

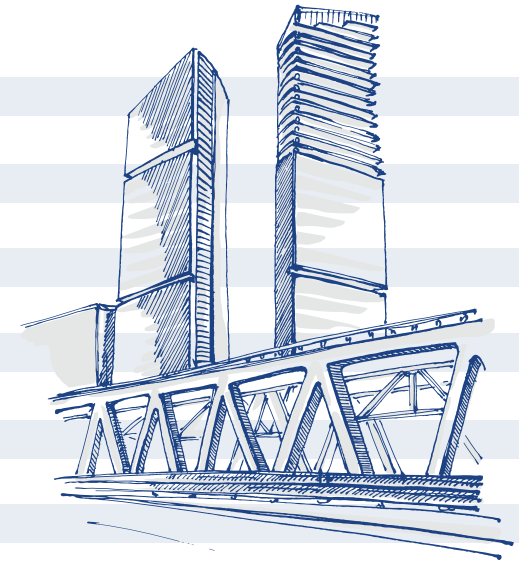
Al Rajhi REIT Fund Statement - Q2 2022

FUND OBJECTIVE

The principal investment objective of the Fund is to invest in income-generating real estate assets to earn regular rental income and distribute at least 90% of Fund's net income in cash to investors semi-annually at the end of month of February and August of each calendar year. The cash distributed excludes any capital gains arising from the sale of the assets.

FUND LEVEL DATA

No of Properties	19
Listing Date	20-Mar-18
No. of Units (at SAR 10 par value)	161856857
Management Fee	0.8% of total assets less expenses
Custodian Fee	SAR 185,000 per annum
Auditor Fee	SAR 55,000 per annum
Auditor	Ibrahim Ahmed Al Bassam & Co (PKF) Certified Public Accountants
Custodian	KASB Capital
Dividend Policy	To distribute at least 90% of net profit
Dividend Distribution	Semi-annual
Valuation Frequency	Semi-annual
Fund manager investment on the fund	15,320,447 unit



DIVIDEND DISTRIBUTION DETAILS	ELIGIBILITY	TOTAL DISTRIBUTED DIVIDEND (SAR)	TOTAL UNITS	SAR/UNIT
Paid in H2 2018 - For period 20 Mar - 30 Jun'18	18/07/2018	21,242,149	122,200,609	0.174
Paid in H1 2019 - For period 1 Jul - 31 Dec'18	13/02/2019	37,947,139	122,200,609	0.311
Paid in H2 2019 - For period 1 Jan - 30 June'19	31/07/2019	39,104,195	122,200,609	0.320
Paid in H1 2020 - For period 1 Jul - 31 Dec'19	11/02/2020	33,989,940	161,856,857	0.210
Paid in H2 2020 - For period 1 Jan-30 June'20	11/08/2020	45,319,920	161,856,857	0.280
Paid in H1 2021 - for period 1 Jul - 31 Dec'20	09/02/2021	45,319,920	161,856,857	0.280
Paid in H2 2021 - For period 1 Jan-30 June'21	10/08/2021	45,319,920	161,856,857	0.280
Paid in H1 2022 - For period 1 Jul - 31 Dec'21	08/02/2022	45,319,920	161,856,857	0.280

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PERFORMANCE OF THE UNIT PRICE AND NAV

	For relevant quarter	YTD	1 year	3 years	Since Inception
Market Price	-17.24%	-16.48%	-23.23%	4.83%	-8.80%
NAV	1.84%	0.39%	-4.33%	-23.99%	-22.70%

FINANCIAL STATEMENT (AUDITED) AS OF 31.12.2021

Income Statement

Total Revenue	135,383,569
Total Expenses*	310,461,426
Net Income	(175,077,857)
Funds from Operation	80,586,183

*total expenses includes non cash charge of depreciation of SAR 28,595,889 & provision of impairment of SAR 227,068,151.

Balance Sheet

Total Assets	2,061,500,228
Total Liabilities	815,636,878
Net Asset Value Attributable to Unitholders	1,245,863,350
Units issued	161,856,857

2ND QUARTER FINANCIAL HIGHLIGHTS

Total Assets ²	2,185,562,374
Net Asset Value Attributable to Unitholders ²	1,251,562,447
NAV per unit (at cost) ²	7.73
Total distributed dividends (latest distributed dividend)	45,319,920
Total distribution % from the fund's net asset value ²	3.62%
2nd Quarter Rent Income	41,910,902
Total Debt ^{2,5}	(896,399,599)
Market Price as on 31.06.2022	9.12
2nd Quarter Rental Income over Market Capitalisation ¹	2.84%
Total Debt as % of Total Asset Value ^{2,4}	41.01%
Total Fees & Expenses ³	(18,434,904)
Total Fees & Expenses ³ to Total Asset Value ²	-0.84%
Total Fund Cost ⁴ as % of Total Asset Value ²	-0.18%

1: Market capitalisation = No. of units multiplied by Market price as on 30.06.2022

2: Values as on 30.06.2022 (Unaudited)

3: Q2 2022 expenses includes all cash and non-cash charges (Unaudited)

4: Q2 2022 Operating expenses excluding depreciation, impairment & interest expense (Unaudited)

5: Facility fulfillment period and due date:

Facility Amount (SAR Mn)	Period (Yrs.)	Start	End
57	7	30/10/2018	31/12/2025
57.55	8	19/08/2019	31/12/2027
118.6	8	06/11/2019	31/12/2027
92.3	8	18/12/2019	31/12/2027
65.88	8	22/12/2019	31/12/2027
254.5	5	20/12/2020	31/12/2025
145.4	5	23/03/2021	31/03/2026
105.14	7	07/02/2022	06/02/2029

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Fees & Expenses	Amount for the relevant quarter	% from Fund Total Asset	Cap Limit of All Expenses
Subscription fees	-	-	2% of the subscribed amount, One time Payment
Fund Management fees	4,164,235.3	0.19%	0.8% of total assets less expenses, "Annually"
Custody fees	46,250	0.00%	185,000 SR Annually
Transfer Ownership Fees	-	-	1% of the purchase or sale price, "Paid Once Upon Purchasing or Selling"
Structured Finance fees (This fee is depreciated over the financing period of the amount withdrawn)	475,353.8	0.02%	2% of the amount withdrawn, "Paid Once Upon Receiving any Banking Facilities"
Property Management fee	270,000	0.01%	Two properties with total amount equal to 1,656,000 SR Annually. In addition, the Fund also bears property management fees for two more properties which consist of 8% of collected rent.
Sub Administrator fees	55,501.88	0.00%	55,200 \$ equivalent to 192,000 SR and increase by 3.5% every calendar year
Real Estate Evaluation fees	62,750	0.00%	0.05% of the total value of the fund's assets, "Annually"
Regulatory fees	1,875	0.00%	7,500 SR Annually
Remuneration of Independent Board Member	15,000	0.00%	5,000 SR for each Independent Board Member "Annually"
Transaction Expenses	10,000	0.00%	0.10% of the fund asset's total value "Annually"
Brokerage Commission	-	-	2.5% of the acquisition value for any real estate asset
Unit Register Management by Tadawul	-	-	400,000 SR Annually
Annual fees for Listing in Tadawul	75,000	0.00%	0.03% of the fund market value maximum 300,000 "Annually"
Finance Expenses	7,185,868.53	0.33%	Financing costs during the financing term, the fees, expenses and the expenses related to the financing arrangement, which are paid only once when arranging the financing
Auditor fees	13,750	0.00%	55,000 SR Annually
Initial listing fees	-	-	50,000 SR paid once upon establishment
Development fees	-	-	negotiable
Publishing Information on the Saudi Stock Exchange website Fees	1,250	0.00%	5,000 SR Annually
Registration fees in the Saudi Stock Exchange	100,000	0.00%	50,000 SR in addition to 2 Saudi riyals for each unit holder, with a maximum of 500,000
Other Expenses	1,263,507.69	0.06%	0.25% of the fund's total assets value "Annually"
Depreciation expense	7,351,054	0.34%	
Provision for doubtful debts (a reverse in provision for doubtful rent receivables, thus, it shows positive number on this quarter)	2,656,492	0.12%	

For more information, please see the terms and conditions of the fund announced on the Al Rajhi Capital and Saudi Tadawul websites

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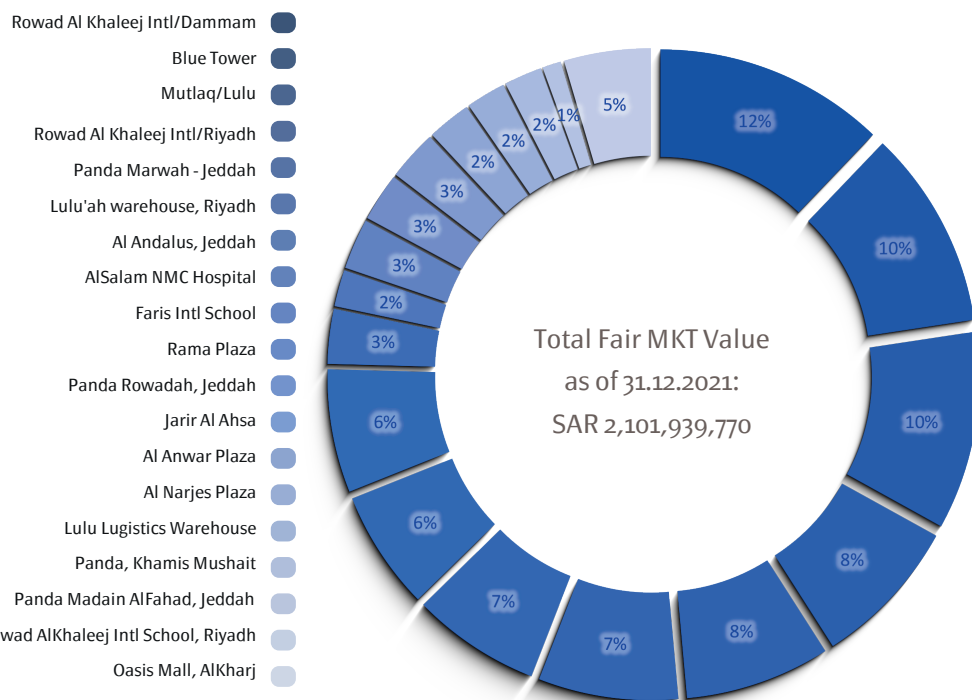
FUND UPDATE

During Second quarter, following events occurred and were announced on Tadawul & Al Rajhi Capital website:

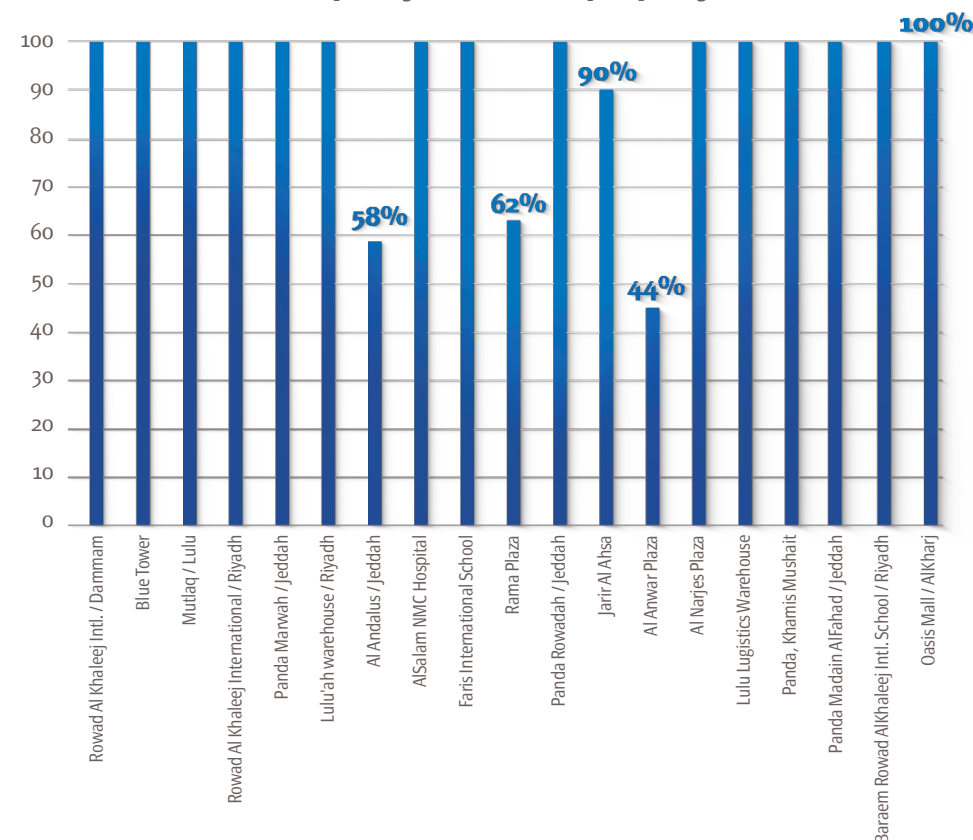
- 1- Al-Rajhi Capital announces the availability of the quarterly statements for Al Rajhi REIT for the period ended 31st March 2022
- 2- The fund manager appointed Ibrahim Ahmed Al Bassam & Co (PKF) as the auditor of the fund.
- 3- Change in fund terms & conditions by updating the fund's auditor.
- 4- Corrective Announcement by Al Rajhi Capital regarding an update of the terms & conditions of Al Rajhi REIT. Clarification of an error in the Arabic version.

PORTFOLIO HIGHLIGHTS

Property Fair Market Value by Assets



Occupancy % for each property



DISCLAIMER

Al Rajhi Capital is an Authorized Person under the APR with license number 07068-37 granted by the CMA. Past performance is neither an indication nor a guarantee of future returns. The value of units and income from them can go up or down; investors may receive less than what they have originally invested. Additionally, fees charged on funds and currency exchange rates may have additional adverse effects. Investors should consider their individual and financial situation prior to entering into a specific product/fund and should seek advice from investment and legal professionals. Detailed and specific information related to the product is provided in the terms and conditions applicable to the fund which should be read and understood prior to entering into it.