

Fund Objectives and Dividend Policy

Acquire developed and ready to use properties in order to generate regular rental income and distribute at least 90% of the Fund's net profit to the unitholders throughout the term of the Fund. The Fund Manager is expected to announce dividends, record dates and distribution dates within 40 business days from the end of June and December of each calendar year. Dividends will be deposited within 90 business days of the announcement. Excluding capital gains from the sale of assets which may be reinvested for acquiring assets for the interests of unitholders.

Fund Factsheet

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

Performance of Unit Price



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

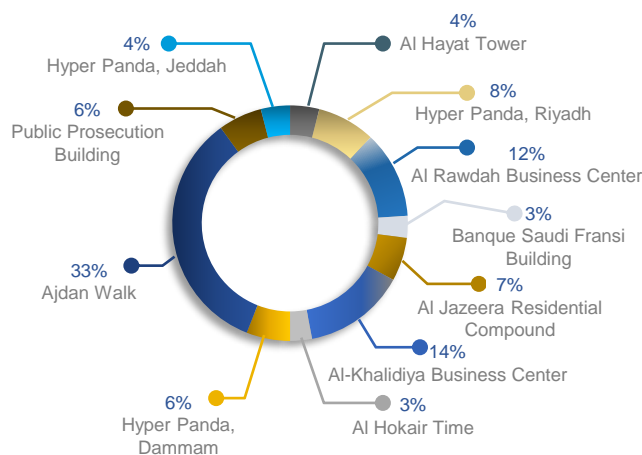
- The financing fee has been reduced by 45 basis points with the transition in SAIBOR from annually to semi-annual. For more details, please refer to the announcement on Tadawul's and the Fund Manager's websites dated 19 April 2020.
- A hedging agreement was signed in order to maintain the financing charges at a fixed rate. For more details, please refer to the announcement on Tadawul's and the Fund Manager's websites dated 21 May 2020 and 23 June 2020.
- For more details about the tenants requests amid COVID-19 crisis, please refer to the announcement on Tadawul's and the Fund Manager's websites dated 21 June 2020.

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Unit Price at the End of Quarter	8.22
Rental Income per Unit	0.31
Rental Income on the Unit Price	2,281,159
Expense Ratio and Percentage of Total Fees and Charges	2.24%
Percentage of the Fund's Costs to the Fund's Total Assets Value	1.19%
Percentage of Borrowing to the Fund's Total Assets Value	46.38%
NAV	562,820,516
NAV/Unit	9.3803
NAV (Fair Value)*	596,769,484
NAV/Unit (Fair Value)	9.9462

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

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



Any Profit Paid After the Last Disclosed Report

Dividends Distributed to the Unitholders	
Announcement Date	2 July 2020
Record Date	6 July 2020
Total Dividend Distribution	SAR 9,150,000
Dividend Distribution Amount per Unit	SAR 0.1525
Percentage of Dividend to initial unit price	6.10% on an annualized basis
Period	Q2 2020