

## Al Rajhi REIT Fund Factsheet - Q3 2019

### 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	14
Listing Date	20-Mar-18
IPO Fund Size	426,701,300
Investment in Kind	795,304,790
Total Capital	1,222,006,090
No of Units (at SAR 10 par value)	122,200,609
Management Fee	0.8% of total assets less expenses
Auditor	PKF Al Bassam & Co. Allied Accountants
Custodian	KASB Capital
Borrowings	514,464,347
Dividend Policy	To distribute at least 90% of net profit
Dividend Distribution	Semi-annual
Valuation Frequency	Semi-annual
Market Price per unit as on 30.9.2019	8.79

### RATIOS

Particulars	Absolute Value
Gross Rental Income over Market Capitalisation	7.91%
Total Debt over Total Asset Value	29.17%
YTD performance of market price per unit	7.72%
Total Expense Ratio**	0.81%

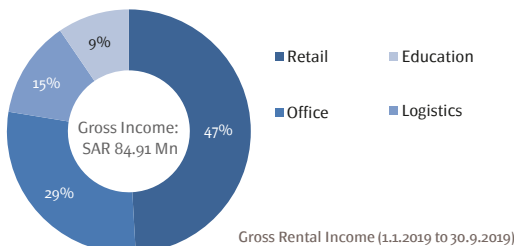
\*\* Expenses excluding interest expense and depreciation

### PORTFOLIO HIGHLIGHTS AS ON 30.9.2019

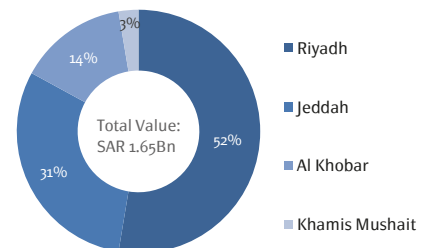
#### Property Fair Market Value By Asset



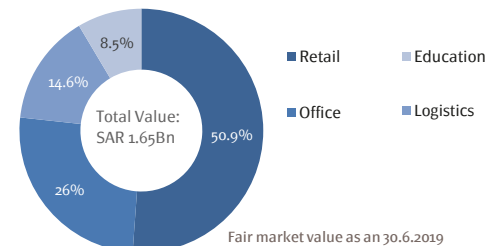
#### Gross Income By Sector



#### Property Fair Market Value By Location



#### Property Fair Market Value by Sector



### UNAUDITED FINANCIAL DATA (For period 1.1.2019 to 30.9.2019)

Income Statement	Amount
Total Income	85,953,809
Total Expenses*	(40,657,391)
<b>Total Net Income</b>	<b>45,296,417</b>
Funds from Operations	58,088,984

\*Includes depreciation for the above mentioned period of SAR 12,792,567

Balance Sheet	Amount
Current Assets	109,857,799
Non-Current Assets	1,654,030,371
<b>Total Assets</b>	<b>1,763,888,170</b>
Current Liabilities	(30,767,295)
Non-Current Liabilities	(514,464,347)
Total Liabilities	(545,231,642)
<b>Net Assets Attributable to Unitholders</b>	<b>1,218,656,528</b>
Units Issued	122,200,609
NAV per unit (at cost)	9.97

### DIVIDEND DISTRIBUTION DETAILS

Distribution per unit (20 Mar - 30 June'18) - Paid in H2 2018	0.174
Distribution per unit (1 Jul - 31 Dec'18) - Paid in H1 2019	0.311
Distribution per unit (1 Jan - 30 June'19) - Paid in H2 2019	0.320

### FUND UPDATE

The validity of MOU with Al Khaleej Training & Education for the acquisition of 3 educational properties has been extended with mutual consent of both parties for a further period of 30 days until 30th October 2019. All the terms and conditions of the MOU remain unchanged.

### DISCLAIMER

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