



## FUND OVERVIEW

Alkhabeer REIT is a closed-ended public Shari'a-compliant real estate investment traded fund established under the applicable laws and regulations of the Kingdom of Saudi Arabia and is subject to the Regulations and Instructions issued by the Capital Market Authority (CMA). The Fund's main investment objective is to generate sustainable rental income yield and periodic cash distributions of not less than 90% of the Fund's annual net profits, by investing not less than 75% of the Fund's total asset value, according to its latest audited financial statements, in income-generating real estate assets in the Kingdom of Saudi Arabia (excluding Makkah and Medina).

## KEY FUND FACTS

TADAWUL SYMBOL	4348
BLOOMBERG SYMBOL	ALKHABEE:AB
LISTING DATE	20 March 2019
FUND TERM	99 years, starting as from the Listing Date, renewable
FUND ASSETS SIZE*	SAR 2,011,446,592
FUND'S TOTAL CAPITAL	SAR 1,410,088,480
FINANCING AMOUNT*	SAR 737,500,000
PERCENTAGE OF BORROWING TO FUND'S TOTAL ASSET VALUE*	36.67%
FINANCING AMOUNT	FIRST TRANCHE: SAR 340 million (1.61 years) SECOND TRANCHE: SAR 397.5 million (3.19 years)
AND EXPOSURE PERIOD	FIRST TRANCHE: 06 February 2024 SECOND TRANCHE: 07 September 2025
MATURITY DATE	

\* As at 30 June 2022 (Unaudited).

## FINANCIAL INDICATORS\*

VALUATION FREQUENCY	Semi-annually
FUND'S TOTAL ASSET VALUE**	SAR 2,011,446,592
FUND UNITS' NET ASSET VALUE**	SAR 1,202,856,569
RATIO OF TOTAL EXPENSES AND FEES TO FUND'S TOTAL ASSET VALUE**	1.64%
RATIO OF FUND'S COSTS TO FUND'S TOTAL ASSET VALUE**	2.12%
RATIO OF FUND'S COSTS TO FUND'S AVERAGE NET ASSET VALUE**	3.59%

\* As at 30 June 2022 (Unaudited).

\*\* Fund expenses and fees are all Fund expenses during the reporting quarter, excluding financing costs.

\*\*\* Fund costs are all Fund fees and expenses, including financing costs.

## FUND ASSETS INFORMATION

NUMBER OF PROPERTIES	12 Properties
LAND TOTAL AREA	158,129 m <sup>2</sup>
TOTAL BUILD-UP AREA*	177,837 m <sup>2</sup>

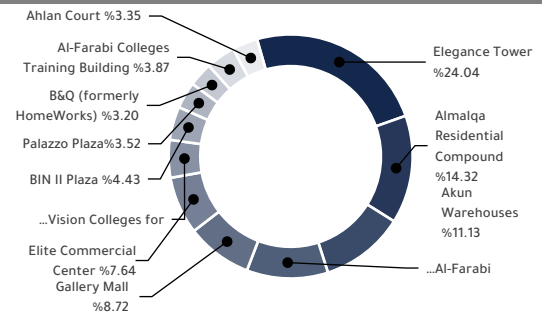
\* Build-up areas as per the building permit.

## FUND MARKET VALUE INFORMATION\*

AS AT THE LISTING DATE	SAR 664,423,860
AS AT 30 JUNE 2019	SAR 617,914,190
AS AT 31 DECEMBER 2019	SAR 724,222,007
AS AT 30 JUNE 2020	SAR 545,491,989
AS AT 31 DECEMBER 2020	SAR 966,897,812
AS AT 31 MARCH 2021	SAR 961,749,261
AS AT 30 JUNE 2021	SAR 1,000,878,246
AS AT 30 SEPTEMBER 2021	SAR 996,759,406
AS AT 31 DECEMBER 2021	SAR 1,222,546,712
AS AT 31 MARCH 2022	SAR 1,252,158,570
AS AT 30 JUNE 2022	SAR 833,035,495

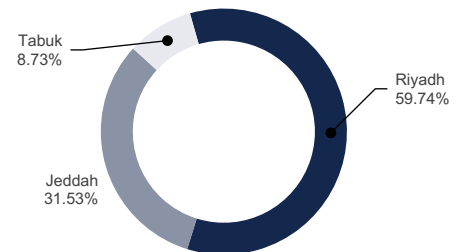
\* Based on the Unit Price.

## FUND PORTFOLIO PROPERTY NAMES AND PERCENTAGES OF THE VALUE OF EACH PROPERTY FROM THE TOTAL ASSET\*

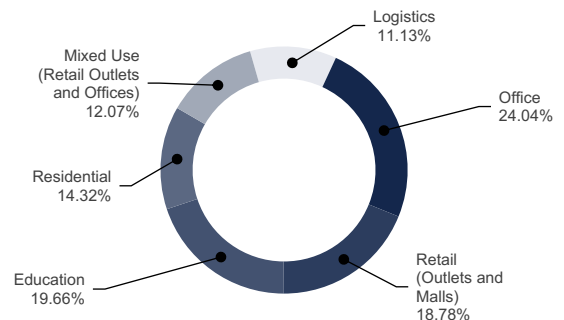


\*As of the end of the relevant quarter

## DISTRIBUTION OF INVESTMENTS BY GEOGRAPHY



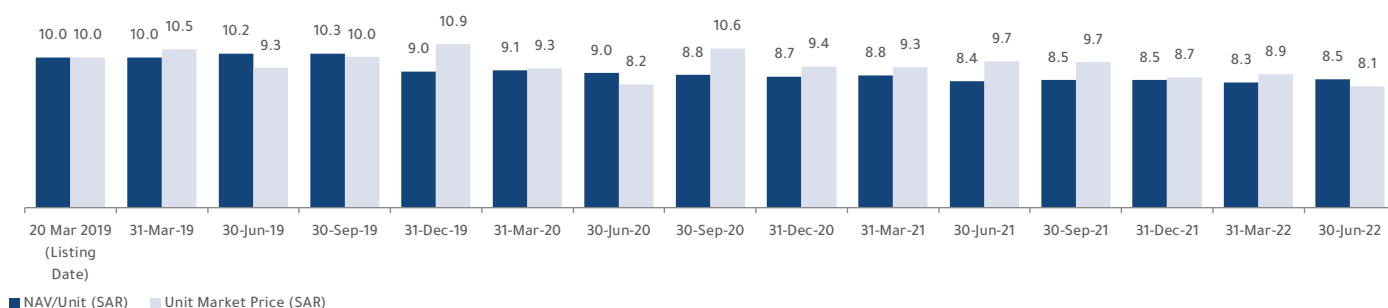
## DISTRIBUTION OF INVESTMENTS BY REAL ESTATE SEGMENT



## FUND UNITS INFORMATION

UNIT PRICE AS AT THE END OF Q2 IN ACCORDANCE WITH THE LAST VALUATION (30 JUNE 2022)	SAR 8.09
NET ASSET VALUE PER UNIT AS AT THE END OF Q2 (30 JUNE 2022)	SAR 8.5304
UNIT PRICE PERFORMANCE SINCE THE PREVIOUS PERIOD (FROM END Q1 2022G TO END Q2 2022)	-8.90%
UNIT PRICE PERFORMANCE SINCE THE LISTING DATE (FROM THE LISTING DATE TO END Q2 2022)	-19.10%
52-WEEK HIGH	SAR 10.02
52-WEEK LOW	SAR 7.88
NUMBER OF OUTSTANDING UNITS	141,008,848 Units

## NET ASSET VALUE AND UNIT PRICE PERFORMANCE\*



\* NAV as at 31 March 2022 (Unaudited).

## DIVIDEND DISTRIBUTION FOR THE QUARTER

DIVIDEND DISTRIBUTION POLICY	Annual dividend distributions of not less than 90% of the Fund's annual net profits
GROSS RENTAL INCOME FOR THE PERIOD (1 APRIL 2022 - 30 JUNE 2022)	SAR 31,424,339
RENTAL INCOME FOR THE PERIOD ON UNIT PRICE	2.75%
TOTAL DIVIDENDS DISTRIBUTED IN THE REPORTING QUARTER* (ANY DIVIDEND PAID SUBSEQUENT TO THE LATEST DISCLOSED REPORT)	SAR 17,626,106 for the period running from 01 January 2022 to 31 March 2022
DIVIDENDS DISTRIBUTED PER UNIT DURING THE REPORTING QUARTER*	SAR 0.125 per Unit
DIVIDENDS DISTRIBUTED ON UNIT PRICE*	1.41%
ELIGIBILITY TO CASH DIVIDENDS DISTRIBUTED DURING THE REPORTING QUARTER*	As per Unitholders' Record at close of business on 24 May 2022 (close of trading on 22 May 2022)
NUMBER OF OUTSTANDING UNITS FOR WHICH DIVIDENDS WERE DISTRIBUTED DURING THE REPORTING QUARTER	141,008,848 Units
RATIO OF DISTRIBUTION TO FUND'S NET ASSET VALUE**	1.50%

\* There are no distributions resulting from the proceeds of previous sales up to the same quarter of the previous year.

\*\* Percentage distributions out the Fund's NAV as at 31 December 2021.

## DIVIDEND DISTRIBUTIONS TO UNITHOLDERS



**TOTAL RETURN\***

TOTAL RETURN SINCE THE PREVIOUS PERIOD (FROM END Q1 2022 TO END Q2 2022)	-7.65%
TOTAL RETURN SINCE THE LISTING DATE (FROM THE LISTING DATE TO END Q2 2022)	-1.84%

\* Total Return = Unit Price Performance + Total Dividend Distributions.

**TOTAL EXPENSES AND FEES\***

ITEM	AMOUNT	PERCENTAGE TO TOTAL ASSETS
MANAGEMENT FEES (NOT TO EXCEED 75% OF THE FUND'S NAV BASED ON THE FUND'S LATEST VALUATION)	1,243,247	0.06%
ADMINISTRATOR FEES	76,944	0.00%
CUSTODIAN FEES	124,508	0.01%
SHARI'A BOARD FEES	3,736	0.00%
AUDITOR'S FEES	18,699	0.00%
DEPRECIATION OF REAL ESTATE INVESTMENTS AND RIGHT OF USE OF ASSET	21,693,787	1.08%
EXPECTED CREDIT LOSS	6,000,000	0.30%
OTHER	3,760,677	0.19%

\* Unaudited.

\*\* Excluding financing costs.

**OCCUPANCY RATE OF EACH PROPERTY AS AT THE END OF THE REPORTING QUARTER**

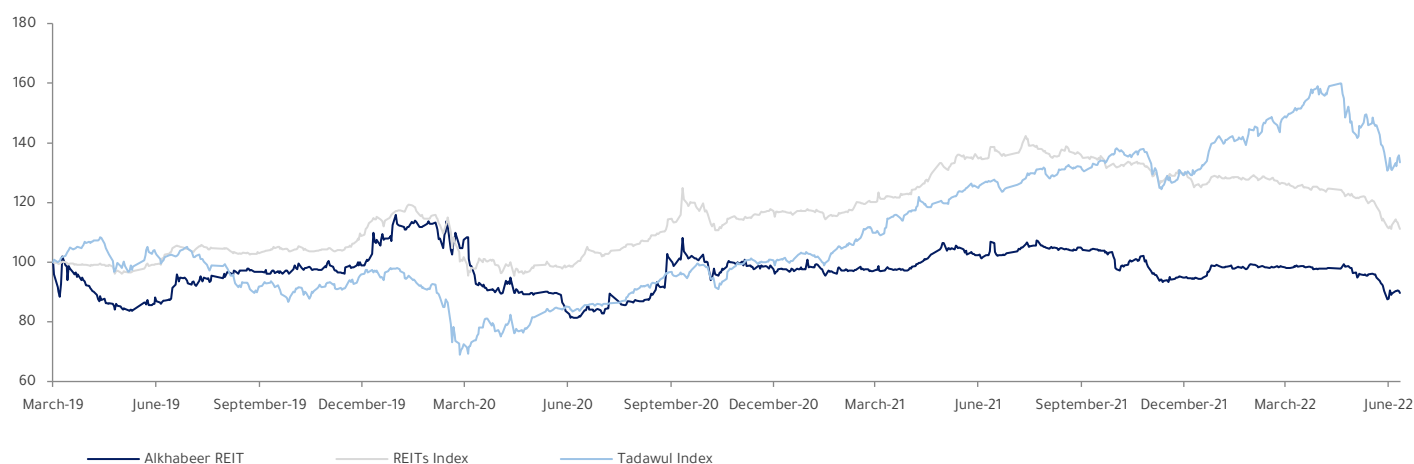
PERCENTAGE OCCUPANCY OF EACH PROPERTY AS AT THE END OF THE REPORTING QUARTER	
48%	Gallery Mall
87%	Palazzo Plaza
53%	Almalga Residential Compound
100%	B&Q (Formerly HomeWorks)
100%	Ahlan Court
100%	BIN II Plaza
100%	Elite Commercial Center
100%	Elegance Tower
100%	Al-Farabi Colleges
100%	Al-Farabi Colleges Training Building
100%	Vision Colleges for Education - Jeddah
100%	Akun Warehouses

## FUND HIGHLIGHTS AND ANY FUNDAMENTAL, OR NON-FUNDAMENTAL CHANGES AFFECTING THE PERFORMANCE OF THE FUND

### ON REPORTING AND DIVIDEND DISTRIBUTION:

- On 13 April 2022, the Fund Manager announced the availability of the Alkhabeer REIT Fund's Quarterly Report for the Period Ended 31 March 2022.
- On 8 May 2022, the Fund Manager announced the distribution of cash dividends to Fund Unitholders at a rate of 1.25% of the Initial Unit Price (SAR 0.125 per Unit) for the period (from 1 January 2022 to 31 March 2022).

## PRICE PERFORMANCE COMPARISON



\* As at 30 June 2022.

### FOR FURTHER INFORMATION

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