

Fund Objectives

Mulkia 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 Nominal 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 annual net profit
Valuation frequency	Minimum once every six months
Dividend distributions	Quarterly
Shariah compliance	Approved from Shariah Committee

Fundamental and non fundamental changes

10-Oct-21	Mulkia Investment Company announces dividends distribution to Mulkia Gulf Real Estate REIT Unitholders
16-Aug-21	Mulkia Investment Company announces the interim financial statements (unaudited) for Mulkia Gulf Real Estate REIT Fund for the period ending in 30 June 2021
16-Jul-21	Mulkia Investment Company announces that the semi-annual valuations report for Mulkia Gulf Real Estate REIT Fund for the first half of the year 2021 are available for the unit holders
13-Jul-21	Mulkia Investment Company announces dividends distribution to Mulkia Gulf Real Estate REIT Unitholders

Quarterly Financial data as of 30 September 2021

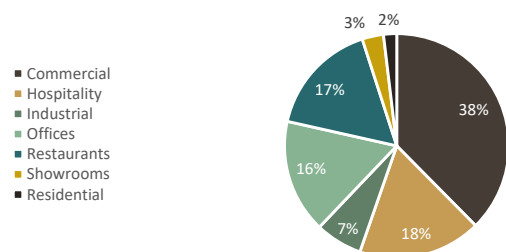
Tadawul unit price end of quarter (SAR)	10.24	
Percentage of rental income to unit price for current quarter	2.71%	
Percentage of total expenses & fees (Including Depreciation & Management fees)	0.81%	
Percentage of distributions to Net Asset Value (NAV)	1.31%	
Percentage of borrowing (used financial facilities to fund total assets)	33.01%	
Period for fulfillment (Year) and due date (Year)	6.25	28/12/2027 (Due date)
Percentage of total expenses to fund total assets	0.28%	
NAV unit price	9.91	
Fund's total assets	1,037,763,077	
Fund units NAV value SAR	675,118,018	

Dividend distributed

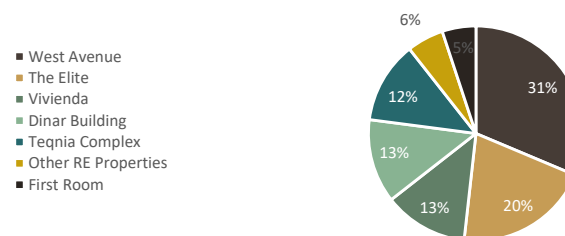
	Amount distributed	Distributions per unit SAR
2017 (No. of fund units 60,000,000)	6,300,000	0.105
2018 (No. of fund units 60,000,000)	40,800,000	0.68
2019 (No. of fund units 60,000,000)	40,800,000	0.68
Jan. & Feb. 2020 (No. of fund units 60,000,000)	7,200,000	0.12
March 2020 to June 2020 (No. of fund units 68,108,652)	6,810,865.20	0.10
Q3 2020 (No. of fund units 68,108,652)	6,810,865.20	0.10
Q4 2020 (No. of fund units 68,108,652)	6,810,865.20	0.10
Q1 2021 (No. of fund units 68,108,652)	8,854,124.76	0.13
Q2 2021 (No. of fund units 68,108,652)	8,854,124.76	0.13
Q3 2021 (No. of fund units 68,108,652)	8,854,124.76	0.13

(The eligibility of dividends end of Thursday 08/03/1443H corresponding 14/10/2021G)

Fund Activities Distribution



Fund Properties & Their Ratios



Fund properties Occupancy:

West Avenue Mall- The Elite- Vivienda villas - Dinar Commercial building- Teqnia complex- Obhur

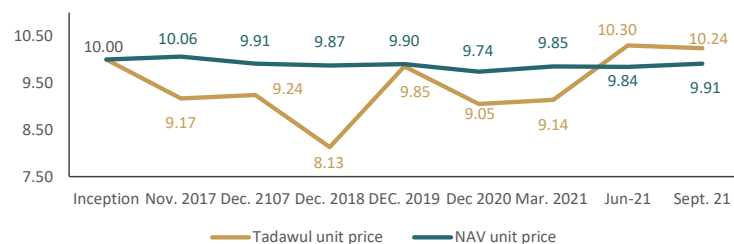
Occupancy %

100% (One main lease contract)

Yasmin building - Alsheraa project - Khamees Mushait restaurant- First room

Available for rent

Unit Price Performance



Fund's total expenses and fees during the period

Expense / Fee	Amount	% of total assets
Financing fees (as per market conditions and agreement signed with bank)	2,288,840	0.22%
Management fees	2,542,938	0.25%
Custodian fees	62,470	0.01%
Other fees	501,185	0.05%
Depreciation and doubtful debts	3,055,126	0.29%
Total expenses and fees	8,450,559	0.81%

All numbers shown in the factsheet are based on NAV fair value as of 30 September 2021 and not audited.

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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Mulkia Investment Company

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

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