

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.

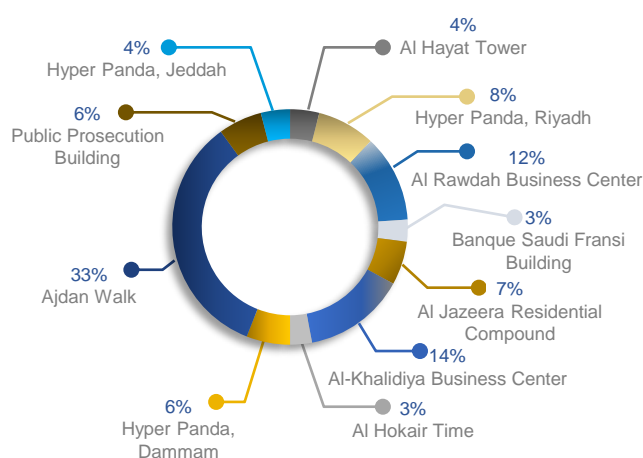
Fund Factsheet

Fund Size Upon Listing	SAR 600 million
Number of Units Listed	60 million units
Currency	Saudi Riyals (SAR)
Headquarters	Jeddah, 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

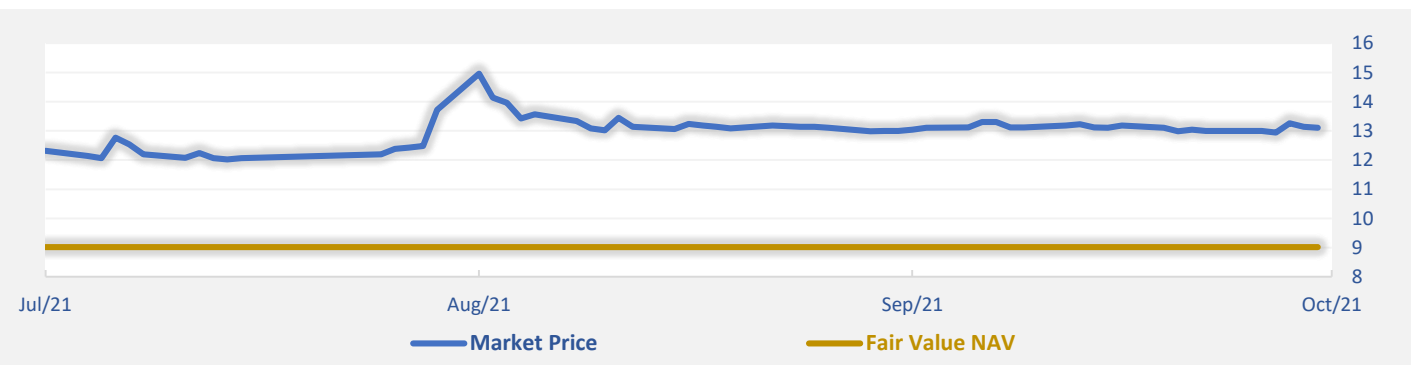
Occupancy

Name	Occupancy %
Al Hayat Hotel Apartments Tower	5%
Hyper Panda - Riyadh	100%
Al Jazeera Residential Compound	100%
Public Prosecution Building	100%
Al Khalidiya Business Center	87%
Hyper Panda - Jeddah	100%
Al Rawdah Business Center	78%
Building leased to Banque Saudi Fransi	100%
Hyper Panda – Dammam	100%
Al Hokair Time	100%
Ajdan Walk	100%

Assets Allocation



Performance of Unit Price



Dividends

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

	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020
Total Distributed Dividends	9,750,000	9,150,000	9,150,000	7,500,000	7,500,000
Number of Existing Units	60,000,000	60,000,000	60,000,000	60,000,000	60,000,000
Dividends Distributed Per Unit	0.1625	0.1525	0.1525	0.125	0.125
% of Distribution from NAV	1.81%	1.62%	1.62%	1.30%	1.30%
Eligibility Date	30 SEP 2021	30 JUN 2021	05 APR 2021	28 DEC 2020	18 OCT 2020

Expenses and Fees

Description	Amount	% to Total Assets Value	Cap (Limit)
Operating expenses	1,385,866	0.13%	Not to exceed 7% of the rental income of the property
Management fees	1,453,776	0.14%	1% of the Fund's net assets according to the latest financial statements
Finance fees	3,180,319	0.30%	NA
Professional fees	156,834	0.01%	NA
Other costs	-	0%	1% of the Fund's net assets according to the latest financial statements
Depreciation and amortization	4,040,790	0.38%	NA
Total expenses	10,217,585	0.97%	-

Financial Indicators

Unit Price at the End of Quarter	13.10
Rental Income per Unit	0.30
Rental Income on the Unit Price	1,386,656
Expense Ratio and Percentage of Total Fees and Charges	2.00%
Percentage of the Fund's Costs to the Fund's Total Assets Value	1.00%
Percentage of borrowing to the fund's total assets value, period for fulfillment and due date	47.89% Period: NA Due date: 31 Dec 2021
NAV (Book Value)	510,952,748
NAV/Unit (Book Value)	8.5159
NAV (Fair Value for Real Estate Investments) *	541,066,575
NAV/Unit (Fair Value)	9.0178
Fund's Total Assets Value for Q3 2021	1,050,861,245

*NAV (Fair Value) is based on the latest valuations as of 30 June 2021

Changes that Affect the Fund's Function

The Fund Manager is currently working on completing the necessary procedures to start increasing the Fund's capital.

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