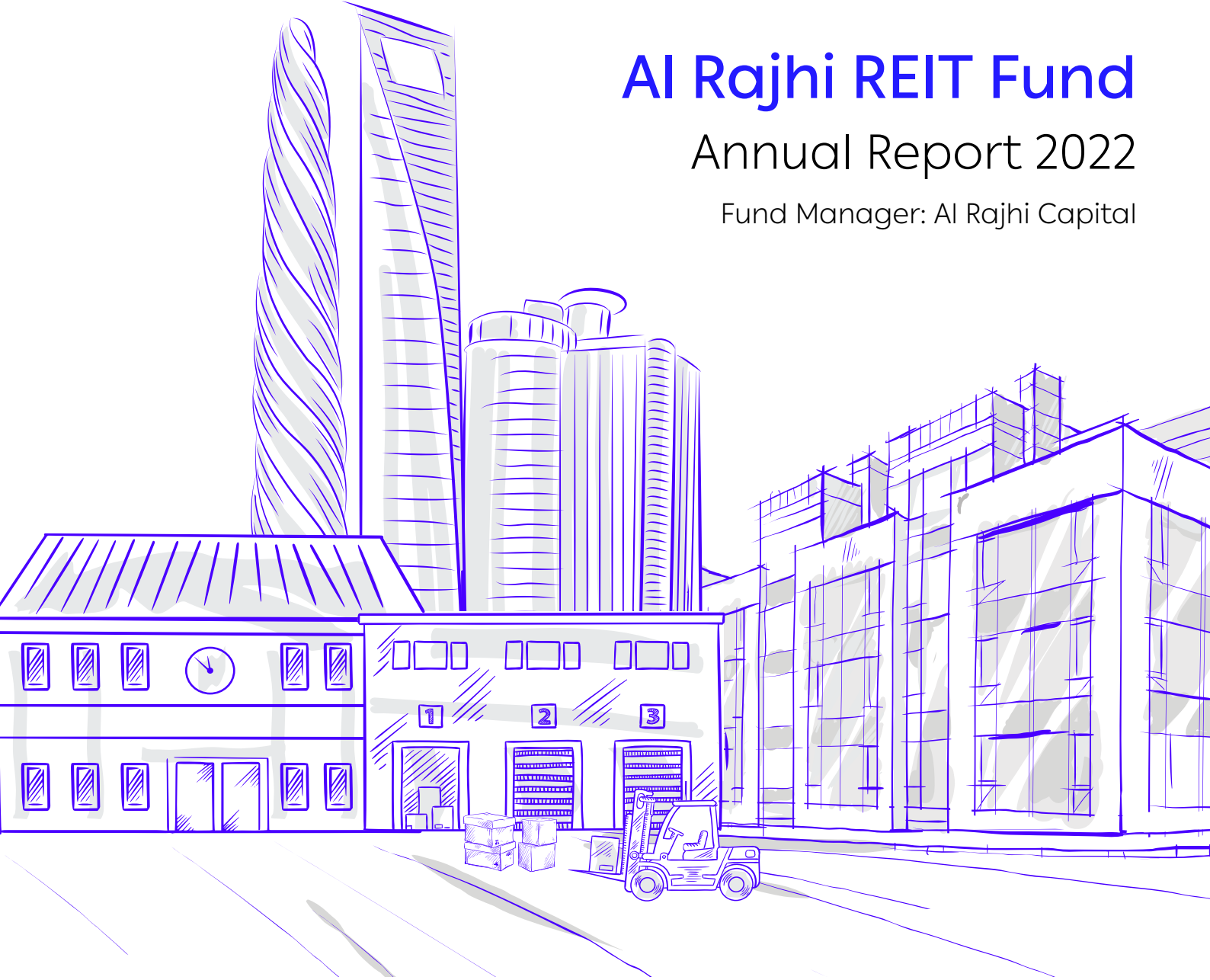


Al Rajhi REIT Fund

Annual Report 2022

Fund Manager: Al Rajhi Capital



Al Rajhi Capital, Head Office

King Fahad Road - Al Muruj Dist. Unit No 1

PO Box 5561 - Riyadh 11432 - Kingdom of Saudi Arabia

T: 800 124 5858 - F: (+966) 11 460 0625

www.alrajhi-capital.sa



Al Rajhi Capital is a Saudi Closed Joint Stock Company (Commercial Registration: 1010241681) with a paid-up capital of SAR 500 million, and regulated by Saudi Arabia's Capital Market Authority (License number: 37-07068). The Company provides asset management, brokerage and investment bankin, which is: Dealing as a Principal, Agent & Underwriter, & Managing & Operating Investment Funds and Discretionary Portfolios, in addition to Arranging, Advising and Custody.



The Custodian of the Two Holy Mosques

King Salman Bin Abdulaziz Al Saud



His Royal Highness Crown Prince

Mohammad Bin Salman Al Saud

Name & Address of Fund Manager

Al Rajhi Capital Company

King Fahd Road – Al Murooj District, P.O. Box 5561, Riyadh 11432

Telephone: 8001245858, Kingdom of Saudi Arabia

Commercial Registration No. 1010241681

CMA License Number 07068/37

Website: www.alrajhi-capital.sa

Name & Address of Custodian

KASB Capital

Al-Nafl District – King Abdulaziz Road, Building No. 6747, First Floor, office number (1-2-3)-Riyadh- Kingdom of Saudi Arabia-P.O. Box 395737, Riyadh 11375

Telephone: 920000757

Kingdom of Saudi Arabia

Website: www.kasbcapital.sa

Name & Address of Auditor

PKF Al-Bassam and co.

Prince Mohammed bin Abdulaziz Road,

P.O Box 69658, Riyadh 11557,

Kingdom of Saudi Arabia

Website: www.pkfalbassam.com

About Al Rajhi REIT Fund

Al Rajhi REIT Fund (the 'REIT') is a closed-ended Shariah-compliant real estate investment traded fund. The REIT operates in accordance with Real Estate Investment Funds Regulations issued by the CMA. The primary investment objective of the REIT is to provide Unitholders with periodic income by investing in income producing real estate assets in Saudi Arabia. The Fund Manager is targeting to distribute to Unitholders an annual cash dividend of no less than 90% of the REIT's Net Profits. It is expected that the amount of such annual dividend will increase over the REIT's term as the number of income-producing properties in the REIT's portfolio increases.

For more information on the investment risks involved in the fund, please read the [Fund Terms & Conditions](#).

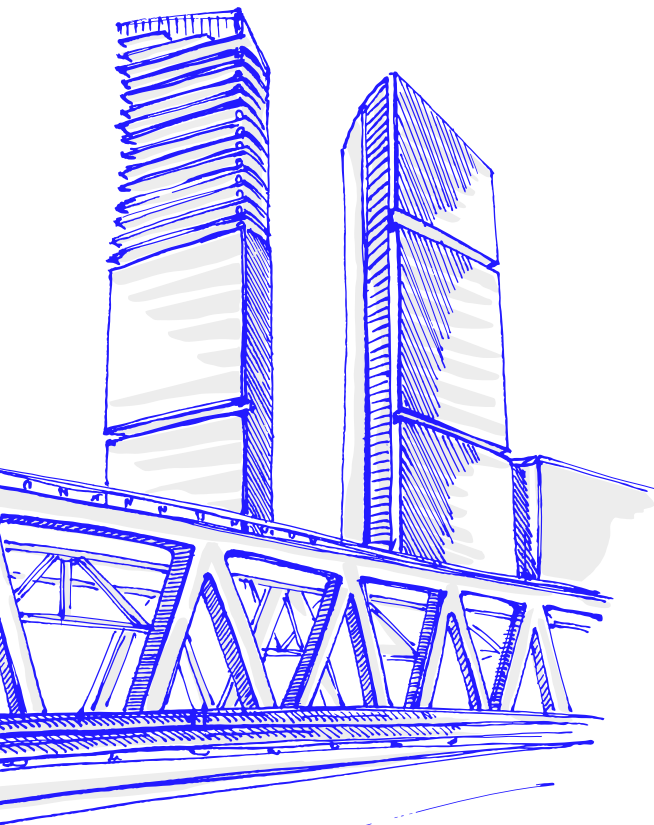
A review of the activities during the year 2022

Background: Al Rajhi REIT Fund (the "Fund" or "REIT") is a closed-ended shariah compliant real estate investment traded fund, listed on Saudi Stock Exchange ("Tadawul") on 3 Rajab 1439H (corresponding to 20 March 2018). The initial subscribed units of the Fund were 122,200,609 units at par value of SAR 10 per unit resulting in capital of SAR 1,222,006,090. However, during the year 2019, as a part of increasing its total assets, the Fund issued 39,656,248 new units of par value SAR 10 per unit at an issue price of SAR 8.8 per unit. Thus, currently the total subscribed units of the Fund stand at 161,856,857 units. The Fund currently has a diversified portfolio of 19 properties across various sectors such as retail, education, commercial offices, logistics and healthcare.

Investments: During the year 2022, the Fund acquire oasis mall in first period of 2022 ,the fund board of directors approved the process of increasing the total value of the fund assets for the purpose of acquiring two development properties, one property based in Riyadh and other property in Jeddah ,the Fund Manager has a robust pipeline of deals that it is evaluating currently and it is expected that 2023 would see robust activity in terms of deal execution and enhancement in distributions from the REIT.

Management and Operation: During the year 2022, the Board of Directors of Al Rajhi REIT Fund have approved several decisions, including development decisions that would improve the quality of real estate, which impacted positively on the current real estate and future improvement of occupancy rates of real estate managed by a property manager.

The Fund continues to determine net asset values with the frequency set out in the offering documents, consistently applying valuation policies and reflective of prevailing market conditions.



REIT's Performance

Particulars	(Figures in SAR)				
	FY 2022	FY 2021	FY 2020	FY 2019 ⁽²⁾	FY 2018 ⁽¹⁾
Total Assets	2,186,582,095	2,061,500,228	2,323,594,697	2,386,201,229	1,740,371,858
Net asset value	1,260,541,568	1,245,863,350	1,511,581,047	1,578,439,127	1,250,411,446
Issued units	161,856,857	161,856,857	161,856,857	161,856,857	122,200,609
Net asset value per unit (at cost)	7.79	7.70	9.34	9.75	10.23
Net asset value per unit (fair value)	8.33	8.01	9.75	9.91	10.09
Distribution of income per unit for the year	0.66 ⁽⁷⁾	0.56 ⁽⁶⁾	0.56 ⁽⁵⁾	0.53 ⁽⁴⁾	0.484 ⁽³⁾
Total Income	159,965,892	135,383,569	170,366,698	117,229,775	92,099,709
Total net income	113,410,901	(175,077,857)	12,451,780	56,104,033	49,647,505
Funds from operations	113,640,540	80,586,183	106,566,513	74,038,740	63,395,305
Borrowing ⁽⁹⁾	896,399,599	791,254,599	791,254,599	791,253,536	459,913,600
Borrowing as a percentage of total assets	40.99%	38.38%	34.05%	33.16%	26.25%
Net income per unit	0.70	(1.08)	0.08	0.34	0.46
Total Cost ratio ⁽⁸⁾	0.62%	1.64%	1.6%	0.99%	0.85%
Highest NAV per unit	7.79	9.34	9.75	10.17	10.23
Lowest NAV per unit	7.70	7.70	9.34	9.75	10.17

1: From date of listing 20.3.2018 to 31.12.2022

2: Fund went through capital increase process

3: For FY 2018 Dividend of 0.174 per unit for H1 2018 was declared on 15.7.2018, & 0.311 per unit for H2 2018 was declared on 12.02.2019

4: For FY 2019 Dividend of 0.32 per unit for H1 2019 was declared on 23.7.2019 & 0.21 per unit for H2 2019 was declared on 9.2.2020

5: For FY 2020 Dividend of 0.28 per unit for H1 2020 was declared on 6.8.2020 & 0.28 per unit for H2 2020 was declared on 1.2.2021

6: For FY 2021 Dividend of 0.28 per unit for H1 2021 was declared on 5.8.2021 & 0.28 per unit for H2 2021 was declared on 1.2.2022

7: For FY 2022 Dividend of 0.33 per unit for H1 2022 was declared on 3.8.2022 & 0.33 per unit for H2 2022 was declared on 6.2.2022

8: Total cost excluding profit payment depreciation & impairment charges as a percentage of total assets

9: Fulfillment period and due date:

Facility Amount (SAR MN)	Period (Yrs.)	Start	End
57	7	30 Oct , 2018	31 Dec, 2025
57.55	8	19 Aug, 2019	31 Dec, 2027
118.6	8	6 Nov, 2019	31 Dec, 2027
92.3	8	18 Dec, 2019	31 Dec, 2027
65.88	8	22 Dec, 2019	31 Dec, 2027
254.5	5	20 Dec, 2019	31 Dec, 2025
145.4	5	23 Mar , 2021	31 Dec, 2026
105.14	7	7 Feb ,2022	6 Feb 2029

Fund Performance

Particulars	1 year	3 years	5 years	Since inception*
Net asset value per unit (at cost)	1.14%	-20.12%	N.A	-22.12%
Net asset value per unit (fair value)	4.04%	-15.91%	N.A	-16.66%

*since date of listing 20.03.2018 to 31.12.2022;

Annual Revenues

Particulars	2022	2021	2020	2019	2018*
Annual Revenue	159,965,892	135,383,568	170,366,698	117,229,775	92,099,709

*since date of listing 20.03.2018 to 31.12.2022;

Total Revenues

Particulars	1 year	3 years	5 years	Since inception*
Total Revenue	159,965,892	465,716,158	675,045,642	675,045,642

*inception date 20.03.2018

Details of Fees and Expenses Paid to Third Parties

Particulars	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018 ⁽¹⁾
Fund management fee	(16,812,114)	(16,520,103)	(18,204,172)	(13,450,101)	(9,809,233)
Custodian fee	(185,000)	(185,000)	(185,000)	(150,209)	(90,959)
Audit fee	(55,000)	(55,000)	(40,000)	(35,000)	(30,000)
Property related expense	(3,246,871)	(3,570,120)	(3,592,341)	(4,089,753)	(3,211,359)
Other fee	(5,606,485)	(3,337,824)	(2,449,590)	(2,125,943)	(1,679,848)
Provisions	12,272,541 ⁽²⁾	(10,100,313)	(12,804,340)	(3,965,311)	-
Total expenses excluding profit against the borrowing payment & depreciation & impairment/reversal of impairment charges	(13,632,929)	(33,768,360)	(37,275,442)	(23,816,317)	(14,821,399)
Profit payment against the borrowing	(32,692,423)	(21,029,026)	(26,524,743)	(19,374,717)	(13,883,005)
Depreciation charges	(29,934,541)	(28,595,889)	(29,213,979)	(17,934,707)	(13,747,800)
Impairment charges/reversal of Impairment in real estate	29,704,902 ⁽³⁾	(227,068,151)	(64,900,754)	-	-
Total expenses including profit against borrowing payment, depreciation & impairment/reversal of impairment charges	(46,554,991)	(310,461,427)	(157,914,918)	(61,125,741)	(42,452,204)
Total expenses excluding profit against borrowing payment depreciation & impairment charges as a percentage of total assets	%0.62	%1.64	%1.60	%0.99	%0.85
Total expenses including profit against borrowing payment, depreciation & impairment/reversal of impairment charges as a percentage of total assets	%2.13	%15.06	%6.80	%2.56	%2.43

1: From date of listing 20.3.2018 to 31.12.2022.

2: it appears at a positive value value after reversing the allowance amount of doubtful receivables.

3: it appears at a positive value due to the reversal of the provision for decline in the value of the property

Fund Board Report

Summary of Fund Board meetings and resolutions approved during the year 2022:

The Fund Board meeting was conducted twice during the year 2022 and the below points were discussed:

- Registration of the fund for zakat purposes in ZATCA.
- Real Estate fund's performance and market sector for REIT, including the yield and new acquisitions.
- Hedging mechanism from the profit rate fluctuations.
- Possibility of increasing dividends and maintaining dividend distribution after potential acquisitions are completed.
- Proposal to change the distribution policy from semi-annual to quarterly.
- Proposal for the fund to buy back its units.
- Renewal of the lease contract for the blue tower and Lulu'ah Warehouse property.
- Deal pipeline.
- Approval for development of Rama, Anwar plaza, Al-Andalus, Alahsa square (Jarir bookstore) & Alsalam Hospital properties.
- Topics related to the requested made by tenants.
- Disclosure of conflict of interest, if any.

Following is the list of resolutions that were approved by Fund Board during the year 2022:

Resolution Date	Particulars
10.01.2022	Approval for participial in real estate auction.
23.01.2022	Approval of acquisition of the oasis mall.
27.01.2022	Approval for cancel the remaining of the lock on the unit owned by Rowad Al Khaleej international school.
31.01.2022	Approval for distribution of the dividends for the period 1.7.2021 to 31.12.2021.
14.02.2022	Approval For Appointment external auditor for Fund SPVs.
22.03.2022	Approval for participial in real estate auction.
30.03.2022	Availability of annual report REIT's audited financial statements for period ending 31.12.2021.
15.05.2022	Approval for adding the cost of evaluating the property of oasis mall to the cost of periodic valuation of other assets owned by Al Rajhi REIT fund.
18.05.2022	Approval for appointment of PKF external auditor for fund.
25.05.2022	Approval to allocate a budget for due-diligence before an acquisition of dome building in Jeddah.
31.05.2022	Approval to allocate a budget for due-diligence before an acquisition of dome building in Riyadh.
06.06.2022	Approval on deal terms of the acquiring court building in Jeddah.
02.08.2022	approval for distribution of the dividends for the period 1.1.2022 to 30.6.2022.
11.08.2022	Approval of financial statement of semi-annually period from 1.1.2022 to 30.6.2022.
30.08.2022	Approval for sign the contract early payment for acquisition of the Al-Hnake business center.
11.10.2022	Approval of increase the Aailed facility value from SAR 600 Million to SAR 900 Million.
26.10.2022	Approval of the rent proposal for blue tower and luluah warehouse.
06.11.2022	Approval of actuation of Riyadh avenue and Al-Hnaki business center.

22.11.2022	Approval of changing dividend distribution payment from semiannually basis to quarterly basis
06.12.2022	Approval of appointment of representative of the sponsor of listed entity before exchange
08.12.2022	Approval to assign receiving banks for AI Rajhi REIT capital increase
08.12.2022	Approval of fund capital increase with details of acquired real estate
13.12.2022	Approval of fund capital increase by repair Al-salam hospital
19.12.2022	Approval of fund capital increase include details of IPO

Disclosures During the Year including Fundamental and Non-Fundamental Changes

Date	Particulars
11.01.2022	Announcement by AI Rajhi Capital regarding the details of non-fundamental changes to AI Rajhi REIT Fund which is approval from boards of directors for releasing the lock on the unit owned by Rowad AlKhaleej international school, and appointment Medad-AlKhaer real estate as a property and facility manager for Anwar and Rama plaza.
13.01.2022	Availability of quarterly statement for AI Rajhi REIT fund for the period ended 31st December 2021.
16.01.2022	Announcement by AI Rajhi Capital about updating the terms and conditions of the AI Rajhi REIT Fund to reflect the change of releasing the lock on unit owned by AlKhaleej school international school and appointment Medad AlKear as property and facility manager for Anwar , And Rama plaza.
25.01.2022	Announcement by AI Rajhi Capital about specific event related on AI Rajhi REIT Fund (availed SAR 600 M sharia compliant facility from AI Rajhi Bank.
27.01.2022	Addendum announcement by AI Rajhi Capital regarding the details of non-Fundamental changes to AI Rajhi REIT Fund, Effectiveness of the change related to appointment Medad AlKhear as a property and facility manager for Anwar Plaza and Rama plaza, and effectiveness of releasing the lock on the unit owned by Rowad AlKhaleej international school.
30.01.2022	Addendum announcement by AI Rajhi Capital regarding updating the terms and conditions of AI Rajhi REIT Fund , Effectiveness of the change related to appointment Medad AlKhear as a property and facility manager for Anwar and Rama plaza , and effectiveness of releasing the lock on the unit owned by Rowad AlKhaleej international school.
31.01.2022	AI Rajhi Capital announces an invitation to attend the meeting of unitholders (First meeting) of AI Rajhi REIT Fund.
01.02.2022	AI Rajhi Capital Announces distribution of cash dividend to the unit-holders of AI Rajhi REIT Fund for the period 1.6.2021 to 30.12.2021.
09.02.2022	Announcement by AI Rajhi Capital about acquisition of oasis mall.
14.02.2022	Reminder announcement by AI Rajhi Capital Regarding the invitation to attend the meeting of unitholders (First meeting) of AI Rajhi REIT Fund.

Disclosures During the Year including Fundamental and Non-Fundamental Changes

16.02.2022	Al Rajhi Capital announces the non-convening of the unitholders meeting of Al Rajhi REIT Fund.
16.02.2022	Al Rajhi Capital announces an invitation to attend the meeting of unitholders (Second meeting) of Al Rajhi REIT Fund.
21.02.2022	Reminder announcement by Al Rajhi Capital Regarding the invitation to attend the meeting of unitholders (Second meeting) of Al Rajhi REIT Fund.
21.02.2022	Announcement of Al Rajhi Capital for the availability of the semiannual report of the assets of Al Rajhi REIT Fund for the period ending on 31.12.2021.
27.02.2022	Al Rajhi Capital company Announces the meeting of unitholders results of Al Rajhi REIT Fund.
28.02.2022	Al Rajhi Capital announces updating the terms and conditions of Al Rajhi REIT Fund.
31.03.2022	Announcement by Al Rajhi Capital that Al Rajhi REIT Funds annual reports , including the annual audited financial statement , for period ending on 31.12.2021 are available for the public.
14.04.2022	Al Rajhi Capital announces the availability of quarterly statement for Al Rajhi REIT Fund for the period ended 31.3.2022.
26.05.2022	Announcement by Al Rajhi Capital company regarding the appointment of Ibrahim al Bassam and co (PKF) as an auditor for Al Rajhi REIT Fund.
08.06.2022	Al Rajhi Capital announces updating the terms and conditions of Al Rajhi REIT Fund.
09.06.2022	Corrective Announcement from the fund manager of Al Rajhi REIT Fund regarding Announcement by Al Rajhi Capital regarding an update the terms and conditions of the Al Rajhi REIT Fund.
20.07.2022	Al Rajhi Capital announces the availability of quarterly statement for Al Rajhi REIT Fund for the period ended 30th June 2022.
01.08.2022	Announcement of Al Rajhi Capital for the availability of the semiannual report of the assets of Al Rajhi REIT Fund for the period ending on 30.6.2022.
03.08.2022	Al Rajhi Capital Announces distribution of cash dividend to the unit-holders of Al Rajhi REIT Fund for the period 1.1.2022 to 30.6.2022.
16.08.2022	Announcement by Al Rajhi Capital providing the public with interim financial statement of Al Rajhi REIT Fund for the period ending on 30.06.2022.
11.10.2022	Al Rajhi REIT Fund announces an addendum Announcement regarding about a specific event related to increase the ability to acquire assets , reduce the risk of profit rate fluctuations Al Rajhi REIT fund.
13.10.2022	Al Rajhi Capital announces the availability of quarterly statement for Al Rajhi REIT Fund for the period ended 30.9.2022.
07.11.2022	Announcement by Al Rajhi Capital regarding a material development of Al Rajhi REIT Fund.
22.11.2022	Announcement by Al Rajhi Capital regarding the change policy of dividend distribution policy form semiannually paid at the end of February, August to quarterly paid at the end of march, June, September, December starting from the first quarter of 2023.
08.12.2022	Announcement by Al Rajhi Capital Regarding an update of terms and conditions of Al Rajhi REIT Fund.

Soft Commissions (if any)

Fund Manager did not receive any soft commissions during financial year 2022.

Reduction & Exemption of Fees & Expenses

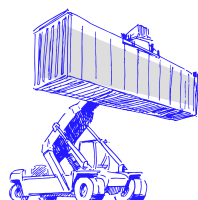
The fund manager has the right to reduce subscription fees according to the fund manager's internal policy related to reducing fees on products.

Portfolio Highlights:

Location	No. of Properties	Location	% of Market Value*
Khamis Mushait	1	Riyadh	54.9%
Al Khobar	1	Jeddah	19.6%
Dammam	1	Dammam	12.1%
Jeddah	4	AlKhobar	6.7%
Riyadh	11	Alkharj	4.6%
Alkharj	1	Khamis Mushait	2.1%
Total	19	Total	100%

Sector	% of Market Value*
Retail	36.74%
Education	29.82%
Office	16.74%
Logistics	9.05%
Healthcare	7.65%
Total	100%

* FMV as on 31.12.2022 is SAR 2,141,510,481



B) Percentage of Rent Amount for Each Asset in the Total Rent of the Fund's Assets

Name of Asset	% of rent income
Rowad Al Khaleej International School, Dammam	12.47%
Lulu hypermarket, Riyadh	10.76%
Rowad Al Khaleej International School, Riyadh	10.71%
Blue Tower, Khobar	8.12%
AlSalam Hospital, Riyadh	7.71%
Panda Marwah - Jeddah	7.41%
Faris International School, Riyadh	6.58%
Al Andalus Jeddah	6.44%
Lulu'ah warehouse, Riyadh	6.17%
Oasis mall, AlKharj	5.48%
Al Ahsa square (Jarir), Riyadh	2.99%
Al Narjes Plaza, Riyadh	2.96%
Lulu Logistics Warehouse, Riyadh	2.80%
Panda, Khamis Mushait	2.08%
Panda Madain Fahad, Jeddah	1.91%
Rama Plaza, Riyadh	1.87%
Panda Rowdah, Jeddah	1.83%
Baraem Rowad Al Khaleej Intl Kindergarten, Riyadh	1.02%
Al Anwar Plaza, Riyadh	0.68%
Total	100%

C) Other Details

Particulars	Value
% of net uncollected revenue from total revenue	15.69%
Ratio of non-cash expenses from Fund's net profit	9.42%*
The percentage of the value of the leased real estates to the total value of the owned real estates	94.51%
The percentage of the value of unleased real estates to the total value of the owned real estates	5.49%
Fund manager investment on the fund	15,320,447 units

* The value of non-cash expenses this year appeared positively due to the reversal of the decline in the value of real estate and the reversal of provision for doubtful debts after collecting some late rent.

Property Portfolio

Name	Lulu Hypermarket
Asset Class	Retail
City	Riyadh
Land Size (Sqm)	19,428
Built up area (Sqm)	37,539.36
Acquisition Cost (SAR)	225,634,585
Master Lessee	AL Mutlaq
Lease Type	Triple Net Lease
Occupancy	100%
Lease Expiry	25-Apr-29

Name	Narjees Plaza
Asset Class	Retail
City	Riyadh
Land Size (Sqm)	9,000
Built up area (Sqm)	5,697.6
Acquisition Cost (SAR)	61,289,083
Master Lessee	Fouzan Trading Co.
Lease Type	Triple Net Lease
Occupancy	100%
Lease Expiry	3-Mar-25

Name	Jarir Building
Asset Class	Retail
City	Riyadh
Land Size (Sqm)	4,953
Built up area (Sqm)	9,162
Acquisition Cost (SAR)	72,178,814
Master Lessee	N.A
Lease Type	Multi-tenancy
Occupancy	90%
Lease Expiry	N.A

Name	Anwar Plaza
Asset Class	Retail
City	Riyadh
Land Size (Sqm)	9,981.76
Built up area (Sqm)	4,812.42
Acquisition Cost (SAR)	62,245,967
Master Lessee	N.A
Lease Type	Multi-tenancy
Occupancy	43%
Lease Expiry	N.A

Name	Rama Plaza
Asset Class	Retail
City	Riyadh
Land Size (Sqm)	15,600
Built up area (Sqm)	9,822.42
Acquisition Cost (SAR)	69,403,268
Master Lessee	N.A
Lease Type	Multi-tenancy
Occupancy	57%
Lease Expiry	NA

Name	Faris Intl. School
Asset Class	Education
City	Riyadh
Land Size (Sqm)	16,500
Built up area (Sqm)	36,835
Acquisition Cost (SAR)	132,826,263
Master Lessee	Faris International School
Lease Type	Triple Net Lease
Occupancy	100%
Lease Expiry	27-Jun-26

Property Portfolio

Name	Panda – Khamis Mushait
Asset Class	Retail
City	Khamis Mushait
Land Size (Sqm)	19,000
Built up area (Sqm)	5,456.27
Acquisition Cost (SAR)	47,993,565
Master Lessee	Panda
Lease Type	Triple Net Lease
Occupancy	100%
Lease Expiry	22-Mar-29

Name	Panda – Al Rowda
Asset Class	Retail
City	Jeddah
Land Size (Sqm)	9,929.79
Built up area (Sqm)	3,300.4
Acquisition Cost (SAR)	67,443,000
Master Lessee	Panda
Lease Type	Triple Net Lease
Occupancy	100%
Lease Expiry	25-Feb-29

Name	Al Andalus Tower
Asset Class	Office+ Showrooms
City	Jeddah
Land Size (Sqm)	9,565.85
Built up area (Sqm)	33,426.34
Acquisition Cost (SAR)	190,000,000.00
Master Lessee	N.A
Lease Type	Multi-tenancy
Occupancy	61%
Lease Expiry	N.A

Name	Panda – Marwa
Asset Class	Retail
City	Jeddah
Land Size (Sqm)	38,641
Built up area (Sqm)	15,247.72
Acquisition Cost (SAR)	217,604,099
Master Lessee	Panda
Lease Type	Triple Net Lease
Occupancy	100%
Lease Expiry	10-Nov-28

Name	Panda – Madein Al Fahd
Asset Class	Retail
City	Jeddah
Land Size (Sqm)	11,873.92
Built up area (Sqm)	3,838
Acquisition Cost (SAR)	48,592,750
Master Lessee	Panda
Lease Type	Triple Net Lease
Occupancy	100%
Lease Expiry	2-Sep-29

Name	Blue Tower
Asset Class	Office+ Showrooms
City	Al Khobhar
Land Size (Sqm)	5,464.00
Built up area (Sqm)	33,591.91
Acquisition Cost (SAR)	227,000,000.00
Master Lessee	Rawaj Real Estate Company
Lease Type	Triple Net Lease (100%)
Occupancy	100%
Lease Expiry	10-Mar-23

Property Portfolio

Name	Lulu'ah Warehouse
Asset Class	Logistics
City	Riyadh
Land Size (Sqm)	94,908.60
Built up area (Sqm)	80,359.08
Acquisition Cost (SAR)	198,701,300
Master Lessee	Rawaj Real Estate Company
Lease Type	Triple Net Lease
Occupancy	100%
Lease Expiry	5-Mar-23

Name	AlSalam Health Medical Hospital
Asset Class	Healthcare
City	Riyadh
Land Size (Sqm)	3,600
Built up area (Sqm)	17,568
Acquisition Cost (SAR)	163,776,224
Master Lessee	Alsalam Medical Group Company
Lease Type	Triple Net Lease
Occupancy	100%
Lease Expiry	31-Dec-2033

Name	Rowad Alkhaleej Intl. School, Riyadh
Asset Class	Education
City	Dammam
Land Size (Sqm)	20,213
Built up area (Sqm)	25,797
Acquisition Cost (SAR)	244,500,000
Master Lessee	AlKhaleej Training & Education Company
Lease Type	Triple Net Lease
Occupancy	100%
Lease Expiry	25-Dec-34

Name	Lulu Central Logistics Warehouse
Asset Class	Logistics
City	Riyadh
Land Size (Sqm)	23,716.29
Built up area (Sqm)	16,500
Acquisition Cost (SAR)	52,250,000
Master Lessee	Lulu Hypermarkets LLC
Lease Type	Triple Net Lease
Occupancy	100%
Lease Expiry	16-Dec-31

Name	Rowad Alkhaleej Intl. School, Riyadh
Asset Class	Education
City	Riyadh
Land Size (Sqm)	15,960
Built up area (Sqm)	39,028
Acquisition Cost (SAR)	210,000,000
Master Lessee	AlKhaleej Training & Education Company
Lease Type	Triple Net Lease
Occupancy	100%
Lease Expiry	24-Dec-34

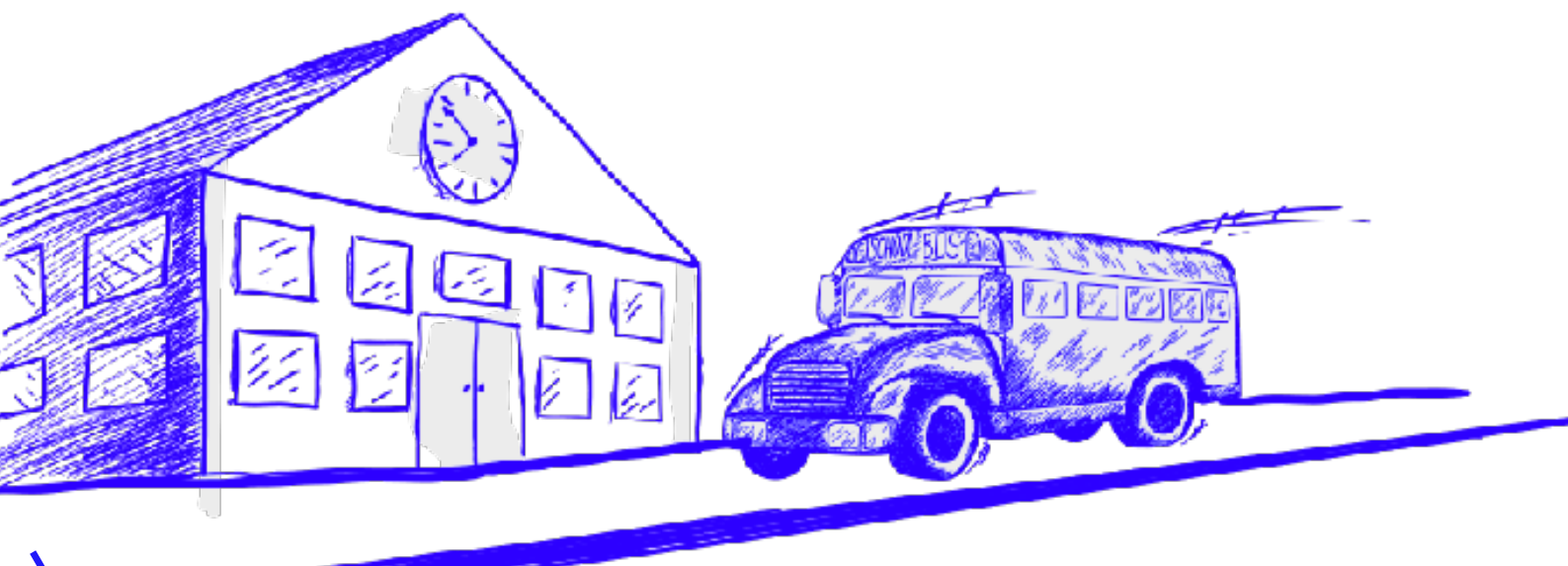
Name	Baraem Rowad Alkhaleej Kindergarten School, Riyadh
Asset Class	Education
City	Riyadh
Land Size (Sqm)	1,830
Built up area (Sqm)	2,549
Acquisition Cost (SAR)	20,000,000
Master Lessee	AlKhaleej Training & Education Company
Lease Type	Triple Net Lease
Occupancy	100%
Lease Expiry	25-Dec-34

Property Portfolio

Name	Oasis mall -AlKharj
Asset Class	Retail
City	AlKharj
Land Size (Sqm)	16,719.61
Built up area (Sqm)	17,477.422
Acquisition Cost (SAR)	93,000,000
Master Lessee	Landmark & herfy
Lease Type	Rent contract
Occupancy	100%
Lease Expiry	Landmark 28.11.2032 Herfy 11.04.2032

Risk Assessment Report 2022

Name of the Fund	Al Rajhi REIT Fund
Type	Close ended – REIT Fund listed on Tadawul Stock Exchange comply with Shariah compliant
Objective	Investing in income-generating real estate assets to earn regular rental income and distribute at least 90% of Fund's net income to investors quarterly basis.
Tenure	99 years
Risk Level	High



Risk Assessment Report

Key Risk	Description	Mitigation																								
Market Risk	Risk of adverse changes in the economic conditions like demand supply imbalance, poor liquidity, insufficient credit availability etc. that may have a negative impact on property values.	Evaluating properties on semi-annual basis to understand the market conditions and take necessary actions to protect the value of property.																								
Credit Risk	The failure of tenants to pay any contractual dues to the fund on time may result in a lower income of the fund and ultimately affect the earnings of the unitholders.	For new tenants: Credit analysis/ assessment by property manager of tenants before they are on-boarded. For existing tenants, regular monitoring of outstanding dues and follow up with tenants for payments.																								
Liquidity Risk	<ol style="list-style-type: none"> Inability to convert assets into cash without a loss of capital or income in the process. Inability to service the debts of the fund. 	<ol style="list-style-type: none"> Any sale of asset shall be planned through a proper sale process keeping market conditions in mind. Currently there are no plans to sell any assets Debt Service Coverage Ratio of more than 4.48 provides adequate comfort on ability to service debt 																								
Interest Rate Risk	Risk of increase in profit payments due to increase in interest rate volatility impacting the fund's net income.	28.39% of total loan amount has fixed profit rate. Thereby significantly reducing the interest rate risk. Balance 71.61% amount has variable profit rate is exposed to interest rate volatility. During the year, in order to mitigate the risks of variable interest rates, the profit margin on financing was reduced by Al Rajhi Bank for total variable loans, and hedging against interest rates for a facility amounting SAR 193.7 Mn. Where 50% from the total financing (Approximately SAR 448) will have a fixed cost at a rate of 4.52% until the end of 2025G.																								
Regulatory Risk	Risk of not fulfilling legal and regulatory risks as applicable to the fund.	The fund strictly follows all relevant governance and regulatory regulations. The company's governance and compliance department has an oversight on the fund Management activity.																								
Concentration Risk	Excessive concentration of real estate type or sector or geographic location.	<p>The fund has a well-diversified portfolio in terms of sector and location. Below is the comparison of exposure to various sectors between Dec 2021 and Dec 2022 as % of the market value of the portfolio</p> <table border="1"> <thead> <tr> <th>Sector</th> <th>2022</th> <th>2021</th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>36.74%</td> <td>33.63%</td> </tr> <tr> <td>Education</td> <td>29.82%</td> <td>31.48%</td> </tr> <tr> <td>Office</td> <td>16.74%</td> <td>17.56%</td> </tr> <tr> <td>Logistics</td> <td>9.05%</td> <td>9.34%</td> </tr> <tr> <td>Healthcare</td> <td>7.65 %</td> <td>7.99%</td> </tr> <tr> <td>Total</td> <td>100%</td> <td>100%</td> </tr> <tr> <td>No. of Properties</td> <td>19</td> <td>18</td> </tr> </tbody> </table>	Sector	2022	2021	Retail	36.74%	33.63%	Education	29.82%	31.48%	Office	16.74%	17.56%	Logistics	9.05%	9.34%	Healthcare	7.65 %	7.99%	Total	100%	100%	No. of Properties	19	18
Sector	2022	2021																								
Retail	36.74%	33.63%																								
Education	29.82%	31.48%																								
Office	16.74%	17.56%																								
Logistics	9.05%	9.34%																								
Healthcare	7.65 %	7.99%																								
Total	100%	100%																								
No. of Properties	19	18																								

Fund Manager shall continue its effort to further diversify the portfolio.

Risk Assessment Report

Economic Risk	Changes in economic conditions, including, for example, inflation, new government regulations, political events and trends, tax laws and other factors can affect the fund's prospects.	Regular monitoring of macro-economic conditions and regulatory trends in laws is carried out. Proactive steps to be taken to mitigate or minimize the impact as much as possible.
Financing Risk	Inability to get the financing for the fund and thereby not able to achieve the desired leverage levels (subject to maximum cap of 50% of total asset value)	The fund has track record of securing the financing and is current on its debt service thereby maintaining good track record. The financing will be availed by mortgage of assets. The current LTV is 40.99% of total asset value and the fund has further scope to add leverage up to maximum cap permitted under the regulation.
Occupancy Risk	Risk of fall in occupancy levels of the properties and thereby impacting the rental income of the fund.	Out of 19 properties, 15 are leased on triple net basis (except the cost of insurance for Al Fares international school property and Alsalam Hospital and oasis mall will be borne by the fund) therefore occupancy is 100%. Remaining 4 properties that are multi-tenanted are managed through property manager who is entrusted with leasing the vacant premises as soon as possible ensuring maximum occupancy levels in these properties. There is provision of advance notice of 3 months by either party before terminating the contract. During this period alternative arrangement can be made.
Property Manager Risk	Risk of early termination of the property manager contract may impact the operations of the properties that it manages.	Provision of advance notice of 3 months by either party before terminating the services. During this period alternative arrangement can be made.
Lease Renewal Risk	Risk of non-renewal of existing leases or renewal at lower than current lease rate may impact the rental income of the fund.	Provision of advance notice by tenants before terminating the services. During notice period alternative tenant can be searched. In some cases, the Fund Manager may accept the renewal of lease as per prevailing market conditions. Any significant impact arising due to such renewals shall be disclosed to the market.
Increase in cost of managing properties	Risk of escalations in cost of managing properties on account of various reasons for example, increase in utilities charges, un-anticipated expenses, municipality regulations, natural calamities etc.	Out of 19 properties, 15 are leased on triple net basis (except the cost of insurance for Al Fares international school property and AlSalam Health Medical and oasis mall Hospital will be borne by the fund) therefore master lessee is responsible for operating expenses of properties. For 4 assets that are multi-tenanted, property manager shall strive to maintain the current run rate of operating expense by efficient management.
Structural Damage Risk	Any adverse event leading to structural damage to properties owned by the fund thereby risking the income generating potential from such properties may have negative impact on income profile of the fund	<ol style="list-style-type: none"> 1. For Triple Net Leased properties: Annual inspection by Fund Manager / disclosure from master lessee. 2. For Multi tenanted properties: Preventative maintenance on regular intervals.

Zakat:

The ruling for Zakat on this fund will be according to the intention of the investor:

- A. If his intention is speculation - which is the sale and purchase of units for the purpose of profit from the difference between the two prices - he must extract zakat on his money over the entire market value of the units he owns in accordance with the provisions of zakat on trade offers, and given the difference in the terms of investment in the fund from one investor (speculator in units) to another, it is difficult to determine the period for each of them separately, which makes it difficult to calculate the Zakat of the Mudarib money in the units of the fund, each of them must pay the zakat of his share if the year has passed, according to the provisions of Zakat on Trade Offers, which is 2.5% of the average market price for the investment units that he owns on the day when zakat* is due.
- B. If he intends to purchase the units to keep them and take advantage of the returns that the units achieve, he must extract the zakat of his money by looking only at what the price of the Zakat assets represents in the units he owns, and given the difference in the period of investment in the fund from one investor (the acquisition of units) to another, it is difficult to determine the period for each of them separately, which makes it difficult to calculate the Zakat of the units of the fund, then each of them must pay the zakat of his share if the year has passed for him, which is 2.5% of the total price of the Zakat assets for the units he owns on the day when zakat is due, the unitholders of the fund can calculate zakat* by following one of the following two equations (according to the half-year in which zakat is due to the unit holders):

Year	Period	The share of each unit of Zakat	The number of units owned by the unit holder	The total amount of Zakat (In Saudi Riyals)
2022	End of H1 2022	0.012	x	=
	End of H2 2022	0.009	x	=

* It must be ensured that the price of the total units owned by the Unit holder in the fund (plus the sum of other funds that the unit holders owns in trade or cash offers) has reached the quorum for Zakat.



AL RAJHI REIT FUND

(Managed by Al Rajhi Capital)

INDEPENDENT AUDITOR'S REPORT

AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

INDEPENDENT AUDITOR'S REPORT

TO TO THE UNITHOLDERS AL RAHHI REIT FUND

(1 /5)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINION

In our opinion, the financial statements present fairly, in all material respects, the financial position of Al Rajhi REIT Fund (“the Fund”), being managed by Al Rajhi Capital (the “Fund Manager”), as at 31 December 2022, and the related statements of comprehensive income, changes in net assets and cash flows for the year then ended and the notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

We have audited the financial statements of the fund, which comprise of the following:

- ▀ The statement of financial position as at 31 December 2022;
- ▀ The statement of comprehensive income for the year then ended;
- ▀ The statement of changes in equity for the year then ended;
- ▀ The statement of cash flows for the year then ended, and;
- ▀ The notes to the financial statements, including a summary of significant accounting policies.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (“ISA”) that are endorsed in the Kingdom of Saudi Arabia. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Fund in accordance with the professional code of conduct and ethics that are endorsed in the Kingdom of Saudi Arabia that are relevant to our audit of the financial statements, and we have fulfilled our other responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

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INDEPENDENT AUDITOR'S REPORT

TO TO THE UNITHOLDERS AL RAHHI REIT FUND

(2 /5)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

KEY AUDIT MATTERS

Key Audit Matters	How our audit addressed the key audit matter
<p>Al Rajhi REIT Fund owns a portfolio of investment properties comprising of commercial buildings located in the Kingdom of Saudi Arabia.</p> <p>Investment properties are held for capital appreciation and or rental yields, are stated at cost less accumulated depreciation and any accumulated impairment losses.</p>	<p>For impairment of investment properties, we have carried out the following audit procedures:</p> <p>-We obtained two valuation reports from independent real estate evaluators Taqueem certified for each investment properties as at 31 December 2022 and confirmed that the valuation approaches are suitable for use in determining the carrying values as at the reporting date;</p>
<p>Investment properties are re-measured for impairment losses whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss, if any, is recognized for the amount by which the carrying amount of the asset exceeds its recoverable amount.</p> <p>For assessing the impairment of investment properties, the Fund manager monitors volatility of fair value of properties by engaging independent certified property valuers to perform a formal valuation of the Fund's investment properties on semi-annual basis.</p> <p>We considered this as a key audit matter since the assessment of impairment requires significant judgment by the Fund manager and the potential impact of impairment if any, could be material to the financial statements.</p> <p>Refer to the summary of significant accounting policies in note 5 relating to impairment of investment properties, note 4 which contains the significant accounting judgment, estimates and assumptions relating to impairment and note 8 relating to investment properties</p>	<p>-We assessed the independence of the external valuers and read their terms of engagement with the Fund to determine whether there were any matters that might have affected their objectivity or may have imposed scope limitations on their work;</p> <p>-Involved our specialist to assess the key assumptions and estimates, such as discount rate, exit yield rate, annual rental income, operating expenditure and occupancy, used by the real estate valuation experts in determining the fair values of the investment properties.</p> <p>-Assessed the recoverable amount, which is higher of fair value or value in use of the related investment properties as per the above-mentioned valuation reports. We have determined that the recoverable amount of the investment properties to be higher than the carrying amount of the same; and</p> <p>-We reconciled the average fair value of the investment properties as per note 9 to the external valuers' reports.</p> <p>- Assessing the adequacy of the disclosures in the financial statements.</p>

INDEPENDENT AUDITOR'S REPORT

TO TO THE UNITHOLDERS AL RAHHI REIT FUND

(3 /5)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OTHER INFORMATION

Other information consists of the information included in the Fund's 2022 annual report, other than the financial statements and our auditor's report thereon. Management is responsible for the other information in the Fund's annual report

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

OTHER MATTER

The financial statements of the Fund for the year ended 31 December 2021 were audited by another auditor, who expressed an unmodified opinion dated 30 March 2022 (corresponding to 27 Sha'ban 1443H).

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

Fund's Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards (IFRS), that are endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the SOCPA, the applicable provisions of the Real Estate Investment funds regulations issued by the Capital Market Authority and the fund's terms and conditions, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Fund's management is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance, i.e. the fund's Board, are responsible for overseeing the Fund's financial reporting process.

INDEPENDENT AUDITOR'S REPORT

TO TO THE UNITHOLDERS AL RAHHI REIT FUND

(4 /5)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing "ISA" that are endorsed in the Kingdom of Saudi Arabia will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with the International Standards on Auditing that are endorsed in the Kingdom of Saudi Arabia, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- ❖ Identify Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ❖ Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- ❖ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- ❖ Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our audit report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- ❖ Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

INDEPENDENT AUDITOR'S REPORT

TO TO THE UNITHOLDERS AL RAHHI REIT FUND

(5 /5)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS (Continued)

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have compiled with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communications.

For Al-Bassam & Co.



Ahmad Mohandis
Certified Public Accountant
License No. 477
Riyadh: 7 Ramadan 1444
Corresponding to: 29 March 2023

AI RAJHI REIT FUND
(Managed by Al Rajhi Capital)

STATEMENT OF FINANCIAL POSITION

31 December 2022

	Notes	31 December 2022 SR	31 December 2021 SR
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	11	125,000	125,000
Investment carried at fair value through profit or loss (FVTPL)	7, 12	86,337,881	65,885,112
Rental income receivable, net	6	24,817,701	29,315,180
Contract assets		11,583,121	4,251,206
Prepayments and other assets		10,539,562	7,260,280
TOTAL CURRENT ASSETS		133,403,265	106,836,778
NON-CURRENT ASSETS			
Investment properties	8	2,053,178,830	1,954,663,450
TOTAL NON-CURRENT ASSETS		2,053,178,830	1,954,663,450
TOTAL ASSETS		2,186,582,095	2,061,500,228
LIABILITIES			
CURRENT LIABILITIES			
Unearned rental income		14,887,764	13,249,274
Accrued expenses and other liabilities	10	10,479,621	7,099,685
Accrued management fee	11	4,273,543	4,033,320
TOTAL CURRENT LIABILITIES		29,640,928	24,382,279
NON-CURRENT LIABILITIES			
Murabaha facilities	11	896,399,599	791,254,599
TOTAL NON-CURRENT ASSETS		896,399,599	791,254,599
TOTAL LIABILITIES		926,040,527	815,636,878
EQUITY			
Net assets attributable to unitholders		1,260,541,568	1,245,863,350
TOTAL LIABILITIES AND EQUITY		2,186,582,095	2,061,500,228
Units in issue (number)		161,856,857	161,856,857
Per unit value (SR)		7.79	7.70
Per unit fair value (SR)	9.4	8.33	8.01

The accompanying notes 1 to 20 form an integral part of these financial statements.

AI RAJHI REIT FUND
(Managed by Al Rajhi Capital)

STATEMENT OF COMPREHENSIVE INCOME
31 December 2022

	Notes	<i>For the year ended 31 December 2022</i> SR	<i>For the year ended 31 December 2021</i> SR
INCOME			
Rental income from investment properties, net	8.4	158,156,358	130,283,660
Realised gain from investment at FVTPL	7	792,011	567,857
Unrealised gain / (loss) from investment measured at FVTPL	7	979,653	(101,148)
TOTAL INCOME		159,928,022	130,750,369
EXPENSES			
Investment properties depreciation	8	(29,934,541)	(28,595,889)
Management fee	11	(16,812,114)	(16,520,103)
Reversal of / (impairment loss) on expected credit loss	6	12,272,541	(10,100,314)
Other expenses		(9,093,356)	(7,147,943)
TOTAL EXPENSES		(43,567,470)	(62,364,249)
OPERATING PROFIT		116,360,552	68,386,120
Finance cost	11	(32,692,423)	(21,029,026)
Other income	8.4	37,870	4,633,200
PROFIT FOR THE YEAR BEFORE IMPAIRMENT		83,705,999	51,990,294
Reversal of / (impairment loss) on investment properties	8	29,704,902	(227,068,151)
PROFIT / (LOSS) FOR THE YEAR		113,410,901	(175,077,857)
Other comprehensive income		-	-
Total comprehensive income / (loss) for the year		113,410,901	(175,077,857)

The accompanying notes 1 to 20 form an integral part of these financial statements.

AI RAJHI REIT FUND
(Managed by Al Rajhi Capital)

STATEMENT OF CHANGES IN EQUITY
31 December 2022

	Note	<i>For the year ended 31 December 2022</i> SR	<i>For the year ended 31 December 2021</i> SR
Net asset value attributable to the redeemable unitholder at the beginning of the year		1,245,863,350	1,511,581,047
Income / (loss) for the year		113,410,901	(175,077,857)
Other comprehensive income for the year		-	-
Total comprehensive income / (loss) for the year		113,410,901	(175,077,857)
CHANGES FROM UNIT TRANSACTION:			
Distribution during the year	15	(98,732,683)	(90,639,840)
Net asset value attributable to the redeemable unitholder at the end of the year		1,260,541,568	1,245,863,350
		<i>For the year ended 31 December 2022</i>	<i>For the year ended 31 December 2021</i>
UNITS AT THE BEGINNING AND END OF THE YEAR		161,856,857	161,856,857

The accompanying notes 1 to 20 form an integral part of these financial statements.

AI RAJHI REIT FUND
(Managed by Al Rajhi Capital)

STATEMENT OF CASH FLOWS

31 December 2022

	Notes	<i>For the year ended 31 December 2022</i> SR	<i>For the year ended 31 December 2021</i> SR
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit / (loss) for the year		113,410,901	(175,077,857)
<i>Adjustment to reconcile net profit to net cash from operating activities:</i>			
Depreciation expenses on investment properties	8	29,934,541	28,595,889
(Reversal of) / impairment loss on investment properties	8	(29,704,902)	227,068,151
(Reversal of) / impairment loss on expected credit loss	6	(12,272,541)	10,100,314
Realised gain from investment carried at FVTPL	7	(792,011)	(567,857)
Unrealised (gain) / loss from investment carried at FVTPL	7	(979,653)	101,148
		99,596,335	90,219,788
<i>Working capital adjustments:</i>			
Rental income receivables, net		663,279	(14,567,497)
Contract assets		(7,331,915)	3,803,974
Prepayment and other assets		(3,279,282)	(3,382,363)
Accrued management fee		240,223	4,020,707
Unearned rental income		1,638,490	482,375
Accrued expenses and other liabilities		3,379,936	(879,854)
Net cash flows from operating activities		94,907,066	79,697,130
CASH FLOWS FROM INVESTING ACTIVITIES			
Addition to investment properties	8	(98,745,019)	(2,361,835)
Purchase of investment held at FVTPL	7	(163,253,300)	(106,694,288)
Disposal of investment held at FVTPL	7	144,572,195	105,151,882
Net cash flows used in investing activities		(117,426,124)	(3,904,241)
CASH FLOWS FROM FINANCING ACTIVITIES			
Distributions	15	(82,625,942)	(75,792,889)
Proceeds from Murabaha facilities		105,145,000	-
Net cash flows generated from / (used in) financing activities		22,519,058	(75,792,889)
Net increase in cash and cash equivalents		-	-
Cash and cash equivalents at the beginning of year		125,000	125,000
Cash and cash equivalents at the end of the year	11	125,000	125,000
NON-CASH TRANSACTIONS			
Distribution settled against rent receivable	11, 15	16,106,741	14,786,517
Advance for investments transferred to investments carried at FVTPL		-	946,241

The accompanying notes 1 to 20 form an integral part of these financial statements.

1 CORPORATE INFORMATION

Al Rajhi REIT Fund (the “Fund” or “REIT”) is a closed-ended shariah compliant real estate investment traded fund established on 3 Rajab 1439H (corresponding to 20 March 2018). The Fund is listed on Saudi Stock Exchange (“Tadawul”) and the units of the Fund started to be traded on Tadawul in accordance with its rules and regulations on 3 Rajab 1439H (corresponding to 20 March 2018). The initial subscribed units of the Fund were 122,200,609 units at par value of SR 10 per unit resulting in capital of SR 1,222,006,090. However, during the year 2019, as a part of increasing its total assets, the Fund issued 39,656,248 new units of par value SR 10 per unit at an issue price of SR 8.8 per unit. Thus, currently the total subscribed units of the Fund stand at 161,856,857 units. The Fund has a term of 99 years, which is extendable on the discretion of the Fund Manager following the approval of Fund Board and followed by Capital Market Authority “CMA”.

The Fund is managed by Al Rajhi Capital (the "Fund Manager"), a Saudi closed joint stock company with commercial registration no.1010241681, and a capital market institution licensed by the CMA under license no. 07068-37 dated 25 June 2007. The primary investment objective of the Fund is to provide its investors with regular income by investing in income generating real estate assets in Saudi Arabia. The Fund’s Manager’s registered office is King Fahd Branch Road, Al Muruj District, Riyadh 12214, Kingdom of Saudi Arabia.

The Fund currently has a diversified portfolio of 19 properties (31 December 2021: 18 properties) across various sectors such as retail, education, commercial offices, logistics and healthcare.

All properties of Al Rajhi REIT Fund are held in the name of Privileged Warehouse Company 2 and Gulf Fund Company for development and real estate investment (the “SPVs”). The SPVs are holding these properties for the beneficial ownership of the Fund and does not possess any controlling interest or any stake in the properties.

The Fund has appointed, KASB Capital (the “Custodian”) to act as its custodian. The fees of the custodian are paid by the Fund.

During the year, the Fund updated its terms and conditions with effective date on 14 Jumada al-Ula 1444H (corresponding to 8 December 2022).

2 REGULATING AUTHORITY

The Fund operates in accordance with Real Estate Investment Fund Regulations (“REIFR”) issued by the CMA. The regulations details the requirements for real estate funds and traded real estate funds within the Kingdom of Saudi Arabia.

3 BASIS OF PREPARATION

3.1 *Statement of compliance*

These financial statements have been prepared in accordance with International Financial Reporting Standards (“IFRS”), as issued by the International Accounting Standards Board (“IASB”) as endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by the Saudi Organisation for Certified Public Accountants (“SOCPA”).

3.2 *Basis of measurement*

These financial statements have been prepared under the historical cost convention, using accrual basis of accounting and the going concern concept except for financial assets measured at fair value through profit or loss.

3.3 *Functional and presentation currency*

These financial statements are presented in Saudi Riyals (“SR”), which is the functional currency of the Fund. All financial information has been rounded off to the nearest SR, unless otherwise stated.

3.4 *Comparative information*

The Fund has presented the comparative information for the year ended 31 December 2021.

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4 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

In the ordinary course of business, the preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expense. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates are recognised in the period in which the estimates are reviewed and in any future period affected. The significant accounting judgements and estimates applied in the preparation of these financial statements are as follows:

4.1 Judgments

Information about judgments made in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements. Judgement has been applied in the cases of determining whether an arrangement contains a lease and classification of leases.

4.1.1 Significant increase in credit risk

ECL are measured as an allowance equal to 12-month ECL for stage 1 assets, or lifetime ECL for stage 2 or stage 3 assets. An asset moves to stage 2 when its credit risk has increased significantly since initial recognition. IFRS 9 does not define what constitutes a significant increase in credit risk. In assessing whether the credit risk of an asset has significantly increased, the REIT takes into account qualitative and quantitative reasonable and supportable forward-looking information.

4.2 Assumptions and Estimation Uncertainties

4.2.1 Useful lives of investment properties

The management determines the estimated useful lives of investment properties for calculating depreciation. This estimate is determined after considering expected usage of the assets and physical wear and tear. Management reviews the residual value and useful lives annually and change in depreciation charges, if any, are adjusted in current and future periods. The estimated useful lives of the investment properties are disclosed in note 8.1.

4.2.2 Impairment of investment properties

The Fund assesses whether there are any indicators of impairment for all investment properties at each reporting date. The assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable. If any indication exists, or when annual impairment testing for an asset is required, the Fund estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely dependant of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using the appropriate discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used.

For investment properties, an assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the REIT estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit or loss.

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4 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (continued)

4.2.3 Impairment of financial assets held at amortised cost

The Fund recognises an allowance for expected credit loss (“ECL”) for all debt instruments not held at fair value through profit or loss. ECL are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Fund expects to receive, discounted at an approximation of the original effective interest rate (“EIR”). The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECL are recognised in three stages. The expected credit loss rates are estimated using a provision matrix based on the payment profile of receivables before each reported period and corresponding historical credit losses experienced within the period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Fund has identified GDP to be the most relevant factor and accordingly adjusts the historical loss rates based on the expected changes in these factors.

the Fund recognises lifetime ECL when there has been a significant increase in credit risk since initial recognition. However, if the credit risk on the financial instrument has not increased significantly since initial recognition, the Fund measures the loss allowance for that financial instrument at an amount equal to 12-month ECL.

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Fund presumes that the credit risk on a financial asset has increased significantly since initial recognition when contractual payments are more than 30 days past due

financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- The debtor is unlikely to pay its credit obligation to the fund in full, without recourse by the Fund to actions such as opening a legal case against him. or
- The financial asset is more than 180 days past due,

The expected credit loss approach breaks the total loss amount modelling into the following parts: Probability of Default (PD), Loss Given Default (LGD), Exposure at Default (EAD). These are briefly described below:

Probability of Default (PD): The likelihood of a default over a particular time horizon. It provides an estimate of the likelihood that a borrower will be unable to meet its debt obligations.

Loss Given Default: It is defined as the percentage risk of exposure that is not expected to be recovered in the event of default. It is usually expressed as a percentage of the EAD. This is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from any collateral.

Exposure at Default (EAD): It is defined as the outstanding debt at the time of default. This is an estimate of the exposure at a future default rate, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, and expected drawdowns on committed facilities.

As at the year end, the Fund has rents receivables as financial assets carried at amortised cost. The Fund applies a general approach in calculating ECL. The Fund has established an allowance matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment. The information about the ECLs on the Fund’s rent receivables is disclosed in Note 6 and 13.1 in these financial statements.

4.3 Going concern

The Fund’s manager has made an assessment of Fund’s ability to continue as a going concern and is satisfied that the Fund has the resources to continue in business for the foreseeable future. Furthermore, the management is not aware of any material uncertainties that may cast significant doubt on Fund’s ability to continue as a going concern.

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5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

5.1 *Financial instruments*

5.1.1 *Financial Instruments - Initial recognition and subsequent measurement*

Financial assets and financial liabilities are recognised when the Fund becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the marketplace (regular way trades) are recognised on the trade date, i.e., the date that the Fund commits to purchase or sell the asset.

i) *Financial assets*

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Fund's business model for managing them. In order for a financial asset to be classified and measured at amortised cost, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level. Financial assets with cash flows that are not SPPI are classified and measured at fair value through profit or loss, irrespective of the business model. The Fund's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows.

On initial recognition, for an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in fair value in other comprehensive income ("OCI"). This election is made on an investment-by-investment basis.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in the following categories.

Financial assets measured at amortised cost

Financial assets at amortised cost are subsequently measured using the effective interest ("EIR") method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired. The Fund's financial assets at amortised cost includes cash and cash equivalents and receivables.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss. This category includes equity instruments.

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5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5.1 Financial instruments (continued)

5.1.1 Financial Instruments - Initial recognition and subsequent measurement (continued)

i) Financial assets (continued)

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e., removed from the Fund's statement of financial position) when:

- The rights to receive cash flows from the asset have expired; or
- The Fund has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Fund has transferred substantially all the risks and rewards of the asset, or (b) the Fund has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the fund has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Fund continues to recognise the transferred asset to the extent of the Fund's continuing involvement. In that case, the Fund also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Fund has retained.

ii) Financial liabilities

Initial recognition and measurement

The Fund's financial liabilities include amounts due to related parties, accrued expenses and other liabilities. Financial liabilities are measured at amortised cost.

Subsequent measurement

Financial liabilities at amortised cost

This is the category most relevant to the Fund. After initial recognition, financial liabilities are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit or loss.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss

iii) Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the asset and settle the liability simultaneously. This is generally not the case with master netting agreements unless one party to the agreement defaults and the related assets and liabilities are presented gross in the statement of financial position.

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5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5.1 Financial instruments (continued)

5.1.2 Current versus non-current classification

The Fund presents assets and liabilities in the statement of financial position based on current/non-current classification. An asset is current when it is:

- Expected to be realised or intended to be sold or consumed in the normal operating cycle
 - Held primarily for the purpose of trading
 - Expected to be realised within 12 months after the reporting period
- Or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period
 - All other assets are classified as non-current

A liability is current when:

- It is expected to be settled in the normal operating cycle
 - It is held primarily for the purpose of trading
 - It is due to be settled within twelve months after the reporting period
- Or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period. The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

All other liabilities are classified as non-current.

5.1.3 Cash and cash equivalents

For the purpose of cash flow statement, cash and cash equivalents consist of bank balances.

5.1.4 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised as a finance cost over the period of the borrowings using the EIR method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs.

Borrowings are removed from the statement of financial position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as other income or finance costs.

Borrowings are classified as current liabilities unless the Fund has an unconditional right to defer settlement of the liability for at least 12 months after the date of the statement of financial position.

5.2 Fair value measurement

The Fund measures financial instruments such as equity instruments at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability or,
- In the absence of a principal market, in the most advantageous market for the asset or liability

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

31 December 2022

5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5.2 *Fair value measurement (continued)*

The Fund uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which the fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy. This is described, as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in financial statements at fair value on a recurring basis, the Fund determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each year. The Fund determines the policies and procedures for both recurring fair value measurement, and for non-recurring measurement.

At each reporting date, the Fund analyses the movements in the values of assets and liabilities which are required to be re-measured or re-assessed as per the Fund's accounting policies. For this analysis, the Fund verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents. The Fund also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable. For the purpose of fair value disclosures, the Fund has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy, as explained above. Fair value related disclosures for financial instruments that are measured at fair value or where fair values are disclosed are discussed in note 7.

5.3 *Impairment of non-financial assets*

The carrying values of non-financial assets are reviewed for impairment when events or changes in circumstances indicate the carrying value may not be recoverable. An impairment loss is recognised for the amount by which the carrying amount of the asset exceeds its recoverable amount which is the higher of an asset's fair value less cost to sell and value in use. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but the increased carrying amount should not exceed the carrying amount that would have been determined, had no impairment loss been recognised for the assets or cash-generating unit in prior years. A reversal of an impairment loss is recognised as income immediately in the statement of comprehensive income.

5.4 *Investment properties*

Investment properties comprise completed properties that are held to earn rentals or for capital appreciation or both. Investment properties is stated at cost including transaction costs net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of replacing part of an existing investment properties at the time that cost is incurred if the recognition criteria are met.

The cost less estimated residual value, if any, of investment properties is depreciated on a basis over the estimated useful lives of the assets. Land, on the other hand, is reported at cost. The fair value of investment properties is disclosed in note 9 and 12 in these financial statements.

5.5 *Accrued expenses and other liabilities*

Accrued expenses and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective commission rate method.

31 December 2022

5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5.6 *Contract Assets*

Income recognised in excess of billing, if any, are included in current assets as accrued rental income and will be settled in the subsequent period when the invoices are issued.

5.7 *Contract Liabilities*

Billing in excess of income recognised, if any, are included in current liabilities as deferred rental income and will be recognised as income in the subsequent period when the related rent service is rendered.

5.8 *Provision*

Provisions are recognised when the Fund has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

5.9 *Zakat*

Zakat is the obligation of the unitholders and is not presented in the financial statements of the Fund.

5.10 *Revenue recognition*

The Fund recognises revenue from contracts with customers based on a five-step model:

- Step 1. Identify the contract with a customer. A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria that must be met.
- Step 2. Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.
- Step 3. Determine the transaction price: The transaction price is the amount of consideration to which the Fund expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.
- Step 4. Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Fund will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Fund expects to be entitled in exchange for satisfying each performance obligation.
- Step 5. Recognise revenue when (or as) the entity satisfies a performance obligation.

The Fund satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

- The customer simultaneously receives and consumes the benefits provided by the Fund's performance as the Fund performs; or
- The Fund's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- The Fund's performance does not create an asset with an alternative use to the Fund and the Fund has an enforceable right to payment for performance completed to date.

For performance obligations, where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied. When the Fund satisfies a performance obligation by delivering the promised services, it creates a contract asset based on the amount of consideration earned by the performance. Where the amount billed to the customer exceeds the amount of revenue recognised, this gives rise to a contract liability. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment.

The specific recognition criteria described below must also be met before revenue is recognised.

Rental income

Rental income from operating lease of properties is recognised on a straight-line basis over the term of the operating lease.

AI RAJHI REIT FUND
(Managed by AI Rajhi Capital)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

31 December 2022

5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5.11 Management fee

On a daily basis, the Fund Manager charges the Fund, management fee at the rate of 0.8 percent per annum of the Fund's total assets value based on the last evaluation net of Fund expenses and is paid on quarterly basis.

5.12 Custodian fee

The Fund pays a custodian a fee annually which is accrued on a daily basis and paid quarterly to the Custodian of the Fund.

5.13 Board of directors' fee

The Board of directors are entitled to receive fees per meeting annually, which is accrued on a monthly basis and paid annually to the board of directors of the Fund.

5.14 Distribution

Dividends distribution to the Fund's unitholders is recognised as a liability in the Fund's financial statements in the period in which the dividends are approved.

The Fund has a policy of distributing dividends on semi-annually basis for at least 90% of its net profit, not including profit resulting from the sale of the underlying real estate assets.

5.15 Net asset value

The net asset value per unit disclosed in the financial statements is calculated by dividing the net assets of the Fund by the number of units in issue at the year-end.

5.16 Transaction fee

The Fund Manager charges the Fund, one-time acquisition fee at the rate of 1 percent on the acquisition or disposal price of the real estate assets.

5.17 Finance cost

All borrowing costs are recognised in profit or loss in the period in which they are incurred.

5.18 Other expenses

Expenses include legal, accounting, auditing and other fees. They are recognised in profit or loss in the period in which they are incurred on an accrual basis.

5.19 New standards, amendments and interpretations issued and effective from 1 January 2022

The accounting policies adopted, and method of computation followed are consistent with those of previous financial year except for the items disclosed below:

Description	Effective Date
<i>Property, Plant and Equipment, proceeds before intended use (Amendments to IAS 16)</i>	1 January 2022
<i>Onerous Contracts — Cost of fulfilling a Contract (Amendments to IAS 37)</i>	1 January 2022
<i>Reference to the conceptual framework (Amendments to IFRS 3)</i>	1 January 2022
<i>Annual improvements to IFRS 9, IFRS 16, IFRS 1, and IAS 41</i>	1 January 2022

These amendments had no material impact on the financial statements of the Fund.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

31 December 2022

5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5.20 New standards, amendments and interpretations effective 1 January 2023 and have not early adopted

The following standards, amendments to standards and interpretations are not yet effective and neither expected to have a significant impact on the Fund's financial statements:

The new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Fund's financial statements are disclosed below. The Fund intends to adopt these new and amended standards and interpretations, if applicable, when they become effective.

<u>Standards / amendments to standards / interpretations</u>	<u>Effective Date</u>
<i>Amendments to IAS 1: Classification of Liabilities as Current or Non-current</i>	1 January 2023
<i>Definitions of accounting estimates (IAS 8)</i>	1 January 2023
<i>IFRS 17 — Insurance Contracts</i>	1 January 2023
<i>Amendments to IFRS 17</i>	1 January 2023
<i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction (Amendments to IAS 12)</i>	1 January 2023
<i>Classification of Liabilities as Current or Non-current – Deferral of Effective Date (Amendments to IAS 1)</i>	1 January 2023
<i>Disclosure of Accounting policies (Amendments to IAS 1 and IFRS Practice Statement 2)</i>	1 January 2023
<i>Extension of the Temporary Exemption from Applying IFRS 9 (Amendments to IFRS 4)</i>	1 January 2023

6 RENTAL INCOME RECEIVABLES

This account represents the rent receivable from the investment properties in accordance with the terms of the corresponding tenancy agreements. The rent receivables are current in nature and to be settled within a short period of time.

	<i>31 December 2022</i>	<i>31 December 2021</i>
	<i>SR</i>	<i>SR</i>
Rental income receivable	39,415,126	56,185,146
Less: Allowance for expected credit loss	(14,597,425)	(26,869,966)
	24,817,701	29,315,180

The following is the ageing analysis of rent receivable as at the reporting date:

	<i>31 December 2022</i>	<i>31 December 2021</i>
	<i>SR</i>	<i>SR</i>
Less than 30 days	1,905,030	1,660,942
Between 31 to 180 days	15,312,453	4,722,981
More than 180 days	22,197,643	49,801,223
	39,415,126	56,185,146

AI RAJHI REIT FUND
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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

31 December 2022

6 RENTAL INCOME RECEIVABLES (continued)

The following is the movement of allowance for expected credit loss as at:

	<i>31 December 2022 SR</i>	<i>31 December 2021 SR</i>
At the beginning of the year	(26,869,966)	(16,769,652)
Reversal / (Charged) made during the year	12,272,541	(10,100,314)
At the end of the year	<u>(14,597,425)</u>	<u>(26,869,966)</u>

7 INVESTMENTS CARRIED AT FVTPL

<i>31 December 2022</i>	<i>Fund Manager</i>	<i>Number of units</i>	<i>Cost</i>	<i>Market value</i>
Al Rajhi Commodity Fund SAR	Rajhi Capital	<u>518,788</u>	<u>85,088,449</u>	<u>86,337,881</u>
<i>31 December 2021</i>	<i>Fund Manager</i>	<i>Number of units</i>	<i>Cost</i>	<i>Market value</i>
Al Rajhi Commodity Fund SAR	Rajhi Capital	<u>404,158</u>	<u>65,615,301</u>	<u>65,885,112</u>

The following is the movement in investment carried at FVTPL:

	<i>For the year ended 31 December 2022 SR</i>	<i>For the year ended 31 December 2021 SR</i>
At the beginning of the year	65,885,112	63,875,997
Purchased during the year	163,253,300	106,694,288
Disposal during the year	(144,572,195)	(105,151,882)
Realised gain on investment carried at FVTPL	792,011	567,857
Unrealized gain / (loss) on investment carried at FVTPL	979,653	(101,148)
At the end of the year	<u>86,337,881</u>	<u>65,885,112</u>

All investments measured at fair value through profit or loss are held in the name of Privileged Warehouse Company 2 and Gulf Fund Company for development and real estate investment (the "SPV's"). The SPV's are holding these investments for the beneficial ownership of the Fund and does not possess any controlling interest or any stake in the investments.

AI RAJHI REIT FUND
(Managed by AI Rajhi Capital)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

31 December 2022

8 INVESTMENT PROPERTIES

The composition of the investment properties as of the reporting date is summarised below:

As at 31 December 2022

	<i>Land SR</i>	<i>Building SR</i>	<i>Total SR</i>
Cost:			
At the beginning of the year	1,308,700,218	1,027,424,512	2,336,124,730
Additions during the year	35,000,000	63,745,019	98,745,019
	<u>1,343,700,218</u>	<u>1,091,169,531</u>	<u>2,434,869,749</u>
At the end of the year	1,343,700,218	1,091,169,531	2,434,869,749
Accumulated depreciation:			
At the beginning of the year	-	(89,492,375)	(89,492,375)
Charge for the year	-	(29,934,541)	(29,934,541)
	<u>-</u>	<u>(119,426,916)</u>	<u>(119,426,916)</u>
At the end of the year	-	(119,426,916)	(119,426,916)
Impairment:			
At the beginning of the year	(197,166,644)	(94,802,261)	(291,968,905)
Reversal for the year	20,059,725	9,645,177	29,704,902
	<u>(177,106,919)</u>	<u>(85,157,084)</u>	<u>(262,264,003)</u>
At the end of the year	(177,106,919)	(85,157,084)	(262,264,003)
	<u>1,166,593,299</u>	<u>886,585,531</u>	<u>2,053,178,830</u>
Book value as of 31 December 2022	1,166,593,299	886,585,531	2,053,178,830

As at 31 December 2021

	<i>Land SR</i>	<i>Building SR</i>	<i>Total SR</i>
Cost:			
At the beginning of the year	1,308,700,218	1,025,062,677	2,333,762,895
Additions during the year	-	2,361,835	2,361,835
	<u>1,308,700,218</u>	<u>1,027,424,512</u>	<u>2,336,124,730</u>
At the end of the year	1,308,700,218	1,027,424,512	2,336,124,730
Accumulated depreciation:			
At the beginning of the year	-	(60,896,486)	(60,896,486)
Charge for the year	-	(28,595,889)	(28,595,889)
	<u>-</u>	<u>(89,492,375)</u>	<u>(89,492,375)</u>
At the end of the year	-	(89,492,375)	(89,492,375)
Impairment:			
Impairment on investment properties (note 8.3)	(197,166,644)	(94,802,261)	(291,968,905)
	<u>1,111,533,574</u>	<u>843,129,876</u>	<u>1,954,663,450</u>
Book value as of 31 December 2021	1,111,533,574	843,129,876	1,954,663,450

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

31 December 2022

8 INVESTMENT PROPERTIES (continued)

8.1 - The Fund has the policy of charging depreciation on building over 33 years. The depreciation is charged on depreciable amount, i.e. cost less residual value.

8.2 - All properties of Al-Rajhi REIT Fund are held in the name of, Privileged Warehouse Company 2 and Gulf Fund Company for development and real estate investment (the "SPV's"). The SPV's are holding these properties for the beneficial ownership of the Fund and does not possess any controlling interest or any stake in the properties.

8.3 - The investment properties were tested for impairment and the Fund manager noted that certain properties carrying amount are less than its recoverable amount. based on the average fair value as at the reporting date determined by the independent valuers. Accordingly, the Fund manager made reversal of impairment of SR 29,704,902 for the year ended 31 December 2022 (31 December 2021: provision of impairment of SR 227,068,151) to adjust the value of its investment properties to its recoverable amount. The key assumptions taken for valuation as at 31 December for these investment properties are disclosed in note 8.6.

8.4 - The net rental income from investment properties amounted to SR 158,156,358 during the year ended 31 December 2022 (31 December 2021: SR 130,283,660). During 2021 the Fund had signed settlement agreement to terminate lease agreement for certain properties however no claims has been recorded during the year ended 31 December 2022 (31 December 2021: SR 4,633,200). The Fund sold scrap items installed at investment properties amounting to SR 30,870 which has been recorded as other income.

Moreover, during year ended 31 December 2022, the Fund has not provided any reduction in annual rent and nor any rent concession to tenants (31 December 2021: The Fund has provided a reduction in annual rent and a rent concession to certain tenants).

8.5 - During the year ended 31 December 2021, Anwar Plan and Rama Plaza moved from triple net to multitenant, the rental income for the same have been recorded on the basis of contractual cash flows.

The investment properties represent Nineteen (2021: Eighteen) properties. Listed below are the details of these investment properties:

Properties	Location	Type of agreement
Jarir Al Ahsa	Riyadh	Multi-tenanted - retail sector
Faris International School	Riyadh	Triple net lease - education sector
Mutlaq Lulu	Riyadh	Triple net lease - retail sector
Anwar Plan	Riyadh	Multi-tenanted - retail sector
Narjes Plaza	Riyadh	Triple net lease - retail sector
Rama Plaza	Riyadh	Multi-tenanted - retail sector
Panda Marwah Jeddah	Jeddah	Triple net lease - retail sector
Panda Madain Fahad Jeddah	Jeddah	Triple net lease - retail sector
Panda Rawda Jeddah	Jeddah	Triple net lease - retail sector
Panda Khamis Mushait	Khamis Mushait	Triple net lease- retail sector
Al Andalus	Jeddah	Multi-tenanted - commercial sector
Lulu Central Logistics Warehouse	Riyadh	Triple net lease - logistics sector
Al Salam Hospital	Riyadh	Triple net lease - healthcare sector
Rowad Al Khaleej International School	Riyadh	Triple net lease - education sector
Rowad Al Khaleej International School	Dammam	Triple net lease- education sector
Blue Tower	Al Khobar	Triple net lease - commercial sector
Luluah Warehouse	Riyadh	Triple net lease - logistics sector
Baream Rowad Al Khaleej Kindergarten	Riyadh	Triple net lease - education sector
Oasis Mall	Al Kharj	Triple net lease - commercial sector

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

31 December 2022

9 EFFECT ON NET ASSET VALUE IF INVESTMENT IN REAL ESTATE PROPERTIES ARE FAIR VALUED

In accordance with Article 22 of the Real Estate Investments Funds Regulations issued by CMA in the Kingdom of Saudi Arabia, the Fund Manager evaluates the Fund's assets based on an average of two evaluations prepared by independent evaluators. As set out in the terms and conditions of the Fund, net asset value declared are based on the market value obtained. However, in accordance with accounting policy of the Fund, investment properties are carried at cost less accumulated depreciation and impairment if any in these financial statements.

The fair value of the investment properties is determined by two selected appraisers for each of the 19 properties. The appraisers that evaluated these properties are Century 21 Valuation Company and Jones Lang LaSalle for Real Estate Valuation Company (2021: Century 21 Valuation Company and Jones Lang LaSalle for Real Estate Valuation Company). They are accredited independent valuers with a recognised and relevant professional qualification and with recent experience in the location and category of the investment properties being valued.

The valuation models have been applied in accordance with the Royal Institution of Chartered Surveyors ("RICS") Valuation Standards, in addition to recently published International Valuation Standards issued by International Valuation Standards Council ("IVSC") and applied by Saudi Authority for Accredited Valuers ("TAQEEM"). These models comprise both the income capitalisation approach and depreciated replacement cost ("DRC").

9.1 As at 31 December 2022, the valuation of the investment properties are as follows:

<i>31 December 2022</i>	<i>Appraiser 1 SR</i>	<i>Appraiser 2 SR</i>	<i>Average SR</i>
Investment properties	<u>2,022,610,000</u>	<u>2,260,410,961</u>	<u>2,141,510,481</u>
<i>31 December 2021</i>	<i>Appraiser 1 SR</i>	<i>Appraiser 2 SR</i>	<i>Average SR</i>
Investment properties	<u>1,880,400,000</u>	<u>2,131,615,540</u>	<u>2,006,007,770</u>

The Fund Manager has used the average of the two valuations for the purposes of disclosing the fair value of the investment properties. The investment properties were valued taking into consideration number of factors, including the area, type of property and valuation techniques using significant unobservable inputs, including the financial and fragmentation plot analysis, the income method, and value in use method. The fair value and cost analysis of the investment properties is presented in note 9.2. The inputs used in the above level 3 fair valuation are disclosed in note 12.

9.2 The unrealised gain on investment properties based on fair value evaluation is set out below:

	<i>31 December 2022 SR</i>	<i>31 December 2021 SR</i>
Fair value of investment in real properties (note 9.1)	2,141,510,481	2,006,007,770
Less: Carrying value of investments in real estate properties (note 8)	<u>(2,053,178,830)</u>	<u>(1,954,663,450)</u>
Net impact based on fair value evaluation	<u>88,331,651</u>	51,344,320
Units in issue (numbers)	<u>161,856,857</u>	<u>161,856,857</u>
Impact per unit share based on fair value evaluation (SR)	<u>0.54</u>	<u>0.31</u>

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31 December 2022

9 EFFECT ON NET ASSET VALUE IF INVESTMENT IN REAL ESTATE PROPERTIES ARE FAIR VALUED (continued)

9.3 The net asset value using the fair values of the real estate properties is set out below:

	<i>31 December 2022 SR</i>	<i>31 December 2021 SR</i>
Net assets value at cost, as presented in these financial statements	1,260,541,568	1,245,863,350
Net impact based on real estate evaluations (note 9.2)	88,331,651	51,344,321
Net assets based on fair value	<u>1,348,873,219</u>	<u>1,297,207,671</u>

9.4 The net asset value per unit, using the fair values of the real estate properties is set out below:

	<i>31 December 2022 SR</i>	<i>31 December 2021 SR</i>
Net assets value at cost, as presented in these financial statements	7.79	7.70
Impact on net asset value per unit on account of unrealised loss based on evaluations (note 9.2)	0.54	0.31
Net assets based on fair value	<u>8.33</u>	<u>8.01</u>

10 ACCRUED EXPENSES AND OTHER LIABILITIES

	<i>31 December 2022 SR</i>	<i>31 December 2021 SR</i>
Special commission payable	6,007,279	2,438,789
Accounts payables and accrued expense	1,919,941	3,295,153
VAT payable	1,722,955	628,513
Property level accrued expenses	670,470	699,288
Other liabilities	158,976	37,942
	<u>10,479,621</u>	<u>7,099,685</u>

11 RELATED PARTY TRANSACTIONS AND BALANCE

Related parties of the Fund include the Fund Manager, Al Rajhi Bank (being the shareholder of Al Rajhi Capital), the Fund, which is managed by the Fund Board of Director, KASB Capital (being the custodian of the Fund), Al Khaleej Training and Education Company (being the major unitholder of the Fund) and any party that has the ability to control other party or exercise significant influence over the other party in making financial or operational decisions.

In the ordinary course of its activities, the Fund transacts business with related parties. The related party transactions are governed by limits set by the terms and conditions. All related party transactions are disclosed to the Fund Board of Director.

As at 31 December 2022, (the "Fund Manager") held 15,320,447 units (31 December 2021: 15,320,447 units) and Al Khaleej Training and Education Company (a related party) held 26,404,494 (31 December 2021: 26,404,494).

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

31 December 2022

11 RELATED PARTY TRANSACTIONS AND BALANCE (continued)

The significant related party transactions entered into by the Fund during the year and the balances resulting from such transactions are as follows:

Related Party	Nature of transaction	Amount of transaction For the year ended 31 December		Balance receivables / (payables) As at 31 December	
		2022	2021	2022	2021
		SR	SR	SR	SR
Al Rajhi Capital	Management fee	16,812,114	16,520,103	(4,273,543)	(4,033,320)
	Finance cost ***	32,692,423	21,029,026	(6,007,279)	(2,438,789)
	Bank balance **	-	-	125,000	125,000
Al Rajhi Bank	Borrowing – current ***	-	-	-	-
	Borrowing – non-current ***	105,145,000	-	(896,399,599)	(791,254,599)
KASB Capital	Custodian fees *	185,000	185,000	(96,756)	(50,506)
Board of Directors	Board oversight fee	45,000	60,000	(60,000)	(60,000)
Al Rajhi commodity Fund	Investment held at FVTPL	20,452,769	2,009,115	86,337,881	65,885,112
Al Khaleej Training and Education Company	Dividends settled against rental income receivables	16,106,741	14,786,517	-	-
	Rental income	36,773,750	36,773,750	-	-

* The Fund pays a custodian fees of SR 185,000 per annum which is accrued on a daily basis and paid quarterly to the Custodian.

** The bank balance with an amount of SR 125,000 (31 December 2021: SR 125,000) is maintained with Al Rajhi Bank under the name of the SPV's for the beneficial interest of the Fund.

*** The Fund inherited the loan of SR 399,906,600 from Al Rajhi Real Estate Income Fund, which was converted into REIT by way of in-kind contribution in 2018. The loan was drawn down in 2 tranches. Tranche 1 was of SR 254,500,000 and Tranche 2 of SR 145,406,600. This loan was assigned to Privileged Warehouse Company 2, a SPV acting on behalf of the Fund. The SPV of the Fund continues to service the liability of this loan. Tranche 1 of the loan is secured by pledge of Jarir Book Store Building, Al Mutlaq Building, Anwar Mall, Narjes Mall, Rama Mall. Tranche 2 of the loan is secured by pledge of Al Faris International School Building.

The Tranche 1 was successfully rolled over at its maturity on 20 December 2020 for further period of 5 years at a fixed rate having maturity date of 20 December 2025 for the bullet principal repayment.

On 23 March 2021, the Fund, had availed a SR 145.4 million Shariah-compliant facility from Al Rajhi Bank, at the term of the facility is 5 years. During the tenure of the loan, profit will be paid on a semi-annual basis with a bullet principal repayment at the end of the facility term. This facility is used to refinance the existing loan tranche that was maturing on 23 March 2021. Fund's income-generating properties are already pledged for the existing tranche, in addition to a promissory note as a guarantee. The facility has a variable profit rate of 6 months SIBOR + margin.

The finance cost is being paid over five years on a semi-annual basis on both of the above tranches.

On 30 October 2018, the Fund has obtained a Shariah facility of SR 57,007,000 from Al Rajhi Bank, an affiliate of the Fund Manager. The facility has a variable profit rate of 3M SAIBOR+ margin, the term of the facility was 7 years. The facility was closed and merged with another facility on 9 February 2020.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

31 December 2022

11 RELATED PARTY TRANSACTIONS AND BALANCE (continued)

On 19 August 2019, the Fund has obtained a Shariah facility of SR 57,551,000 from Al Rajhi Bank. The facility has a variable profit rate of 6 months SIBOR + margin, the term of the facility is 7 years.

On 6 November 2019, the Fund has obtained a Shariah facility of SR 118,602,000 from Al Rajhi Bank, an affiliate of the Fund Manager. The facility has a variable profit rate of 3M SIBOR+ margin, the term of the facility is 7 years. The facility was closed and merged with another facility on 3 February 2020.

On 18 December 2019, the Fund has obtained a Shariah facility of SR 92,302,508 from Al Rajhi Bank. The facility has a variable profit rate of 6-month SIBOR + margin, the term of the facility is 7 years.

On 22 December 2019, the Fund has obtained a Shariah facility of SR 65,884,999 from Al Rajhi Bank. The facility has a variable profit rate of 6 months SIBOR + margin, the term of the facility is 7 years.

On 4 February 2020, the previous facility of SR 100,000,000 and SR 18,602,000 were obtained and then substantially on 9 February 2020, the facility of SR 18,602,000 was merged with existing facility of SR 57,007,000 making the total new facility of SR 75,609,000. The facilities have a variable profit rate of 6 months SIBOR + margin %, the term of the facility was 7 years. The above drawdowns are secured by pledged of Luluah warehouse, LULU logistics warehouse, Panda Madain, Al Andalus Jeddah, Panda Khamis Mushait.

On 7 February 2022, the Fund has obtained a Shariah facility of SR 105,145,000 from Al Rajhi Bank, which was used to acquire Oasis Mall and to pay the related transaction cost. The facility has a variable profit rate of 6 months SIBOR + margin, the term of the facility is 7 years.

12 FAIR VALUE MEASUREMENT

Financial assets consist of rental income receivables and other assets. Financial liabilities consist of deferred rental income and management fee payable. The fair values of financial assets and financial liabilities are not materially different from their carrying values.

The following table shows the fair value of financial instruments and investment properties disclosed as at year end:
31 December 2022

	<i>Level 1 SR</i>	<i>Level 2 SR</i>	<i>Level 3 SR</i>	<i>Total SR</i>
Investment held at FVTPL (Note 7)	-	86,337,881	-	86,337,881
Investment properties (Note 9.1)	-	-	2,141,510,481	2,141,510,481
Total	-	86,337,881	2,141,510,481	2,227,848,362
<i>31 December 2021</i>	<i>Level 1 SR</i>	<i>Level 2 SR</i>	<i>Level 3 SR</i>	<i>Total SR</i>
Investment held at FVTPL (note 7)	-	65,885,112	-	65,885,112
Investment properties (note 9.1)	-	-	2,006,007,770	2,006,007,770
Total	-	65,885,112	2,006,007,770	2,071,892,882

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2. If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3. Changes in assumptions about these inputs could affect the fair value of items disclosed in these financial statements and the level where the items are disclosed in the fair value hierarchy

There were no transfers between various levels of fair value hierarchy during the current year or prior year.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

31 December 2022

12 FAIR VALUE MEASUREMENT (continued)

For assets not carried at fair value but for which fair value is disclosed i.e. investment properties, the valuation was determined using discounted cash flow (DCF) and income capitalisation approach based on significant unobservable inputs and accordingly is included in Level 3 of the fair value hierarchy. The key inputs include:

Discount rates reflecting current market assessments of the uncertainty in the amount and timing of cash flows (range used by the two evaluators is 8.75%-11.50 %)

Capitalisation rates based on actual location, size and quality of the properties and considering market data at the valuation date (range used by the two evaluators is 7% -9.50 %)

Future rental cash inflows based on the actual location, type, and quality of the properties and supported by the terms of any existing lease, other contracts, or external evidence such as current market rents for similar properties.

Estimated vacancy rates based on current and expected future market conditions after expiry of any current lease.

Maintenance costs including necessary investments to maintain functionality of the property for its expected useful life.

Terminal value considering assumptions regarding maintenance costs, vacancy rates and market rents.

There were no changes to the valuation techniques during the year.

13 FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

The Fund's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Fund's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Fund's financial performance.

Financial instruments carried in these financial statements principally include cash and cash equivalents, rental income receivables, investment measured at fair value through profit or loss, accrued management fee, accrued expenses and Borrowings. The particular recognition methods adopted are disclosed in the individual policy statements associated with each item.

13.1 Credit risk

Credit risk is the risk that one party to financial instruments will fail to discharge an obligation and cause the other party to incur a financial loss. The Fund is exposed to credit risk on the following:

	<i>31 December 2022</i>	<i>31 December 2021</i>
	<i>SR</i>	<i>SR</i>
Cash and cash equivalents	125,000	125,000
Rental income receivables – Net (note 6)	24,817,701	29,315,180
Contract assets	11,583,121	4,251,206

The following table details the risk profile of rental income receivables based on the Fund's expected credit loss matrix:

	<i>31 December 2022</i>	<i>31 December 2021</i>
	<i>Expected credit loss</i>	<i>Expected credit loss</i>
Less than 30 days	4,852	7,881
Between 31 to 180 days	1,692,748	74,742
More than 180 days	12,899,825	26,787,343
	<u>14,597,425</u>	<u>26,869,966</u>

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31 December 2022

13 FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (continued)

13.1 Credit risk (continued)

The carrying amount of financial assets represents the maximum credit exposure.

The Fund seeks to limit its credit risk with respect to rent receivables by charging rent in advance, and by monitoring outstanding balances on an ongoing basis with the actual results for the Fund.

Credit risk is managed on a fund basis. For banks and financial institutions, only independently reputable related parties with a sound credit rating are accepted.

For corporate and retail customers, the Fund assess the risk control and the credit quality of the customer by taking into account its financial position, past experience and other factors. Individual risk limits are set based on internal or external ratings in accordance with limits set by the Fund Board. The compliance with credit limits by wholesale customers is regularly monitored by line management.

The following table provides information about the exposure to credit risk and ECLs for rent receivables as at:

<i>31 December 2022</i>	<i>Weighted average loss rate (%)</i>	<i>Exposure at Default (SR)</i>	<i>Impairment allowance (SR)</i>	<i>Credit impaired</i>
0-30 days	0.25%	1,905,030	4,852	No
30-180 days	11.05%	15,312,453	1,692,748	No
More than 180 days	58.11%	22,197,643	12,899,825	Yes
Total	37.04%	39,415,126	14,597,425	
<i>31 December 2021</i>	<i>Weighted average loss rate (%)</i>	<i>Exposure at Default (SR)</i>	<i>Impairment allowance (SR)</i>	<i>Credit impaired</i>
0-30 days	0.47%	1,660,942	7,881	No
30-180 days	1.58%	4,722,981	74,742	No
More than 180 days	53.79%	49,801,223	26,787,343	Yes
Total	47.82%	56,185,146	26,869,966	

At 31 December 2022, the carrying amount of the rental receivables balance at the end of the year, SR 19 million is due from two major clients of the funds.

13.2 Liquidity risk

Liquidity risk is the risk that the Fund may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous.

The Fund Manager monitors liquidity requirements by ensuring that sufficient funds are available to meet any commitments as they arise, either through increase the fund size or by taking short term loans from the local banks.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

31 December 2022

13 FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (continued)

13.2 Liquidity risk (continued)

The table below summarises the maturity profile of the Fund's financial liabilities based on contractual undiscounted payments:

31 December 2022	Less than 1 year SR	More than 1 year SR	Total SR
Unearned rental income	14,887,764	-	14,887,764
Accrued expenses and other liabilities	10,479,621	-	10,479,621
Accrued management fee	4,273,543	-	4,273,543
Murabaha facilities	-	896,399,599	896,399,599
TOTAL LIABILITIES	29,640,928	896,399,599	926,040,527

31 December 2021	Less than 1 year SR	More than 1 year SR	Total SR
Unearned rental income	13,249,274	-	13,249,274
Accrued expenses and other liabilities	7,099,685	-	7,099,685
Accrued management fee	4,033,320	-	4,033,320
Murabaha facilities	-	791,254,599	791,254,599
TOTAL LIABILITIES	24,382,279	791,254,599	815,636,878

13.3 Currency risk

Currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. The Fund does not have any significant exposure to currency risk as all its monetary assets and monetary liabilities are denominated in Saudi Riyals.

13.4 Commission rate risk

Commission rate risks are the exposures to various risks associated with the effect of fluctuations in the prevailing commission rates on the Fund's financial positions and cash flow.

The Fund's commission rate risks arise mainly from its borrowings, which are at variable rate of interest and are not subject to re-pricing on a regular basis.

The Fund's interest rate risks arise mainly from its borrowings, which are at variable commission rate and the sensitivity analysis as follows:

Balance as at 31 December 2022	Income Statement		Statement of Owners Net assets (equity)	
	+100 Points SR	-100 Points SR	+100 Points SR	-100 Points SR
Islamic financing facility cost	8,963,996	(8,963,996)	8,963,996	(8,963,996)
Cash-flow sensitivity (net)	8,963,996	(8,963,996)	8,963,996	(8,963,996)
Balance as at 31 December 2021				
	+100 Points SR	-100 Points SR	+100 Points SR	-100 Points SR
Islamic financing facility cost	7,912,546	(7,912,546)	7,912,546	(7,912,546)
Cash-flow sensitivity (net)	7,912,546	(7,912,546)	7,912,546	(7,912,546)

31 December 2022

13 FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (continued)

13.5 Market risk

Market risk is the risk that changes in market prices such as foreign exchange rates, profit rates and equity prices will affect the Fund's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return. The Fund manages its market risk by investing in low risk securities as per terms and conditions of the Fund.

At the reporting date, the exposure to equity investments at fair value in open-ended fund. the Fund has determined that an increase/(decrease) of 10% on investee Fund NAV could have an impact of approximately SR 8.6 million increase/(decrease) on the income and Owners Net assets (equity) of the Fund.

14 SEGMENT REPORTING

The Fund has invested in nineteen real estate investment properties within the Kingdom of Saudi Arabia.

Operating segments are reported in a manner consistent with the internal reporting used by the chief operating decision-maker, the Fund board, which in turn considers.

The Fund Manager is responsible for the Fund's entire portfolio and considers the business to have a single operating segment. Asset allocation decisions are based on a single, integrated investment strategy, and the Fund's performance is evaluated on an overall basis.

15 DISTRIBUTIONS

In accordance with the terms and conditions of the Fund, on 1 February 2022, the Fund's Board of Directors approved to distribute dividends to its unitholders for the period from 1 July 2021 to 31 December 2021 amounting to SR 45,319,921 (SR 0.28 per unit). An amount of SR 37,926,663 (including withholding tax) was paid on 23 February 2022 and the remaining amount of SR 7,393,258 was settled against rent receivable due from related party (31 December 2021: on 1 February 2021, the Fund's Board approved to distribute dividends for the period from ended 1 July 2020 to 31 December 2020 amounting to SR 0.28 per unit totalling SR 45,319,920 to its unitholder. An amount of SR 37,926,662 (including withholding tax), the dividends was paid on 25 February 2021 and the remaining amount of SR 7,393,258 was netted from the rent receivables due from related party).

Furthermore, in accordance with the terms and conditions of the Fund, on 3 August 2022, the Fund's Board of Directors approved to distribute dividends to its unitholders for the period from 1 January 2022 to 30 June 2022 amounting to SR 53,412,762 (SR 0.33 per unit). An amount of SR 44,699,279 (including withholding tax), was paid on 25 August 2022 and the remaining amount of SR 8,713,483 was settled against rent receivable due from related party (31 December 2021: on 5 August 2021, the Fund's Board approved to distribute dividends for the period ended 30 June 2021 amounting to SR 0.28 per unit totalling SR 45,319,920 to its unitholders. An amount of SR 37,926,662 (including withholding tax) was paid on 26 August 2021 and the remaining amount of SR 7,393,258 was settled against rent receivable due from related party).

On 14 Jumada al-Ula 1444H (corresponding to 8 December 2022) the policy of distributing changed from distributing cash dividends from semi-annual, paid at the end of February and August, to quarterly cash dividends for the financial periods ending in March, June, September and December, where the payment of the dividends will be during the following quarter, starting from the first quarter of 2023, Cash dividends will be distributed at the end of February 2023 for the half year ending in 2022.

Subsequently, in accordance with the terms and conditions of the Fund, on 6 February 2023 (corresponding to 15 Rajab 1444H), the Fund's Board of Directors approved to distribute dividends to its unitholders for the period from for the period 1st July 2022 to 31st December 2022 amounting to SR 53,412,763 (SR 0.33 per unit).

31 December 2022

16 CONTINGENCIES

In the opinion of Fund Manager there are no contingencies as at the reporting date.

17 SIGNIFICANT EVENTS

On 7 November 2022, the Fund's Board of Directors approved for signing purchase agreements of two developed properties, one property is based in Riyadh and the other property is in Jeddah with a total value of SAR 930 M and leased for a total rent of SAR 70.49 M, it is worth mentioning that the purchase agreements are conditional to complete the process of increasing the fund's total asset value through additional unit offering which requires regulatory approval.

Other than the above, there were no events subsequent to the financial year end which require disclosure in the financial statements.

18 LAST VALUATION DAY

The last valuation day of the year was 31 December 2022.

19 RECLASSIFICATIONS OF COMPARATIVE FIGURES

During the year, the Fund has made certain reclassifications in the comparative financial statements to conform to current period presentation.

20 APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved by the Fund's Board of Directors on 6 Ramadan 1444H (Corresponding to 28 March 2023).