

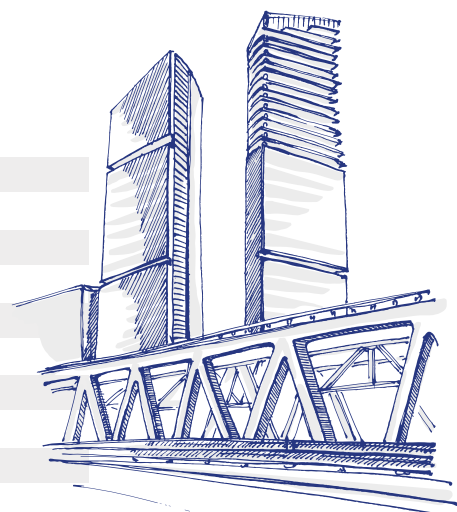
## Al Rajhi REIT Fund Factsheet - Q2 2021

### FUND OBJECTIVE

The principal investment objective of the Fund is to invest in income-generating real estate assets to earn regular rental income and distribute at least 90% of Fund's net income in cash to investors semi-annually at the end of month of February and August of each calendar year. The cash distributed excludes any capital gains arising from the sale of the assets.

### FUND LEVEL DATA

No. of Properties	18
Listing Date	20-Mar-18
No. of Units (at SAR 10 par value)	161,856,857
Management Fee	0.8% of total assets less expenses
Custodian Fee	SAR 185,000 per annum
Auditor Fee	SAR 55,000 per annum
Auditor	Alluhaid & Alyahya Chartered Accountants
Custodian	KASB Capital
Dividend Policy	To distribute at least 90% of net profit
Dividend Distribution	Semi-annual
Valuation Frequency	Semi-annual
Fund manager investment on the fund	SAR 182,006,910



DIVIDEND DISTRIBUTION DETAILS	ELIGIBILITY	TOTAL DISTRIBUTED DIVIDEND (SAR)	TOTAL UNITS	SAR/UNIT
Paid in H2 2018 - For period 20 Mar - 30 Jun'18	18/07/2018	21,242,149	122,200,609	0.174
Paid in H1 2019 - For period 1 Jul - 31 Dec'18	13/02/2019	37,947,139	122,200,609	0.311
Paid in H2 2019 - For period 1 Jan - 30 June'19	31/07/2019	39,104,195	122,200,609	0.32
Paid in H1 2020 - For period 1 Jul - 31 Dec'19	11/02/2020	33,989,940	161,856,857	0.21
Paid in H2 2020 - For period 1 Jan-30 June'20	11/08/2020	45,319,920	161,856,857	0.28
Paid in H1 2021 - for period 1 Jul - 31 Dec'20	09/02/2021	45,319,920	161,856,857	0.28

### PERFORMANCE OF THE UNIT PRICE

	For relevant quarter	YTD	1 Year	3 Year	Since Inception
Market Price	18.92%	22.47%	39.27%	34.24%	18.80%
NAV	1.31%	-0.96%	-1.91%	-9.05%	-7.50%

### FINANCIAL STATEMENT (AUDITED) AS OF 31/12/2020

#### Income Statement

Total Revenue	170,366,697
Total Expenses*	157,914,917
Net Income	12,451,780
Funds from Operation	106,566,513

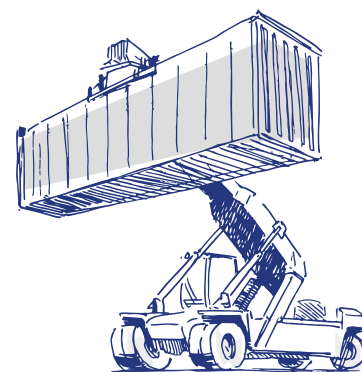
\*total expenses includes non cash charge of depreciation of SAR 29,213,979 & provision of impairment of SAR 64,900,754

#### Balance Sheet

Total Assets	2,323,594,697
Total Liabilities	812,013,650
Net Asset Value Attributable to Unitholders	1,511,581,047
Units issued	161,856,857

### 2ND QUARTER FINANCIAL HIGHLIGHTS

Total Assets <sup>2</sup>	2,313,718,541.79
Net Asset Value Attributable to Unitholders <sup>2</sup>	1,497,059,861.62
NAV per unit (at cost) <sup>2</sup>	9.25
Total distributed dividends (latest distributed dividend)	45,319,920
Total distribution % from the fund's net asset value <sup>2</sup>	3.03%
2nd Quarter Rent Income	41,449,753
Total Debt <sup>2, 5</sup>	(791,254,598)
Market Price as on 30.06.2021	11.88
2nd Quarter Rental Income over Market Capitalisation <sup>1</sup>	2.16%
Total Debt as % of Total Asset Value <sup>2</sup>	34.20%
Total Fees & Expenses <sup>3</sup>	(23,059,761)
Total Fees & Expenses <sup>3</sup> to Total Asset Value <sup>2</sup>	1.00%
Total Fund Cost <sup>4</sup> as % of Total Asset Value <sup>2</sup>	0.46%



1) Market capitalisation = No. of units multiplied by Market price as on 30/06/2021

2) Values as on 30/06/2021 (Unaudited)

3) Q2 2021 expenses includes all cash and non-cash charges (Unaudited)

4) Q2 2021 Operating expenses excluding depreciation, impairment & interest expense (Unaudited)

5) Fulfillment period and due date:

Facility Amount(SAR Mn)	Period(Yrs.)	Start	End
391	7	4th Sep, 2018	3rd Sep, 2025
254.5	5	21st Dec, 2020	20th Dec, 2025
145.4	5	24th Mar, 2021	23rd Mar, 2026

## Al Rajhi REIT Fund Factsheet - Q2 2021

### CAP LIMIT OF ALL EXPENSES

Auditor fees	SAR 55,000 Annually
Custody fees	SAR 185,000 Annually
Sub Administrator fees	USD 51,200 equivalent to SAR 192,000 and increase by 3.5% every calendar year Starting from Jan, "Annually"
Property Management fee	Two properties with total amount equal to SAR 1,656,000 Annually
Annual fees for Listing in Tadawul	0.03% of the fund market value maximum 300,000 "Annually"
Unit Register Management by Tadawul	SAR 400,000 Annually
Regulatory fees	SAR 7,500 Annually
Publishing Information on the Saudi Stock Exchange website Fees	SAR 5,000 Annually
Real Estate Evaluation fees	0.05% of the total value of the fund's assets, "Annually"
Remuneration of Independent Board Member	SAR 5,000 for each Independent BM "Annually"
Finance Expenses	Financing costs during the financing term, the fees, expenses and the expenses related to the financing arrangement, which are paid only once when arranging the financing
Fund Management fees	0.8% of total assets less expenses, "Annually"
Other Expenses	0.25% of the fund's total assets value "Annually"
Subscription fees	2% of the subscribed amount, One time Payment
Transfer Ownership Fees	1% of the purchase or sale price, "Paid Once Upon Purchasing or Selling"
Transaction Expenses	0.10% of the fund asset's total value "Annually"
Structured Finance fees	2% of the amount withdrawn, "Paid Once Upon Receiving any Banking Facilities"
Brokerage Commission	2.5% of the acquisition value for any real estate asset
Registration fees in the Saudi Stock Exchange	SAR 50,000 in addition to 2 Saudi riyals for each unit holder, with a maximum of SAR 500,000
Initial listing fees	SAR 50,000 paid once upon establishment
Development fees	negotiable

For more information, please see the terms and conditions of the fund announced on the Al Rajhi Capital and Saudi Tadawul websites

### FUND UPDATE

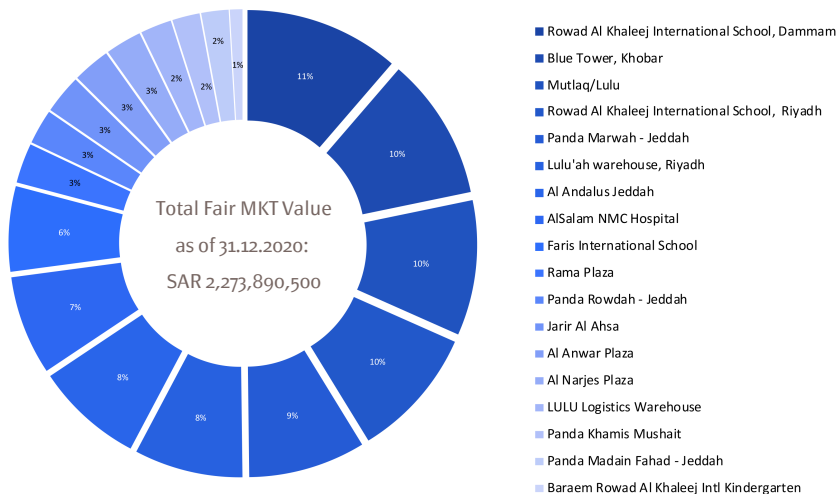
**During second quarter, following events occurred and were announced on Tadawul & Al Rajhi Capital website:**

1. The Availability of quarterly factsheet for the period ended 31st March 2021.



### PORTFOLIO HIGHLIGHTS

Property Fair Market Value by Assets



Occupancy % for each property

