

Alinma Hospitality REIT Fund

Approved by The Fund Sharia Board

الإيمان للاستثمار
alinma investment
شركة مساهمة
مدرجة من هيئة السوق المالية برقم 09134-37

4th Quarter 2023

Objective of the Fund	
The Fund aims to generate sustainable and growing cash dividend for the unitholders. Expanding the Fund assets through direct investments in real estate sector in income-generating assets. The Fund intends to emphasize on hospitality and tourism accommodation in its investments, however, the Fund may invest partially in real estate development projects, provided that the Fund's asset invested in income-generating asset are not less than (75%).	

Fund Information	
Fund Size	1,020,021,000.00
Initial Offering	511,401,000.00
In-kind Investment	508,620,000.00
Initial Unit Price	10
Unit price as of 31/12/2023G	9.69
Number of Units	102,002,100.00
Listing Date	30/01/2023
Number of Assets	5
Risk Level	High
Fund Tenor	99 Years
Management Fees	9% of net operation income maximum 0.80% of total assets
Borrowing percentage of the fund's total assets value, exposure period, and maturity date	N/A
Fund Manger investments in the fund	10,000,000 Unit (9.8% of total Fund units)
Dividend Policy	Minimum 90% of net income
Dividend Distribution Frequency	At least twice a year
Valuation Frequency	Twice a year

Dividend Distribution	
Total Distributed Profits During Q4 2023:	-
Distributed Profit Value Per Unit during Q4 2023:	-
Number of Units:	-
Distribution percentage of the net asset value:	-
The eligibility of the cash dividends distributed during the 4th quarter of 2023:	-

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	SAR 32,640,672	102,002,100	SAR 0.32
-	-	-	-
-	-	-	-
-	-	-	-

Fund Update	
- Announcement by Alinma Investment Company the availability of the quarterly statement of Alinma Hospitality REIT Fund for the period ending on 30 September 2023G.	
- Announcement by Alinma Investment Company regarding the details of non- fundamental changes to Alinma Hospitality REIT Fund.	

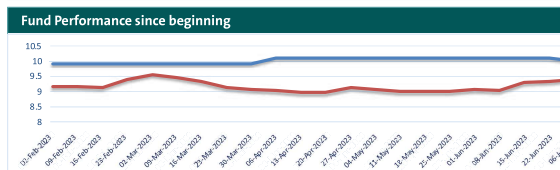
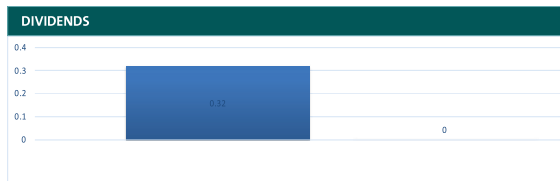


Table illustrating the total expenses, fees and charges			
Description	Value	% Of Assets Value	Maximum Limits
Board Member Compensation	10,000.00	0.0009%	20,000 SAR for each independent board member
Fund Management Fee	1,660,367.75	0.1571%	0.80% of total assets
Costudy Fee	16,644.00	0.0016%	300,000 SAR Annually
Auditor Fee	13,750.00	0.0013%	100,000 SAR Annually
Finance Expenses	0.00	0.0000%	paid in according to the prevailing market price
CMA & Tadawul Fee	169,817.00	0.0161%	712,500 SAR
Property Manager Fee	0.00	0.0000%	paid in according to the prevailing market price
Valuation Fee	38,500.00	0.0036%	300,000 SAR Annually
Fund's Administrative Expenses	37,500.00	0.0035%	150,000 SAR Annually
Operation Expenses (Property Level)	0.00	0.0000%	paid in according to the prevailing market price
Other Fees	21,371.25	0.0020%	up to 0.15% of total assets value
Total Fees Before Depreciation	1,967,950.00	0.1862%	
Depreciation	4,922,538.70	0.4657%	
Total Expenses	6,890,488.71	0.6518%	

Fund's Asset Distribution				
Assets	Assets Value As of 30/06/2023	percentage of total assets value	Occupancy	Ownership
Vittori Palace - Riyadh	445,142,500	43.11%	% 100	Owned
Rafal Ascott - Riyadh	270,242,500.00	26.17%	% 100	Owned
Comfort Inn Suites - Jeddah	88,949,690.00	8.61%	% 100	Owned
Comfort Inn Olaya -Riyadh	65,965,000.00	6.39%	% 100	Owned
Clarion Jeddah Airport	162,371,818.00	15.72%	% 100	Owned
Total	1,032,671,508.00	100.00%		

Financial Overview	
Rental Income During the Period	18,756,113
Net Revenue for the Period (Excluding Depreciation & Provisions)	16,788,163
Net Revenue for the Period (Including Depreciation Excluding Provisions)	11,865,624
Total Assets Value (as of 31/12/2023G unreviewed)	1,057,124,228
Net Assets Value (as of 31/12/2023G unreviewed)	1,047,827,605
Number of Unit	102,002,100
Net Revenue / Unit Market Value as of 31/12/2023G	1.90%
NAV per Unit (Book Value)	10.27
Percentage of Fund Costs Over Total Assets Value	0.65%

*Figures As of 31 Dec 2023G, and unreviewd
*Cost percentage to the total value of the fund's assets does not include the increase/decrease in the value of the assets
*Distribution of Previous Sale to the Corresponding Quarter of the Previous Year (not applicable)

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