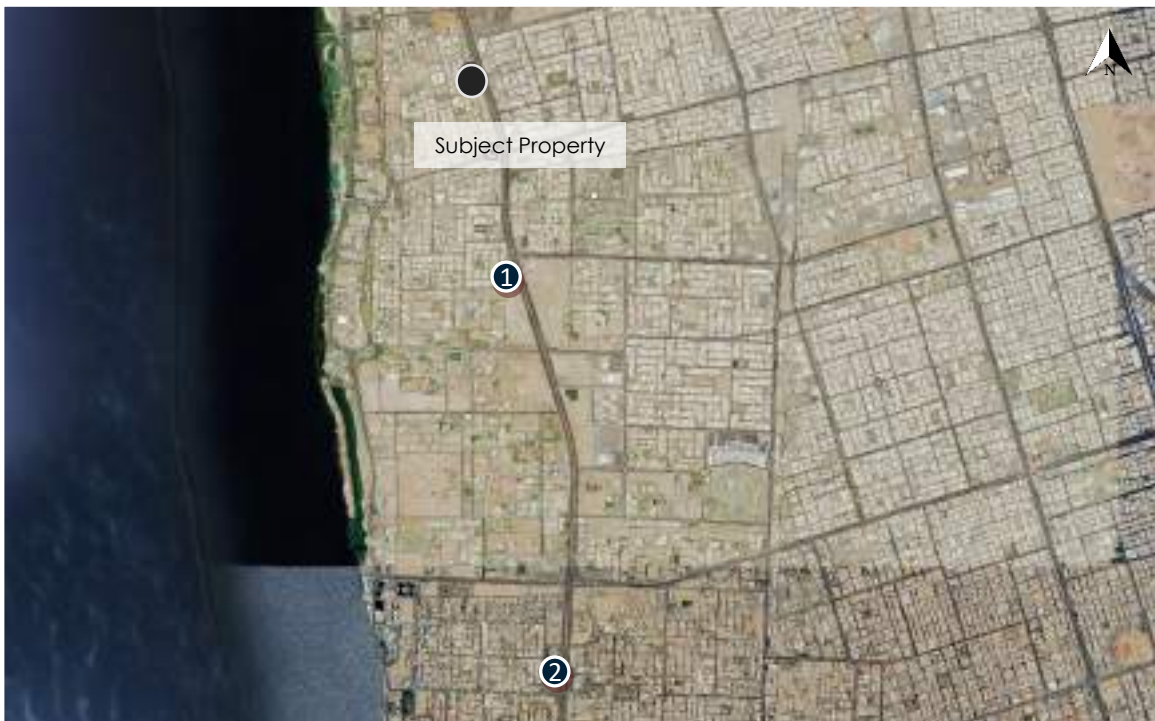
## 4.2 | Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.2 Property Income- Assumed Market Income - Showrooms

- An investigation was undertaken for the purpose of disclosing market values of similar type properties which have occurred in the area over the last year. The comparables contained here in are the best available indicators of market value for the subject property. Adjustments between the market data and the subject property were made for the elements identified in the next part.

Comparables List			
Property ID	Transaction Year	Area	Rental value/m <sup>2</sup>
Property 1	2023	160 m <sup>2</sup>	SAR 2,100
Property 2	2023	252 m <sup>2</sup>	SAR 2,033



Satellite photo showing subject property and comparables

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

We have conducted comparison to arrive at Showrooms Rents follows:

Comparison Criteria	Subject Property	Comparable 1		Comparable 2	
		Description	Adjustment %	Description	Adjustment %
Transaction Date		30/05/2023		30/5/2023	
Value/m <sup>2</sup>	-	SAR/m <sup>2</sup> 2,100		SAR/m <sup>2</sup> 2,033	
Transaction Type		Asking Price Offer	% 5.0-	Asking Price Offer	% 5.0-
Market Conditions		Similar	% 0.0	Similar	% 0.0
Adjusted Value / m <sup>2</sup>		105-		101.65-	
Value per square meter		SAR/m <sup>2</sup> 1,995		SAR/m <sup>2</sup> 1,931	
Accessibility	Easy	Easy	% 0.0	Easy	% 0.0
Location	Excellent	Excellent	% 0.0	Excellent	% 0.0
Finishing level	Excellent	Excellent	% 0.0	Excellent	% 0.0
Availability of parking	Available	Available	% 0.0	Available	% 0.0
Property age	3 years	2 years	% 1.0-	8 years	% 6.0
Street Width	80	80	% 0.0	80	% 0.0
Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 20-	% 1.0-	SAR/m <sup>2</sup> 116	% 6.0
Adjusted Value / m <sup>2</sup>	-	SAR/m <sup>2</sup> 1,975		SAR/m <sup>2</sup> 2,047	
Weighting	-	% 30		% 70	
Subject Property Adjusted Value (SAR/m <sup>2</sup> )	-	SAR 2,030			

The weighted average of the three comparables is calculated to arrive at the average value per sq.m for showrooms. The largest weight is awarded to comparable (2) as it carries more similarities to the subject property.



## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

Total revenue by market	
Net leasable area(m2 )	21,504
Cinemas area (m2)	2,304
Leasable area for showrooms (m2)	19,200
Rental value per square meter (SAR / m2 )	2,030
Income for showrooms	38,976,000
Income for cinemas	3,524,504
Total income	42,500,504
Vacancy (10%)	(4,250,050.4)
Gross Income	38,250,453.6
Media Revenue	1,056,925
Parking Revenue	900,000
Total revenue	40,207,378.6

- Due to the scarcity of properties similar to cinemas, parking and media, we were unable to reach suitable comparisons and relied on the Income sent from the client

#### 4.2.1.3 Income data approved in the valuation

The actual income data of the subject property was compared with the market Income and the following was found:

Element	Actual income data	Market data	The difference	
			SAR	%
Total Rental value of the property (SAR)	-	-	-	-
Gross Income (SAR)	35,355,240	40,207,378.6	4,852,138.6	13.72 %
The result	Market research reveals that the subject property generates income at the market rate with no significant variance. Comparables' income included in the previous research is similar to the subject property in terms of its exclusiveness of all Opex and vacancy costs. Therefore, we have used property income from the client as input in our valuation.			

## 4.2 Valuation Analysis

### 4.2.1 Income Approach- Discounted Cash Flow Method

#### 4.2.1.4 Assumptions

- Total income value is expected to increase by 9 % every 3 years.
- We have allocated a percentage of operation and maintenance estimated at 10 %

Project Assumptions	
Project period	10 years

Cap rate analysis							
Name of the property/fund	property	city	sector	property value	net income	Rate of Return	Year
Al Ahli REIT	Salama Mall	Jeddah	Commercial	SAR 240,677,190.00	SAR 23,102,976.00	% 9.6	2022
Al Rajhi REIT	Panda Al Rawdah	Jeddah	Commercial	SAR 25,210,831.36	SAR 2,075,419.49	% 8.2	2022
Al Khabir REIT	Ben 2 commercial and administrative center	Jeddah	Commercial / office	SAR 53,436,470.31	SAR 6,686,281.74	% 12.5	2022
Mulkia REIT	Dinar commercial building	Jeddah	Commercial / office	SAR 112,851,626.00	SAR 8,463,994.00	% 7.5	2022

- Cap Rate set at 7 % based on the averages of Cap Rates of funds and similar properties after excluding outliers.
- Annex 1 :details the cash flows of the subject property, where a 9% discount rate has been approved to calculate the value of the property, accordingly the value of the property is estimated in the manner of cash flows by:

Discount rate by observed or inferred rates/yields		
Rates	Value	Source
Risk-free rate	3.32%	<a href="#">Saudi Exchange</a>
Inflation rate	2.70%	<a href="#">General Authority for Statistics</a>
Market Risk	0.68%	<a href="#">knoema Platform Data</a>
Property Risk	2.30%	Valuer's estimate of the market
Discount rate	9.00%	

#### 4.2.1.5 Valuation Result

Income Approach Valuation Result	
Cap rate	7.00%
Discount rate	9.00%
<b>Income approach value (SAR)</b>	<b>507,584,538.19</b>

### 4.3 | Opinion of Value

Opinion of value	
Value	507,585,000
Written	Only five hundred seven million five hundred eighty-five thousand SAR
Currency	Saudi Riyal

### 4.4 | Validity of review and clarification

- Review is valid (30 days) from the date the first draft was issued.
- The estimated value of the property was reached through the following international methodologies and methods adopted by Saudi Authority for Accredited Valuers.



## Part 5

# Appendices

- 5.1 Documents
- 5.2 Cash flow analysis
- 5.3 Assumptions and Limiting Conditions
- 5.4 Valuation Standards

## 5.1 Documents



الرقم: 420208037288  
التاريخ: 1444/12/3

### وثيقة تملك عقار






1444/12/3  
فعال  
لا يوجد قيود

تاريخ الوثيقة  
الحالة  
التقيد  
قيمة الصفقة  
تاريخ الوثيقة السابقة

420208037288  
كتابة العدل الأولى بجدة  
12,790.9  
نقل ملكية  
320214018533

البيانات الأساسية  
رقم الوثيقة  
المصدر  
المساحة (م<sup>2</sup>)  
نوع العملية  
رقم الوثيقة السابقة

#### الملاك

رقم الهوية	الاسم	الجنسية	نسبة التملك
7001902688	الشركة السعودية للاقتصاد والتنمية للصناديق العقارية	-	100 %

لا يوجد  
لا يوجد


نموذج العقار  
الموقع

لا يوجد  
لا يوجد  
أ / 6  
ع / 462 / 3  
جدة  
الشاطئ

عقار 1 من 14  
رقم الهوية العقارية  
مساحة المقار م<sup>2</sup>  
نوع المقار  
رقم القطعة  
رقم المخطط  
المدينة  
الحي

الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			



## 5.1 Documents



الرقم: 420208037288  
التاريخ: 1444/12/3

# وثيقة تملك عقار

السوق العقاري  
Real Estate Market

---

**عقار 2 من 14**

لا يوجد	<b>نموذج المقار</b>	لا يوجد	<b>رقم الهوية المقارية</b>
		-	<b>مساحة المقار م<sup>2</sup></b>
		لا يوجد	<b>نوع المقار</b>
	<b>الموقع</b>	أ / 7	<b>رقم القطعة</b>
لا يوجد		ع / 462 / 3	<b>رقم المخطط</b>
		جدة	<b>المدينة</b>
		الشاطئ	<b>الحي</b>

الحد	النوع	وصف الحد	الطول (م)
شمالا			
جنوبا			
شرقا			
غربا			


**عقار 3 من 14**

لا يوجد	<b>نموذج المقار</b>	لا يوجد	<b>رقم الهوية المقارية</b>
		-	<b>مساحة المقار م<sup>2</sup></b>
		لا يوجد	<b>نوع المقار</b>
	<b>الموقع</b>	أ / 8	<b>رقم القطعة</b>
لا يوجد		ع / 462 / 3	<b>رقم المخطط</b>
		جدة	<b>المدينة</b>
		الشاطئ	<b>الحي</b>

الحد	النوع	وصف الحد	الطول (م)
شمالا			
جنوبا			
شرقا			
غربا			





## 5.1 Documents



الرقم: 420208037288  
التاريخ: 1444/12/3

# وثيقة تملك عقار

السوق العقارية Real Estate Market


### عقار 6 من 14

لا يوجد	نموذج العقار	لا يوجد	رقم الهوية العقارية
لا يوجد	الموقع	-	مساحة المقار م <sup>2</sup>
		لا يوجد	نوع المقار
		أ / 11	رقم القطعة
		ع / 462 / 3	رقم المخطط
		جدة	المدينة
		الشاطئ	الحي

الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			


### عقار 7 من 14

لا يوجد	نموذج العقار	لا يوجد	رقم الهوية العقارية
لا يوجد	الموقع	-	مساحة المقار م <sup>2</sup>
		لا يوجد	نوع المقار
		أ / 13	رقم القطعة
		ع / 462 / 3	رقم المخطط
		جدة	المدينة
		الشاطئ	الحي

الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			



## 5.1 Documents



الرقم: 420208037288  
التاريخ: 1444/12/3

# وثيقة تملك عقار

البلدية العقارية Real Estate Market  
وزارة العدل Ministry of Justice

### عقار 8 من 14

لا يوجد	<b>نموذج العقار</b>	لا يوجد	<b>رقم الهوية العقارية</b>
لا يوجد	<b>الموقع</b>	-	<b>مساحة المقار م<sup>2</sup></b>
		لا يوجد	<b>نوع المقار</b>
		أ / 14	<b>رقم القطعة</b>
		ع / 462 / 3	<b>رقم المخطط</b>
		جدة	<b>المدينة</b>
		الشاطئ	<b>الحي</b>

الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			

### عقار 9 من 14

لا يوجد	<b>نموذج العقار</b>	لا يوجد	<b>رقم الهوية العقارية</b>
لا يوجد	<b>الموقع</b>	-	<b>مساحة المقار م<sup>2</sup></b>
		لا يوجد	<b>نوع المقار</b>
		أ / 15	<b>رقم القطعة</b>
		ع / 462 / 3	<b>رقم المخطط</b>
		جدة	<b>المدينة</b>
		الشاطئ	<b>الحي</b>

الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			

## 5.1 Documents

رقم: 420208037288  
التاريخ: 1444/12/3

وثيقة تملك عقار

الهيئة العامة للعقار  
Real Estate Market

وزارة العدل  
Ministry of Justice

الهيئة العامة للعقار  
Real Estate Market

عقار 10 من 14

لا يوجد	نموذج المقار	لا يوجد	رقم الهوية العقارية	عقار 10 من 14
		-	مساحة المقار م <sup>2</sup>	
		لا يوجد	نوع العقار	
لا يوجد	الموقع	أ / 16	رقم القطعة	
		ع / 462 / 3	رقم المخطط	
		جدة	المدينة	
		الشاطئ	الحي	

عقار 11 من 14

لا يوجد	نموذج المقار	لا يوجد	رقم الهوية العقارية	عقار 11 من 14
		-	مساحة المقار م <sup>2</sup>	
		لا يوجد	نوع العقار	
لا يوجد	الموقع	أ / 17	رقم القطعة	
		ع / 462 / 3	رقم المخطط	
		جدة	المدينة	
		الشاطئ	الحي	

الحد

شمالا

جنوبا

شرقا

غربا

الحد

شمالا

جنوبا

شرقا

غربا

## 5.1 Documents

وثيقة تملك عقار		السوق العقارية Real Estate Market		وزارة العدل Ministry of Justice	
<p>رقم: 420208037288 التاريخ: 1444/12/3</p>		<p>رقم الهوية العقارية مساحة المقار م<sup>2</sup> نوع المقار رقم القطعة رقم المخطط المدينة الحي</p>		<p>عقار 12 من 14</p>	
لا يوجد	نموذج المقار	لا يوجد	-	لا يوجد	لا يوجد
لا يوجد	الموقع	لا يوجد	أ / 18	لا يوجد	لا يوجد
			ع / 462 / 3		
			جدة		
			الشاطئ		
الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )		
شمالا					
جنوبا					
شرقا					
غربا					
				عقار 13 من 14	
لا يوجد	نموذج المقار	لا يوجد	-	لا يوجد	لا يوجد
لا يوجد	الموقع	لا يوجد	أ / 19	لا يوجد	لا يوجد
			ع / 462 / 3		
			جدة		
			الشاطئ		
الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )		
شمالا					
جنوبا					
شرقا					
غربا					

## 5.1 Documents

وثيقة تملك عقار		عقار 14 من 14	
لا يوجد	نموذج العقار	لا يوجد	رقم الهوية العقارية
لا يوجد	الموقع	لا يوجد	مساحة المقارم <sup>2</sup>
		أ / 20	نوع العقار
		ع / 462 / 3	رقم القطعة
		جدة	رقم المخطط
		الشاطئ	المدينة
			الحي
الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			

## 5.1 Documents



الرقم: 320208037287  
التاريخ: 1444/12/3

# وثيقة تملك عقار





### البيانات الأساسية

1444/12/3	تاريخ الوثيقة	320208037287	رقم الوثيقة
فعال	الحالة	كتابة العدل الأولى بجدة	المصدر
لا يوجد قيود	القيود	16,954.8	المساحة (م <sup>2</sup> )
	قيمة الصفقة	نقل ملكية	نوع العملية
1438/5/23	تاريخ الوثيقة السابقة	920214018532	رقم الوثيقة السابقة

### الملاك

نسبة التملك	الجنسية	الاسم	رقم الهوية
100 %	-	الشركة السعودية للاقتصاد والتنمية للصناديق العقارية	7001902688

### عقار 1 من 12

لا يوجد	نموذج العقار	لا يوجد	رقم الهوية العقارية
	الموقع	-	مساحة العقار م <sup>2</sup>
لا يوجد	الموقع	لا يوجد	نوع العقار
	الموقع	أ / 21	رقم القطعة
	الموقع	ع / 462 / 3	رقم المخطط
	الموقع	جدة	المدينة
	الموقع	الشاطئ	الحي

الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالاً			
جنوباً			
شرقاً			
غرباً			

## 5.1 Documents



الرقم: 320208037287  
التاريخ: 1444/12/3

### وثيقة تملك عقار






#### عقار 2 من 12

لا يوجد	نموذج المقار	لا يوجد	رقم الهوية العقارية
لا يوجد	الموقع	-	مساحة المقار م <sup>2</sup>
لا يوجد		لا يوجد	نوع المقار
		أ / 22	رقم القطعة
		ع / 462 / 3	رقم المخطط
		جدة	المدينة
		الشاطئ	الحي


الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			

#### عقار 3 من 12

لا يوجد	نموذج المقار	لا يوجد	رقم الهوية العقارية
لا يوجد	الموقع	-	مساحة المقار م <sup>2</sup>
لا يوجد		لا يوجد	نوع المقار
		أ / 23	رقم القطعة
		ع / 462 / 3	رقم المخطط
		جدة	المدينة
		الشاطئ	الحي





الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			

## 5.1 Documents



الرقم: 320208037287  
التاريخ: 1444/12/3

### وثيقة تملك عقار

#### عقار 4 من 12

لا يوجد	نموذج العقار	لا يوجد	رقم الهوية العقارية
لا يوجد	الموقع	-	مساحة المقار م <sup>2</sup>
		لا يوجد	نوع العقار
		أ / 24	رقم القطعة
		ع / 462 / 3	رقم المخطط
		جدة	المدينة
		الشاطئ	الحي


الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			

#### عقار 5 من 12

لا يوجد	نموذج العقار	لا يوجد	رقم الهوية العقارية
لا يوجد	الموقع	-	مساحة المقار م <sup>2</sup>
		لا يوجد	نوع العقار
		أ / 25	رقم القطعة
		ع / 462 / 3	رقم المخطط
		جدة	المدينة
		الشاطئ	الحي




الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			

## 5.1 Documents



الرقم: 320208037287  
التاريخ: 1444/12/3

### وثيقة تملك عقار

#### عقار 6 من 12

لا يوجد	نموذج العقار	لا يوجد	رقم الهوية العقارية
لا يوجد	الموقع	لا يوجد	مساحة العقار م <sup>2</sup>
		أ / 26	نوع العقار
		ع / 462 / 3	رقم القطعة
		جدة	رقم المخطط
		الشاطئ	المدينة
			الحي

الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			


#### عقار 7 من 12

لا يوجد	نموذج العقار	لا يوجد	رقم الهوية العقارية
لا يوجد	الموقع	لا يوجد	مساحة العقار م <sup>2</sup>
		أ / 27	نوع العقار
		ع / 462 / 3	رقم القطعة
		جدة	رقم المخطط
		الشاطئ	المدينة
			الحي

الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			





## 5.1 Documents



الرقم: 320208037287  
التاريخ: 1444/12/3

# وثيقة تملك عقار

الهيئة العامة للعقار  
Real Estate Market

---

لا يوجد

لا يوجد

نموذج العقار

الموقع

لا يوجد

-

لا يوجد

أ / 28

ع / 462 / 3

جدة

الشاطئ

عقار 8 من 12

رقم الهوية العقارية

مساحة العقار م<sup>2</sup>

نوع العقار

رقم القطعة

رقم المخطط

المدينة

الحي

---

الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			

---

لا يوجد

لا يوجد

نموذج العقار

الموقع

لا يوجد

-

لا يوجد

أ / 29

ع / 462 / 3

جدة

الشاطئ

عقار 9 من 12

رقم الهوية العقارية

مساحة العقار م<sup>2</sup>

نوع العقار

رقم القطعة

رقم المخطط


المدينة

الحي

---




الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			

## 5.1 Documents



الرقم: 320208037287  
التاريخ: 1444/12/3

### وثيقة تملك عقار

#### عقار 10 من 12

لا يوجد	لا يوجد	لا يوجد	لا يوجد	
	نموذج العقار			رقم الهئية العقارية
		-		مساحة العقار م <sup>2</sup>
	الموقع		لا يوجد	نوع العقار
		أ / 30		رقم القطعة
لا يوجد		ع / 462 / 3		رقم المخطط
		جدة		المدينة
		الشاطئ		الحي

الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )	
				شمالا
				جنوبا
				شرقا
				غربا

#### عقار 11 من 12

لا يوجد	لا يوجد	لا يوجد	لا يوجد	
	نموذج العقار			رقم الهئية العقارية
		-		مساحة العقار م <sup>2</sup>
	الموقع		لا يوجد	نوع العقار
		أ / 31		رقم القطعة
لا يوجد		ع / 462 / 3		رقم المخطط
		جدة		المدينة
		الشاطئ		الحي

الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )	
				شمالا
				جنوبا
				شرقا
				غربا

## 5.1 Documents



الرقم: 320208037287  
التاريخ: 1444/12/3

# وثيقة تملك عقار

Real Estate Market | وزارة العدل | وزارة الداخلية

لا يوجد	نموذج العقار	لا يوجد	عقار 12 من 12
لا يوجد	الموقع	لا يوجد	رقم الهوية العقارية
		-	مساحة العقار م <sup>2</sup>
		لا يوجد	نوع العقار
		أ / 32	رقم القطعة
		ع / 462 / 3	رقم المخطط
		جدة	المدينة
		الشاطئ	الحي

الحد	النوع	وصف الحد	الطول (م <sup>2</sup> )
شمالا			
جنوبا			
شرقا			
غربا			

## 5.1 Documents



أمانة جدة

# رخصة بناء

المملكة العربية السعودية  
وزارة الشؤون البلدية والقروية  
إمارة محافظة جدة  
إدارة رخص البناء

**إضافة وتعديل**

رقم الرخصة	3900178239	التاريخ	26 ذي الحجة 1438	صلاحيتهما	25 ذي الحجة 1441
الاستخدام	رخصة بناء محلات تجارية	اسم صاحب الرخصة	عبدالعزیز أبراهيم عبدالعزیز آل أبراهيم جواد رقم 0505640019	رقم الصك	تاريخ الصك
البلدية	بحر القرية	رقم المخطط	رقم الكروكي	اسم الشارع	مساحة الأرض
		462/3 أ	3500128975	عبدالعزیز	52064.68

جميع المعونات الواردة بالمخططة الإلكترونية تعتبر علامة على المكتب الهندسي والمالك كل فيما يخصه وعلى جميع المكاتب الهندسية ضرورة إطلاع المالك على جميع المعونات وعين من مسئوليتها، بحيث لا تترك أو تتعد العزل الحراري وفي قبة العزل الحراري المعينة بمخطط العزل الحراري للمبنى، في حال تركيب ألواح الألياف المستخدمة في تكسية واجهات المبنى لكونها من النوع المغاوم للحريق

الجهة	الحدود	الارتفاع
الشمالي	53 ويحدها القطعة رقم 2 و 12	2.7%
الشرقي	203.45 م من الشمال للجنوب ويحدها طريق الملك 84 م	9.0%
الجنوبي	65 م ويحدها شارع عرض 15 م	7.3%
الغربي	203.40 م من الشمال للجنوب ويحدها شارع عرض 12	15.3%

المساحات وعدد الوحدات ومواقف السيارات							
محتويات المبنى	سكني		تجاري		اخرى		إجمالي
	عدد	مساحة	عدد	مساحة	عدد	مساحة	مساحة
مدرج - إضافة	0	0	0	0	0	0	3317.53
طاقق ارضي - مرخص	0	0	21	4261.34	0	479	4740.34
طاقق اول - مرخص	0	0	0	1640.62	0	174.95	1815.57
طاقق ثاني - إضافة	0	0	4	1185.15	0	170.48	1355.63

اجازات الكروكي	239010486
الشماليات	
الشرقيات	512274.37
المكتب الهندسي	
بروح للإستشارات الهندسية	
المكتب الهندسي	
بروح للإستشارات الهندسية	
قيمة رسوم الرخصة	36738.82

عدد المواضع	168	عدد غرف الكهرباء	3
-------------	-----	------------------	---



الكروكي الإرشادي

طون السور	532
عدد الوحدات	25
عدد الأدوار	3



كود الأمانة

الموافق الإداري	مفوض الشؤون البلدية والقروية
مهندس الدراسة	مهندس محمد عليان ذياب المسلم
رئيس لواء الحيز	رئيس لواء الحيز
اعتماد مدير السككي	صلاح عبدالرحمن العالكي
مدير إدارة رخص البناء	مدير إدارة رخص البناء
م. عمرو أحمد الرشيد	م. عمرو أحمد الرشيد

تعتبر الشروط العامة المدونة خلف نموذج رخصة البناء جزء لا يتجزأ من هذه الرخصة وعلى المالك المفيد بما نصت عليه هذه الشروط وضع تحت مسئولية

## 5.1 Documents



أمانة جدة

# رخصة بناء

المملكة العربية السعودية  
وزارة الشؤون البلدية والقروية  
إمارة منطقة جدة  
إدارة رخص البناء

**إصدار وتعديل**

رقم الرخصة	3900178244	التاريخ	27 ذي الحجة 1438	صلاحيتها	26 ذي الحجة 1441
الاستخدام	اسم صاحب الرخصة	رقم السجل	رقم الصك	تاريخ الصك	
رخصة بناء محلات تجارية	عبدالعزیز أبراهيم عبدالعزیز آل أبراهيم جنرال رقم 0505640019	1066543733	220308013678	8/شوك/1435	
البلدية	رقم الكروكي	رقم المخطط	الحي	اسم الشارع	مساحة الارض
إبخر الغربية	3600026711	بنوع رقم للمخطط	الشاطن	عبر سمن	14991.51

جميع التعديلات الواردة بالمعاملة الإلكترونية تعتبر ملزمة على المكتب الهندسي والمالك كل فيما يخصه وعلى جميع المكاتب الهندسية ضرورة إطلاع المالك على جميع التعديلات وتعتبر من مسؤوليته، يجب الالتزام بتنفيذ العزل الجداري وفق قيم العزل الجداري المحددة بمخطط العزل الجداري للمبنى، الالتزام بالاشتراطات الدفاع المدني في تركيب الواحبات لجميع العناصر التي تحت الأشطاء أو الترميم

الجهة	الحدود	الامتداد
الشمال	66.59 م من الشرق للغرب وحدفا شارع عرض 15	7.24
الشرق	204 م من الجنوب للشمال وحدفا شارع عرض 8.4	8.58
الجنوب	84.70 م من الغرب للشمال وحدفا شارع عرض 20	7.24
الغرب	204 م من الشمال للجنوب وحدفا شارع عرض 15	17.20

المساحات وعدد الوحدات ومواقف السيارات							احتياجات الكروكي			
إجمالي		اخرى		تجارية		سكني		محتويات المبنى		
مساحة	عدد	مساحة	عدد	مساحة	عدد	مساحة	عدد			
3786.25	0	0	0	0	0	0	0	دروم - إضافة	الشماليات	
7226.64	23	453.34	0	6773.3	23	0	0	طابق ارضي - مرخص	2389909.62	
3048.93	0	235.89	0	2813.04	0	0	0	طابق اول - مرخص	السرفيات	
2198.69	5	231.53	0	1967.16	5	0	0	طابق ثاني - إضافة	912564.80	
عدد غرف الكهرباء: 3							عدد المواقف: 257		المكتب الهندسي	بروح للإستشارات الهندسية
									المكتب الهندسي	بروح للإستشارات الهندسية
									خدمة رسومات الرخصة	80814.92



الكروكي الإرشادي

طول السور	568
عدد الوحدات	28
عدد الأدوار	3

المدقق الإداري	فهد السور
مهندس الدراسة	أحمد سعد علوان العامدي
اعتماد مدير السكني	ريان أبو الخير
مدير إدارة رخص البناء	صلاح عبدالرحمن المالكي
	م. عمرو أحمد الرشيد



كود الأمانة

يتم السرد العامة المدونة خلف نموذج رخصة البناء جزء لا يتجزأ من هذه الرخصة وعلى المالك البعد بما نصت عليه هذه السروط ورفع تحت مسؤوليته

## 5.1 Documents

Tenant	Unit Number	et Leasable Are	Lease Start	Lease End	urrent Annual Re	ent/ NLA
1.01 Evox Ladies	1, 2 & 3	2,229	1-Feb-22	31-Jan-26	2,387,113	1,071
1.02 Brew 92	4 & 5	333	1-Dec-21	30-Nov-25	920,808	2,785
1.03 Kerastase	6	115	1-Feb-21	31-Jan-26	198,375	1,725
1.04 Cups & Cones	7	111	1-Jun-21	31-May-26	233,600	2,105
1.05 Soore Restaurant	8A	342	15-Apr-23	14-Apr-28	990,496	2,896
1.06 EL & N	9	401	15-Aug-22	14-Aug-27	955,305	2,382
1.07 Starbucks	10	162	1-Nov-22	31-Oct-26	324,000	2,000
1.08 Vacant	11	457			-	0
1.09 Enzo	12	174	1-Dec-20	30-Nov-25	436,828	2,511
1.10 DRNK Café	13	121	15-Dec-20	14-Dec-25	361,788	2,990
1.11 SONYD	14	498	1-May-21	30-Apr-26	855,635	1,718
1.12 Slushy's	15	132	1-Apr-21	31-Mar-26	402,270	3,048
1.13 Astra	16	75	1-Dec-20	30-Nov-25	237,188	3,163
1.14 Ketchup	17 & 18	258	1-Feb-21	31-Jan-26	771,420	2,990
1.15 Parilla De Brazil	19	373	15-Apr-22	14-Apr-26	846,112	2,268
1.16 Olive garden	20	1,008	1-Mar-22	29-Feb-28	2,072,760	2,056
1.17 Overdose	21	213	1-Dec-21	30-Nov-23	589,784	2,769
1.18 Beit Ward	22	252	1-Dec-20	30-Nov-25	500,000	1,984
1.19 Esso	23 & 24	506	1-Dec-20	30-Nov-25	1,168,226	2,309
1.20 Grande	25	171	15-Jan-23	14-Jan-28	399,452	2,336
1.21 Café Fahrenheit	26	333	15-Jul-22	14-Jul-27	708,975	2,129
1.22 Nail shop	27	722	1-Feb-21	31-Jan-26	1,126,080	1,560
1.23 KQA	28	404	15-Apr-21	14-Apr-26	933,570	2,311
1.24 Ukijo	29	491	1-Dec-20	30-Nov-25	804,425	1,638
1.25 Beit Ward	30 & 31	629	1-Dec-20	30-Nov-25	1,000,000	1,590
1.26 Vacant	32 - A	438			-	0
1.27 66 Cups	32 - B	223	15-Mar-21	14-Mar-26	518,190	2,324
1.28 Patchi	33 & 34	434	1-Nov-21	31-Oct-26	416,185	959
1.29 Petromin Jeep	35	709	1-Jan-22	31-Dec-26	1,407,946	1,986
1.30 AGAVE	36	512	15-Mar-21	14-Mar-26	1,002,570	1,958
1.31 Plan B	37	594	1-Dec-20	30-Nov-23	1,255,281	2,113
1.32 Deera	38	300	1-May-21	30-Apr-26	642,620	2,142
1.33 50 GM Café	39	224	15-Feb-22	14-Feb-26	572,804	2,557
1.34 Vacant	40	398			-	0
1.35 Merze	41	273	15-Mar-22	14-Mar-26	643,253	2,356
1.36 Muvi Cinemas	42	315	15-Dec-21	14-Dec-31	482,328	1,530
1.37 Muvi Cinemas	43,44 & 45	1,989	15-Dec-21	14-Dec-31	3,042,176	1,530
1.38 AlQubba	A5	629	15-Feb-22	14-Feb-26	560,596	891
1.39 Generes	A6	782	14-Feb-22	13-Feb-27	830,300	1,062
1.40 Vacant	B2-A	531			-	0
1.41 Vacant	B2-B	130			-	0
1.42 Millionair	Roof B4	1,307	1-Jun-22	31-May-26	1,052,136	805
1.43 El Diamante	Roof B5	510	1-Jul-22	30-Jun-27	703,800	1,380
1.44 Vacant	F100	11	15-Mar-23	14-Mar-24	100,000	8,929
1.45 Lion Location	A3	684	15-Mar-23	14-Mar-28	943,920	1,380
<b>Total Lease Revenue</b>		<b>21,504</b>			<b>33,398,314</b>	
<b>Media Revenue</b>						
Media Revenue					1,056,925	
<b>Total Media Revenue</b>					<b>1,056,925</b>	
<b>Parking Revenue</b>						
Parking Revenue					900,000	
<b>Total Parking Revenue</b>					<b>900,000</b>	
<b>Total Revenue</b>					<b>35,355,240</b>	

## 5.2 | Cash flow analysis

Cash flow analysis	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenues	391,514,459	35,335,240	35,335,240	35,335,240	38,515,412	38,515,412	38,515,412	41,695,583	41,695,583	41,695,583	44,875,755
Vacancy - 0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Operation & Maintenance - 10.0%	(39,151,445.92)	(3,533,524.00)	(3,533,524.00)	(3,533,524.00)	(3,851,541.16)	(3,851,541.16)	(3,851,541.16)	(4,169,558.32)	(4,169,558.32)	(4,169,558.32)	(4,487,575.48)
Net income	352,363,013	31,801,716	31,801,716	31,801,716	34,663,870	34,663,870	34,663,870	37,526,025	37,526,025	37,526,025	40,388,179
Terminal value	576,973,990	0	0	0	0	0	0	0	0	0	576,973,990
Net cash flow	929,337,003.57	31,801,716.00	31,801,716.00	31,801,716.00	34,663,870.44	34,663,870.44	34,663,870.44	37,526,024.88	37,526,024.88	37,526,024.88	617,362,169.61
Discount rate	-	1.00	0.92	0.84	0.77	0.71	0.65	0.60	0.55	0.50	0.46
Net present value	507,584,538	31,801,716	29,175,886	26,766,868	26,766,868	24,556,760	22,529,137	22,375,543	20,528,021	18,833,046	284,250,693
<b>KPIs</b>	<b>Total</b>										
NPV at Discount Rate - 9.5%	507,584,538.19										
<b>Total Property Value</b>	<b>SAR 507,585,000</b>										

## 5.3 | Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limiting conditions :

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the addressee, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of the appraiser, ESNAD. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the addressee in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment.

The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be following all zoning and legal encumbrances.

The valuation report is based on the data available at the time the assignment is completed. Reasonable amendments or modifications to the valuation based on new information made available after the review was completed will be made, as soon as reasonably possible, for an additional fee.

All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject properties was made by this appraiser. Inspection of visual components of the subject was made, which should not be utilized as, or in lieu of, an engineering inspection, or an environmental inspection. The valuation report assignment was not based on a requested minimum valuation, a specific review, or the approval of a loan.

Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the valuation report.

To the best of our knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.

The valuation report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are Esnad's unbiased professional analysis, opinions, and conclusions.

The valuation report is predicated on the extraordinary assumption that the subject can be exposed for sale commensurate with the definition of market value contained herein. If found to be false, the opined value may or may not be impacted.

For the purpose of this valuation, ownership is assumed freehold. We were not provided with municipality constriction permit due to unavailability of the documents with the client the time the valuation is conducted. Should any document be found contrary to this assumption, opinion of value is impacted accordingly, and will require further analysis.



## 5.4 | Valuation Standards

### 5.4.1 Valuation Standards

- All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Council ("IVSC"), by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by appropriately qualified Taqeem valuers.

### 5.4.2 Valuation Basis

- Our reports state the basis of the valuation and, unless otherwise noted, the basis of valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our report or appended to these General Principles.

### 5.4.3 Assumptions and Special Assumptions

- Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:
- These types of assumptions generally fall into one of two categories:
- (a) assumed facts that are consistent with, or could be consistent with, those existing at the date of valuation ("Assumption"), and
- (b) assumed facts that differ from those existing at the date of valuation ("Special Assumption").
- All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the valuation is required.
- We will not take steps to verify any assumptions.

### 5.4.4 Disposal Costs Taxation and Other Liabilities

- No allowances are made for any expenses of realization, or for taxation, which might arise in the event of a disposal. All property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we consider purchaser's costs in investment valuations in accordance with market conventions.
- No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

### 5.4.5 Sources of Information

- Where we have been provided with information by the addressee, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

### 5.4.6 Title and Tenancy Information

- We assume, unless informed to the contrary, that each property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation, we recommend that reliance should not be placed on our interpretation without verification by your lawyers.
- We have assumed that all information provided by the addressee, or its agents, is correct, up to date and can be relied upon.

## 5.4 | Valuation Standards

### 5.4.7 City Planning, Zoning and Regulations

Information on city planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available in electronic or other sources. It is obtained purely to assist us in forming an opinion of market and should not be relied upon for other purposes. If reliance is required, we recommend that verification be obtained from lawyers that:

- I. the position is correctly stated in our report;
- II. the property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable by-laws.

### 5.4.8 Surveys

Our reports state the basis of the Unless expressly instructed, we do not carry out any survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. Unless stated otherwise in our reports.

### 5.4.9 Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

### 5.4.10 Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with the client.

### 5.4.11 Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

**Composite Panels.** Insurance cover, for buildings incorporating certain types of composite panel may only be available subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

**Terrorism.** Our valuations have been made on the basis that the properties are insured against risks of loss or damage.

**Flood and Rising Water Table.** Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available or may only be available on onerous terms.

### 5.4.12 Outstanding Debts

In the case of property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favor of contractors, subcontractors or any members of the professional or design team.

### 5.4.13 Confidentiality and Third-Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

### 5.4.14 Plans and Maps

All plans and maps included in our report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under license. All rights are reserved



Thank you

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نحن لك سند  
We support you