

### Fund Facts

Fund Size "SAR"	572,400,000
Initial Unit Price "SAR"	10.00
Inception Date	16-Oct-2017
Listing Date	18-Jan-2018
Risk Level	High
Fund Term	99 Years
Management Fees	1% per annum (of Net Asset Value after deducting expenses)
Custodian Fees	175,000 SAR annually
Other Fees and Expenses	Up to 1% per annum (of Net Asset Value)

As of 30 Jun 2022	Amount (SAR)
Total Assets	665,725,683
Net Asset Value	515,763,457
NAV per unit	9.01
Unit Market Price as of 30 Jun 2022	7.21
Fund Expenses	3,979,005
Depreciation Expenses	4,813,289
Expense Ratio excluding depreciation (ER)	0.77%
Total Expense Ratio (TER)	1.70%
Net Rental Income to Market Capitalization	4.42%
Debt to AUM Ratio*	22.53%

\*The debt amount is for a period of 5 years commencing March 2021.

### Fund Expenses

As of 30 Jun 2022	Amount (SAR)
Custodian fees	86,781
Sharia Fees	18,596
Director Board Fees	9,918
Audit Fees	17,604
Listing Fee	74,706
REITs - Basic Registry Services	198,356
Admin Fee	124,509
Other Expenses	793,463
Finance Cost	2,655,072
<b>Total</b>	<b>3,979,005</b>

- For the period from 01 Jan 2022 to 30 Jun 2022.

- The figures in the report are based on net assets value at fair value as of 30 Jun 2022 and are unaudited.

#### Disclaimer

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### Material Changes

- Following the announcement of the Fund Manager published on 18/10/1443H corresponding to 19/05/2022G regarding the extension of the agreement to acquire the commercial office property located in Hittin District in Riyadh on 17/08/1443H corresponding to 20/03/2022G, pursuant to an extension appendix to the agreement, Fund manger announces that an additional extension to the agreement has been signed on 20/11/1443H corresponding to 19/06/2022G according to which the aforementioned periods were extended for an additional (60) working days starting from the date of expiry of the appendix agreement.
- Fund Manager announces a change in the membership of the Board of Directors of due to the resignation of Mr. Ahmad Ba Sodan (Non-Independent Member), as of 13/11/1443 AH corresponding to 12/6/2022.
- Fund Manager announces a change in the membership of the Board of Directors due to the resignation of Mr. Ahmed Bishri ( Non -Independent Member), as of 17/10/1443 AH corresponding to 18/5/2022.
- Fund Manager announces signing an Appendix financing agreement with Riyadh Bank on 12-09-1443 AH corresponding to 13-04-2022 AD to increase the financing to 665 million riyals in return for mortgaging income-generating properties and a promissory note for a period of 5 Gregorian years, to pay the amount at the end of the fifth year.

### Real Estate Portfolio

Name	% of Total Assets	Occupancy
Eskan 4 Tower	26%	100%
Eskan 5 Tower	26%	0%
Eskan 6 Tower	26%	100%
iOffices	22%	100%

### Unit Price

Date	Unit Market Price	NAV per unit
2022-03-31	7.87	8.71
2022-04-28	7.76	8.71
2022-05-31	7.70	8.71
2022-06-30	7.21	9.01

### Profits Distribution

Total distributed dividends (SAR)	-
Number of units	-
The amount of dividends distributed for each unit (SAR)	-
% of distribution ratio of the Net Assets Value	-
Due date	-

### Dividends

