

## 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.

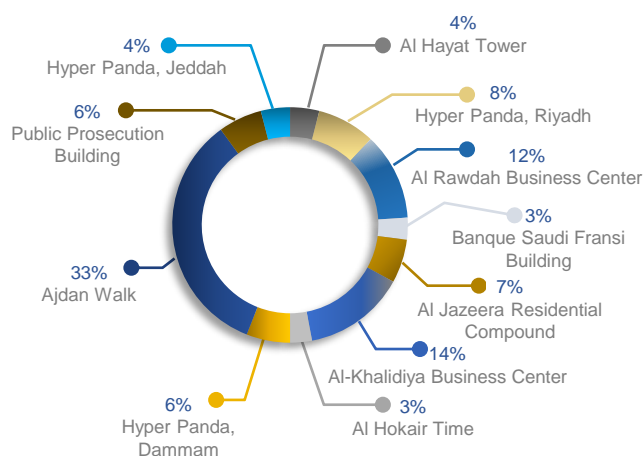
## Fund Factsheet

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

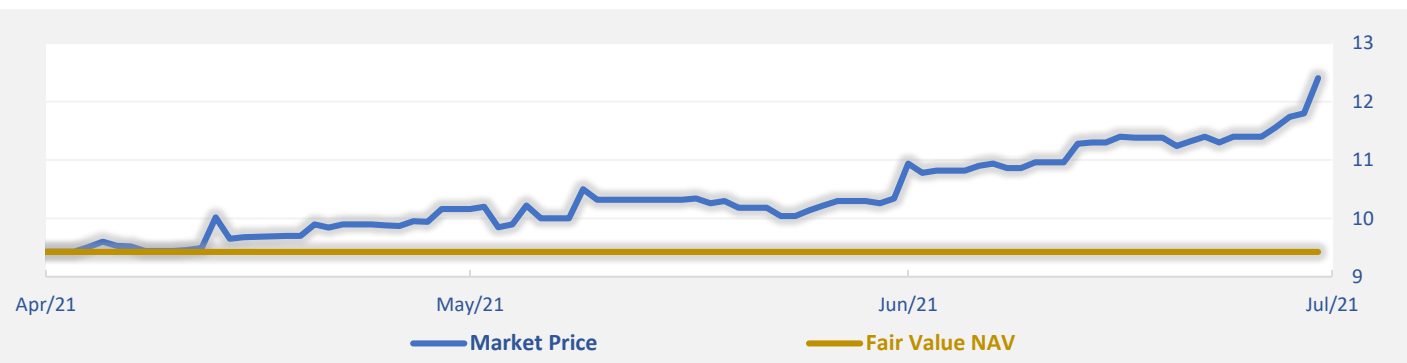
## Occupancy

Name	Occupancy %
Al Hayat Hotel Apartments Tower	5%
Hyper Panda - Riyadh	100%
Al Jazeera Residential Compound	99%
Public Prosecution Building	100%
Al Khalidiya Business Center	87%
Hyper Panda - Jeddah	100%
Al Rawdah Business Center	75%
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.

	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
<b>Total Distributed Dividends</b>	9,150,000	9,150,000	7,500,000	7,500,000	9,150,000
<b>Number of Existing Units</b>	60,000,000	60,000,000	60,000,000	60,000,000	60,000,000
<b>Dividends Distributed Per Unit</b>	0.1525	0.1525	0.125	0.125	0.1525
<b>% of Distribution from NAV</b>	1.62%	1.62%	1.30%	1.30%	1.55%
<b>Eligibility Date</b>	30 JUN 2021	05 APR 2021	28 DEC 2020	18 OCT 2020	06 JUL 2020

## Expenses and Fees

Description	Amount	% to Total Assets Value	Cap (Limit)
Operating expenses	1,265,030	0.12%	Not to exceed 7% of the rental income of the property
Management fees	1,490,663	0.14%	1% of the Fund's net assets according to the latest financial statements
Finance fees	3,948,325	0.37%	NA
Professional fees	182,252	0.02%	NA
Other costs	-	0%	1% of the Fund's net assets according to the latest financial statements
Depreciation and amortization	4,040,815	0.38%	NA
Total expenses	10,927,085	1.02%	-

## Financial Indicators

<b>Unit Price at the End of Quarter</b>	12.40
<b>Rental Income per Unit</b>	0.31
<b>Rental Income on the Unit Price</b>	1,477,703
<b>Expense Ratio and Percentage of Total Fees and Charges</b>	1.94%
<b>Percentage of the Fund's Costs to the Fund's Total Assets Value</b>	1.02%
<b>Percentage of borrowing to the fund's total assets value, period for fulfillment and due date.</b>	45.55% Period: NA Due date.: 31 Dec 2021
<b>NAV (Book Value)</b>	532,682,674
<b>NAV/Unit (Book Value)</b>	8.8780
<b>NAV (Fair Value for Real Estate Investments) *</b>	564,043,461
<b>NAV/Unit (Fair Value)</b>	9.4007
<b>Fund's Total Assets Value for Q2 2021</b>	1,072,663,015

\*NAV (Fair Value) is based on the latest valuations as of 31 December 2020

## 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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