



## MULKIA Gulf Real Estate REIT

## Mulkiya Gulf Real Estate REIT Factsheet for Q1 2021



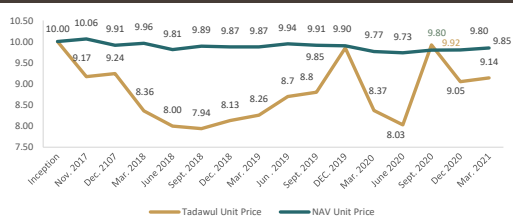
### Fund Objectives

Mulkiya Gulf Real Estate REIT is a Sharia compliant closed public traded listed real estate investment fund, established according to the laws and regulations in the Kingdom of Saudi Arabia & regulated by Capital Market Authority. The Fund aims to acquire real estate properties that are constructed & developed, capable of achieving periodic income, the fund should distribute at least 90% of the fund net profit.

### Fund Information

Fund size	681,086,520 SAR
Unit Nomial value (IPO)	10 SAR
Date of Inception	11-Sep-17
Date of listing	5-Nov-17
Fund Duration	99 Years
Fund Management fees	1% of fund total assets after deduction of fund expenses
Custody fees	Maximum of 0.04% from fund assets - annually
Risk level	Moderate to high
Dividend distribution Policy	Distribution of cash dividend not less than 90% of fund net profit
Valuation frequency	Minimum once every six months
Dividend distributions	Quarterly
Shariah compliance	Approved from Shariah Committee

### Unit Price Performance



### Quarterly Financial data as of 31 March 2021

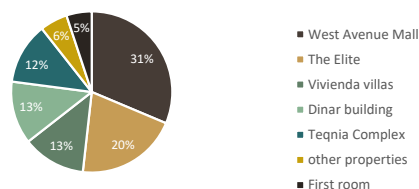
Tadawul unit price end of quarter "SAR"	9.14
Percentage of rental income to unit price for Q4 2020	3.15%
Percentage of total expenses & fees (Including Depreciation & Management fees)	0.81%
Percentage of borrowing "used financial facilities to fund total assets"	33.08%
Percentage of total expenses to fund total assets	0.27%
NAV unit price	9.85
Fund units NAV value SAR	670,876,331

### Dividend distributed

### Distributions per unit SAR

Quarter	Dividend distributed	Distributions per unit SAR
Q2 2018	10,200,000	0.17
Q3 2018	10,200,000	0.17
Q4 2018	10,200,000	0.17
Q1 2019	10,200,000	0.17
Q2 2019	10,200,000	0.17
Q3 2019	10,200,000	0.17
Q4 2019	10,200,000	0.17
Jan. & Feb. 2020	7,200,000	0.12
March, May & June 2020	6,810,865.20	0.10
Q3 2020	6,810,865.20	0.10
Q4 2020	6,810,865.20	0.10

### Fund Properties & Their Ratios

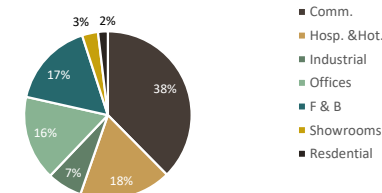


### Fundamental Changes

In 8/8/1442 corresponding to 21/03/2021 Mulkiya Investment Company announces the availability of Mulkiya Gulf Real Estate REIT Fund Annual report for the year 2020  
 In 26/07/1442 corresponding to 10/03/2021 Mulkiya Investment Company Announces the Availability of the Annual Financial Statements for Mulkiya Gulf Real Estate REIT Fund for the period ending on 31/12/2020  
 In 05/06/1442 corresponding to 18/01/2021 Mulkiya Investment Company announces dividends distribution to Mulkiya Gulf Real Estate REIT Unitholders  
 In 01/06/1442 corresponding to 14/01/2021 Mulkiya investment announces starting a legal action process against the tenant of Jeddah Dinar Commercial Building, M/S. Saba Real Estate Company Ltd. requesting them to pay the rental dues owed in favor of the fund, where several friendly measures have been taken to solve the issue & to reach a friendly solution, but we couldn't reach a solution with the tenant, as a result the fund manager has started arbitration procedures based on the lease agreement signed with the tenant, and a licensed law firm was assigned to follow up the matter with the arbitration committee, the competent court and the relevant authorities.

All numbers shown in the factsheet are based on NAV fair value as of 31 March 2021 and not audited.

### Fund Activities Distribution



### Disclaimer:

This statement has been prepared based on data from sources considered reliable by the company. Financial and non-financial assumptions and estimates were based on the best estimates available to the company at the time of preparing this document. These assumptions and financial and non-financial estimates may change negatively or positively when an unexpected event arises after preparing this document.

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### Mulkiya Investment Company

Is a Saudi (Closed Joint Stock) Company holding CR. No. 1010407245, headquartered in Riyadh.

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