

SEDCO Capital REIT Fund

Quarterly Statement

Q3 2023



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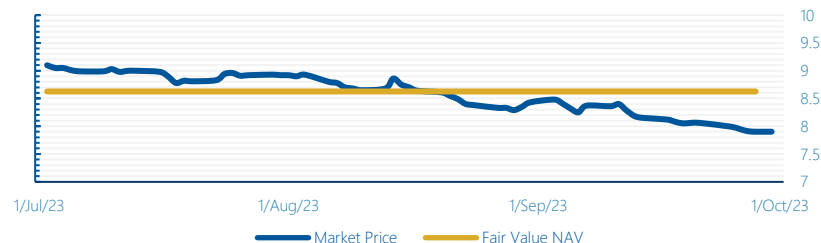
Fund Objectives and Dividend Policy

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

Fund Factsheet

Fund Size Upon Listing	SAR 600,000,000
Number of Units Upon Listing	60,000,000 Units
Fund Size After Increasing the Fund's Assets	SAR 1,869,444,440
Number of Units After Increasing the Fund's Assets	186,944,444 Units
Currency	Saudi Riyals (SAR)
Headquarter	Jeddah, Kingdom of Saudi Arabia
Operation Date	1 April 2018
Listing Date	1 May 2018
Fund Term	99 years following the date of listing

Performance of Unit Price



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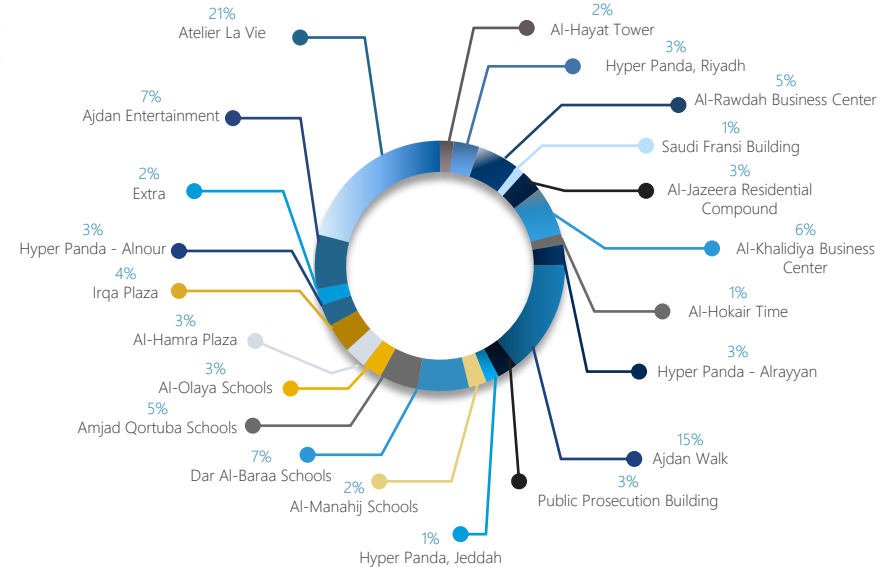
Quarterly Statement – Q3 2023



Occupancy

#	Name	Occupancy
1	Al Hayat Hotel Apartments Tower - Riyadh	100%
2	Hyper Panda - Riyadh	100%
3	Al Jazeera Residential Compound - Riyadh	96%
4	Public Prosecution Building - Jeddah	100%
5	Al Khalidiya Business Center - Jeddah	82%
6	Hyper Panda - Jeddah	100%
7	Al Rawdah Business Center - Jeddah	74%
8	Building leased to Banque Saudi Fransi-Dammam	100%
9	Hyper Panda - AlRayan - Dammam	100%
10	Al Hokair Time - Dammam	100%
11	Ajdan Walk - Al Khobar	100%
12	Al Manahij Schools - Riyadh	100%
13	Dar Al Baraa Schools - Riyadh	100%
14	Amjad Qortuba Schools - Riyadh	100%
15	Al Olaya Schools - Riyadh	100%
16	Al Hamra Plaza - Riyadh	100%
17	Irqa Plaza - Riyadh	93%
18	Extra - Dammam	100%
19	Hyper Panda - Alnour - Dammam	100%
20	Ajdan Entertainment – Al Khobar	100%
21	Atelier La Vie - Jeddah	89%

Assets Allocation



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Quarterly Statement – Q3 2023



Dividends

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

	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
Total Distributed Dividends (SAR)	25,071,875	18,359,375	21,296,875	21,296,875	20,562,500
Number of Existing Units	186,944,444	117,500,000	117,500,000	117,500,000	117,500,000
Dividends Distributed Per Unit (SAR)	0.13411	0.15625	0.18125	0.18125	0.1750
% of Distribution from NAV	2.43%	1.78%	2.05%	2.05%	1.94%
Eligibility Date	03 August 2023	09 MAY 2023	29 DEC 2022	6 OCT 2022	13 JUL 2022

Expenses and Fees

Description	Amount	% to Total Assets Value	Cap (Limit)
Operating expenses	4,121,745	0.17%	Not to exceed 7% of the rental income of the property
Management fees	4,246,923	0.17%	1% of the Fund's net assets according to the latest financial statements
Finance fees	14,312,089	0.58%	NA
Professional fees	2,872,176	0.12%	NA
Other costs	(99,878)	0.00%	1% of the Fund's net assets according to the latest financial statements
Depreciation and amortization	45,394,742	1.84%	NA
Total expenses	70,847,797	2.87%	-



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Financial Indicators

Unit Price at the End of Quarter	7.90
Rental Income per Unit	0.24
Rental Income on the Unit Price	5,668,909
Expense Ratio and Percentage of Total Fees and Charges	4.58%
Percentage of the Fund's Costs to the Fund's Total Assets Value	2.95%
Percentage of borrowing to the fund's total assets value, period for fulfillment and due date	34% Period: NA Due date: October 2027
NAV (Book Value)	1,545,316,744
NAV/Unit (Book Value)	8.2662
NAV (Fair Value for Real Estate Investments)*	1,612,026,560
NAV/Unit (Fair Value)	8.6230
Fund's Total Assets Value	2,467,078,982

*NAV (Fair Value) is based on the latest valuations as of 30 June 2023.

Changes that Affect the Fund's Function

- Change in the membership of the Board of Directors of SEDCO Capital REIT Fund due to the resignation of a member of the Board of Directors Mr. Tareq Linjawi (Fund Chairman and Independent), Members of the Fund Board after the Change: Mr. Ziad Alakeel (Independent), Mr. Samer Abu Aker (non-independent), Mr. Abdulwahhab Abed (non-independent)
- The interim financial statements of SEDCO Capital REIT Fund 's for the period ending on 30/06/2023 has been published to the public.

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