

# Alinma Retail REIT Fund

Approved by The Fund Sharia Board

# الإيماء للاستثمار alinma investment



C. R. No. 1010269764 | CMA License No. 09134 - 37

## 3rd Quarter 2022

### Objective of the Fund

The principal investment objective of the Fund is to invest in income generating real estate assets primarily within the Kingdom of Saudi Arabia and distribute at least 90% of the Fund's net profit annually to the unitholders. The Fund may invest in under construction assets bearing in mind that at least 75% of the Fund's total assets value shall be invested in developed real estate qualified to generate periodic rental income. Further, the Fund will not invest in vacant lands.

### Fund Information

Fund Size	1,180,000,000
Initial Offering	354,000,000
In-kind Investment	826,000,000
Initial Unit Price	10
Unit price as of 29/09/2022G	5.32
Number of Units	118,000,000
Listing Date	06/08/2018
Number of Assets	4
Risk level	Medium to High
Fund Tenor	99 Years
Management fee	0.75% of net assets Value
Borrowing percentage of the fund's total assets value, exposure period, and maturity	Non
Dividend Policy	Minimum 90% of net income
Dividend distribution Frequency	At least once a year
Valuation Frequency	Twice a year

### Dividend Distribution

Total Distributed Profits:	11,800,000
Distributed Profit Value:	0.10 Riyal per unit
Number of Units:	118,000,000
Distribution percentage of the net asset value as on 12/31/2022:	1.265%
The eligibility of the cash dividends distributed during the second quarter of 2022:	Based on the unitholder register on the end of Tuesday, 04/01/1444H, corresponding to 02/08/2022G (end of trading day on Sunday, 31/07/2022 G).

### Fund Update

-During the past years, Almakam mall in Tabuk was affected by low operating rates as a result of the exit of the main tenants during the years 2019 and 2020, followed by the impact of the Corona pandemic on the retail sector, especially in secondary cities. Furthermore, the emergence of new competitors in the same area made it difficult to attract tenants,

Accordingly, it was coordinated that all the current tenants to be moved to the front shops in the mall, which enabled us to close the mall and save most of the operational costs until we receive sufficient amount of requests to lease spaces with profitable returns.

In addition to the previous, an investment feasibility study is being conducted to make structural modifications to convert the commercial center into an open one to target restaurants and cafes, with the aim of raising the occupancy rate of the center and achieving the highest possible returns.

- Change the membership of the board of directors of Alinma Retail REIT Fund
- Distribute Fund's dividends to the Unitholders of Alinma Retail REIT Fund for (the period from Jan2022 to June2022), aiming to distribute on a semi-annual basis.

### Table illustrating the total expenses, fees and charges

Description	Value	Of Assets Value	Maximum Limits
Board Member Compensation	5,000	0.0005%	100,000 SAR
Fund Management Fee	1,731,361	0.1841%	0.75% of net assets Value
Costudy fee	46,829	0.0050%	0.02% of Net Assets Value
Auditor Fee	16,875	0.0018%	SR 50,000, which may change from time to time, change will be disclosed in the reports submitted to unitholders in accordance with fund terms and conditions
Finance Expenses	-	0.0000%	paid in according to the prevailing market price
CMA & tadawul Fee	100,822	0.0107%	SR 400,000
Property Manager Fee	959,790	0.1021%	10% of total Revenue( excluding incentive Fee)
Insurance Fee	103,878	0.0110%	paid in according to the prevailing market price
Valuation Fee	51,000	0.0054%	paid in according to the prevailing market price
Fund's administrative expenses	110,350	0.0117%	paid in according to the prevailing market price
Operation Expenses (Property level)	5,125,449	0.5451%	paid in according to the prevailing market price
Other Fee	-	0.0000%	up to 0.5% of total assets value
<b>Total fees before Depreciation</b>	<b>8,251,354</b>	<b>0.8776%</b>	
Depreciation	8,144,628	0.8663%	
<b>Total Expenses</b>	<b>16,395,982</b>	<b>1.7439%</b>	

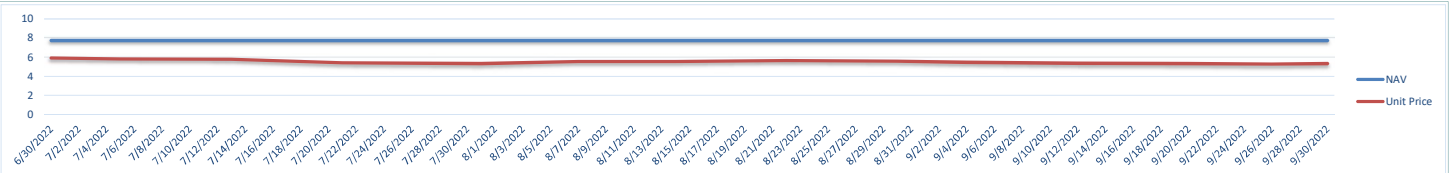
### Fund's Asset Distribution as of 30/06/2022G

Assets	*Assets Value	percentage of total assets value	Occupancy	Ownership
Almakam Mall- Riyadh	272,865,000	30.63%	96%	Owned
Makan Mall-Hafr Al Batin	353,040,000	39.63%	62%	Owned
Makan Mall-Tabouk	140,025,000	15.72%	4%	Owned
Makan Mall-Dawadmi	125,015,000	14.03%	70%	Leased
<b>Total</b>	<b>890,945,000</b>	<b>100%</b>		

### Financial Overview

Rental Income During the period	12,504,540
Net Revenue for the Period (excluding Depreciation)	4,253,186
Net Revenue for the Period (Including Depreciation)	(3,891,442)
Total Assets Value (as of 30/09/2022G un-audited )	940,206,534
Net Assets Value (as of 30/09/2022G un-audited )	912,841,466
Number of Unit	118,000,000
Net Revenue / unit market vale as of 29/09/2022G	1.99%
NAV per unit (Book Value)	7.74
Percentage of Fund Costs over Total Assets Value	1.74%

### Fund Performance since beginning



### Disclaimer

This material is produced by Alinma Investment Company, a firm authorized and regulated by the Capital Market Authority of Kingdom of Saudi Arabia. Past performance is not a guide to future returns. All the information contained in this document is believed to be reliable but may be inaccurate or incomplete. A full explanation of the characteristics of the investment is given in the prospectus. Any opinions stated are honestly held but are not guaranteed. They may be subject to change and should not be interpreted as investment advice. The information provided should not be considered as a recommendation or solicitation to purchase, sell or hold these securities. It should also not be assumed that any investment in these securities was or will be, profitable. Alinma Investment accepts no liability for any loss arising from the use of this document or its contents or otherwise arising in connection therewith. Alinma Investment shall have no responsibility or liability whatsoever in respect of any inaccuracy in or omission from this or any other document prepared by Alinma Investment for, or sent by Alinma Investment to any person and any such person shall be responsible for conducting his own investigation and analysis of the information contained or referred to in this document and of evaluating the merits and risks involved in the securities forming the subject matter of this or other such document.

Head Office

P. O. Box 55560  
Riyadh 11544  
KSA

Tel +966 (0) 218 5999  
Fax +966 (0) 218 5970