

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



Changes that Affect the Fund's Function

The Fund Manager announced the receipt of an initial ruling from the General Court in Jeddah to terminate the lease agreement of Burj Al Hayat Hotel in Riyadh. The tenant has filed a lawsuit to terminate the lease agreement claiming that the property has been underutilized. For more details, please refer to the announcement on the Exchange's and the Fund Manager's websites dated 17 December 2020.

Profit Paid After the Last Disclosed Report

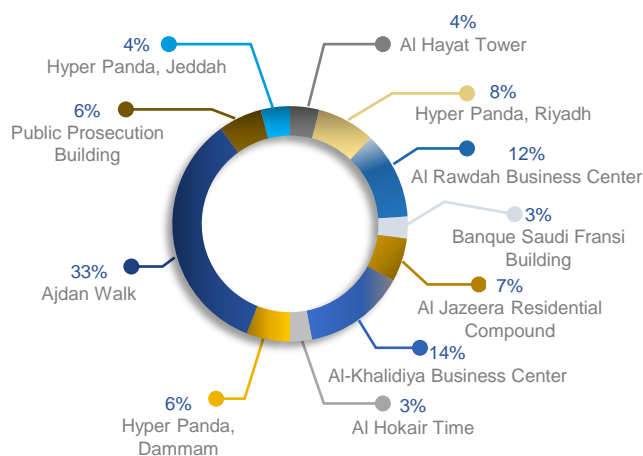
- On 14 October 2020, the Fund Manager announced a dividend distribution of SAR 7,500,000 for Q3 2020. That is, SAR 0.1250 per unit (being 5.00% on an annualized basis).
- On 24 December 2020, the Fund Manager announced a dividend distribution of SAR 7,500,000 for Q4 2020. That is, SAR 0.1250 per unit (being 5.00% on an annualized basis).

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Unit Price at the End of Quarter	9.35
Rental Income per Unit	0.26
Rental Income on the Unit Price	1,650,693
Expense Ratio and Percentage of Total Fees and Charges	2.32%
Percentage of the Fund's Costs to the Fund's Total Assets Value	1.21%
Percentage of Borrowing to the Fund's Total Assets Value	46.67%
NAV	545,019,126
NAV/Unit	9.0837
NAV (Fair Value)*	573,322,737
NAV/Unit (Fair Value)	9.5554

*NAV (Fair Value) is based on the latest valuations as of 30 June 2020.

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



Dividends Distribution for Fiscal Year 2020

Announcement Date	Distribution Date	Amount
07 APR 2020	30 APR 2020	0.1525
02 JUL 2020	11 AUG 2020	0.1525
14 OCT 2020	10 NOV 2020	0.1250
24 DEC 2020	N/A	0.1250