

# Alinma Retail REIT Fund

Approved by The Fund Sharia Board

الإيمان للاستثمار  
alinma investment  
شركة مسجلة  
مترخصة من هيئة السوق المالية برقم 09134-37

## 3rd Quarter 2023

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 28/09/2023G	4.72
Number of Units	118,000,000
Listing Date	06/08/2018
Number of Assets	5
Risk level	Medium to High
Fund Tenor	99 Years
Management fee	0.75% of net assets Value with maximum of 12% from the funds from operations
Borrowing percentage of the fund's total assets value, exposure period, and maturity date	5.57% Loan Period: 8 Years Maturity Date: 30/11/2030
Dividend Policy	Minimum 90% of net income
Dividend distribution Frequency	Twice a year
Valuation Frequency	Twice a year

Dividend Distribution	
Total Distributed Profits:	15,340,000
Distributed Profit Value:	0.13 Riyal per unit
Number of Units:	118,000,000
Distribution percentage of the net asset value as on 30/06/2023G:	1.690%
The eligibility of the cash dividends distributed during the 3rd quarter of 2023:	based on the unitholder register on the end of Thursday, 25/12/1444H, corresponding to 13/07/2023G (end of trading day on Tuesday, 11/07/2023 G).

Detailed Dividend Distribution to the Corresponding Quarter of the Previous Year			
Dividend Distribution Details	Total Distributed Dividend	Total Units	SAR/Unit
Paid in Q3 2023 - For the period H1 2023	15,340,000 SAR	118,000,000	0.13 SAR
Paid in Q2 2023 - For the period H2 2022	14,750,000 SAR	118,000,000	0.125 SAR
Paid in Q3 2022 - For the period H1 2022	11,800,000 SAR	118,000,000	0.10 SAR
Distribution of previous sale or rent proceeds distributions to the corresponding quarter of the previous year (not applicable)			

Fund Update
- Al-Inma Investment Company announced the distribution of dividends to the unitholders, at a value of 13 halalas per unit.
- Al-Inma Investment Company announced the change in management fee calculation to be Calculated on a quarterly basis from the fund's net asset value (net asset value x percentage) provided that management fees do not exceed 12% from the funds from operations.
- Al-Inma Investment Company announced for the availability of the semiannual reports of the assets of Alinma Retail REIT Fund for the period ending on 30/06/2023G.
- Al-Inma Investment Company announced for providing the public with the interim financial statements of Alinma Retail REIT Fund's for the period ending on ( 2023-06-30 ) are available to the public

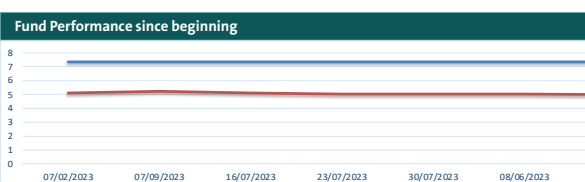
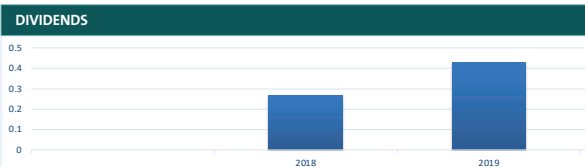


Table illustrating the total expenses, fees and charges			
Description	Value	% Of Assets Value	Maximum Limits
Board Member Compensation	-	0.0000%	100,000 SAR
Fund Management Fee	852,066	0.0893%	0.75% of net assets Value with maximum of 12% from the funds from operations
Costudy fee	49,862	0.0052%	0.02% 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	1,297,859	0.1360%	paid in according to the prevailing market price
CMA & tadawul Fee	102,697	0.0108%	SR 400,000
Property Manager Fee	851,152	0.0892%	10% of total Revenue (excluding incentive Fee)
Insurance Fee	123,348	0.0129%	paid in according to the prevailing market price
Valuation Fee	98,000	0.0103%	paid in according to the prevailing market price
Fund's administrative expenses	112,561	0.0118%	paid in according to the prevailing market price
Operation Expenses (Property level)	4,371,276	0.4581%	paid in according to the prevailing market price
Other Fee	361,255	0.0379%	up to 0.5% of total assets value
<b>Total fees before Depreciation</b>	<b>8,236,951</b>	<b>0.8633%</b>	
Depreciation	8,419,861	0.8825%	
<b>Total Expenses</b>	<b>16,656,812</b>	<b>1.7457%</b>	

Fund's Asset Distribution as of 30/06/2023G				
Assets	Assets Value As of 30/06/2023	percentage of total assets value	Occupancy	Ownership
Almakan Mall- Riyadh	300,405,000	32.16%	98%	Owned
Makan Mall-Hafra Al Batin	307,985,000	32.97%	61%	Owned
"Makan Mall-Tabouk"	125,770,000	13.46%	4%	Owned
"Makan Mall-Dawadmi"	130,640,000	13.99%	83%	Leased
Signature	69,310,000	7.42%	86%	Owned
<b>Total</b>	<b>934,110,000</b>	<b>100%</b>		

Financial Overview	
Rental Income During the period	14,676,384.51
Net Revenue for the Period (excluding Depreciation & Provisions)	6,439,434
Net Revenue for the Period (Including Depreciation excluding provisions)	(1,980,427.17)
Total Assets Value (as of 30/06/2023G un-audited )	954,136,614
Net Assets Value (as of 30/06/2023G un-audited )	866,174,541
Number of Unit	118,000,000
Net Revenue / unit market vale as of 22/06/2023G	2.64%
NAV per unit (Book Value)	7.34
Percentage of Fund Costs over Total Assets Value	1.75%

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