

Valuation Advisory

Client: Al Rajhi Capital

Property: Jeddah Courts Office Building

26 April 2023 | Our Ref. V23-0119



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26 April 2023

Dear Sir,

TERMS OF REFERENCE

Addressee:	Al Rajhi Capital
Property Address ("Property"):	An office building with street retail outlets on the ground floor, developed over a land plot with a total area of 19,410.5 sqm located in Jeddah, KSA (the "Property"). The Property is situated along Prince Sultan Road and is presently occupied by Jeddah Courts. Further details are shown in the below sections.
Reliance:	<p>This Report is confidential to the party to whom it is addressed. Considering the purpose of the assignment, we give consent to share the Report with the Capital Markets Authority (CMA). We give consent to use the Report in Al Rajhi REIT prospectus, publish the Report on Al Rajhi REIT website and Al Rajhi Capital website as well as publish it on Tadawul website. The Report should be shared and published in full.</p> <p>If it is intended to include the Valuation or Report, or any reference to it, in any other Prospectus or Circular to shareholders or similar public document, our written consent will be required. No part of this Report may be disclosed to any third parties without our prior written approval of the form and context in which it will appear.</p> <p>Save in respect of our liability for death or personal injury caused by our negligence, or the negligence of our employees, agents or subcontractors or for fraud or fraudulent misrepresentation (which is not excluded or limited in any way):</p> <p>a) we shall under no circumstances whatsoever be liable, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, for any loss of profit, loss of revenue or loss of anticipated savings, or for any indirect, special or consequential loss arising out of or in connection with this Report; and</p>

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- b) our total liability in respect of all losses arising out of or in connection with this Report, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall not exceed the fee payable for this valuation assignment. This amount shall be an aggregate cap on our liability to all relying parties together.

Tenure:	Freehold
Valuation Date:	31 March 2023
Instruction Date:	16 March 2023
Instruction and Purpose of Valuation:	Following your letter/email dated 16 March 2023, we are instructed to provide you with a purchase report and Valuation, related to the acquisition of the Property by Al Rajhi REIT.
Basis of Valuation:	<p>We confirm that our Valuation and Report have been prepared following the Taaqem Regulations (Saudi Authority for Accredited Valuers) and Royal Institution of Chartered Surveyors Valuation – Global Standards effective 31 January 2022 (“the Standards”) and in conformity with the guidance notes of the International Valuation Standards with an effective date of 31 January 2022 published by the RICS (the RICS Red Book) based on Market Value as defined in Appendix C. We have acted as External Valuers.</p> <p>Market Value: <i>The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.</i></p> <p>The Report is subject to and should be read in conjunction with the attached General Terms and Conditions of Business and our General Principles Adopted in the Preparation of Valuations and Reports, attached in Appendices A and B, respectively.</p> <p>No allowance has been made for any expenses of realisation or for taxation (including VAT) that might arise in the event of disposal. The Property has been considered free and clear of all mortgages or other charges that may be secured thereon.</p>
Software:	The valuation has been undertaken using ARGUS Enterprise.
Currency:	SAR (Saudi Arabian Riyals)
Inspection:	All significant parts of the Property were inspected on 29 January 2023 by Ghassan Abdulwahab, Analyst. We highlight that the inspection was undertaken on a visual basis only. We have not been informed whether the tenant's fit-out works have been completed as at the valuation or not, but we have been informed by Al Rajhi Capital that no material changes have happened to the Property since the inspection date. Should this prove to be

incorrect we reserve the right to review the Report on the valuation contained therein.

We understand that we saw representative parts of the Property. We have assumed that any physical differences in parts we did not inspect will not have a material impact on value.

Personnel:

The valuation has been prepared by Andrei Shchetinin MRICS, Associate, Fellow Taseem Member, with the assistance of Ghassan Abdulwahab, Analyst, under the direction of Andrey Kuzmin MRICS, Director, Fellow Taseem Member.

The assignment has been conducted under the supervision of Simon Brand FRICS, Executive Director and Fellow Taseem Member.

We confirm that the personnel responsible for this Valuation are in a position to provide an objective and unbiased Valuation and are competent to undertake the valuation assignment following the current RICS Valuation – Global Standards and are RICS Registered Valuers.

Status:

In preparing this valuation, we have acted as External Valuers, subject to any disclosures made to you.

Disclosure:

We are not aware of any existing conflicts or potential conflicts of interest, either on the part of JLL or the individual members of the Valuation team assigned to this project, which would prevent us from providing an independent and objective opinion of the value of any of the assets.

We have previously valued the Property for the Client on 27 October 2022 and 16 January 2023.

Sources of Information:

We have relied upon information provided by the Client, which we have assumed to be up-to-date and accurate as of the valuation date.

We have inspected the premises and carried out all the necessary enquiries concerning rental and investment value, planning issues and investment considerations. We have not carried out a building survey or environmental risk assessment. We have not measured the premises and have relied on the floor areas provided by the Client. We have been provided with the following documents, which we have relied upon: Title Deed, Building Permit and Lease Agreement.

Limitation of Liability:

Our total liability in respect of this Report is limited to the fee payable for this valuation assignment and to the addressee of our Report only.

Valuation Methodology:

The valuation has been undertaken using the Income Approach (Discounted Cashflow).

Market Value:

SAR 459,070,000

(FOUR HUNDRED FIFTY-NINE MILLION, SEVENTY THOUSAND SAUDI ARABIAN RIYALS)

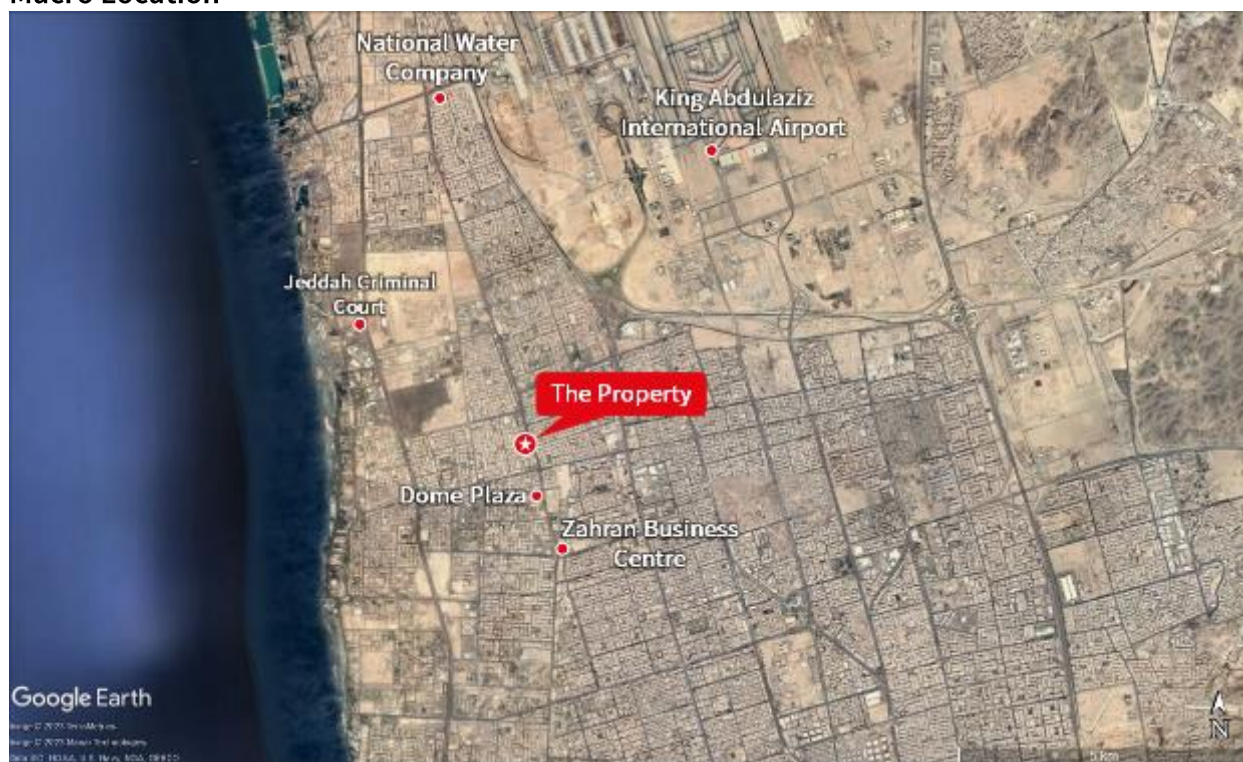
1 Property Details

1.1 Location

The Property is located in An Nahdah District in Jeddah, Saudi Arabia, more specifically along the western side of Prince Sultan Road. The area in which the Property is situated comprises various commercial developments, including but not limited to office buildings, retail outlets, and high-end medical clinics. The Property is located along a vibrant and prime commercial road in Jeddah (i.e., Prince Sultan Road) and is situated in close proximity to King Abdulaziz International Airport, Zahran Business Centre, Dome Plaza, and the National Water Company - Prince Sultan Branch.

The Property location is shown in images below.

Macro Location



Source: JLL / Google Earth

Estimated distance to the Property

Development	Distance, Km
King Abdulaziz International Airport	6.0
Zahran Business Centre	1.4
Dome Plaza	1.0
Jeddah Criminal Court	3.7
National Water Company, Prince Sultan Branch	4.7

Source: JLL

Micro Location



Source: JLL / Google Earth

The Property is shown for identification purposes above, the extent of the site being highlighted in red following our understanding of the site boundaries. Your lawyers should verify that we have correctly identified the extent of the site.

1.2 Surrounding Land Uses

The area in which the Property is located is predominantly mixed-use, characterised with building heights of two to three storeys (G+1, G+2). Most developments to the west of the Property comprise villas and apartment buildings while commercial and retail outlets are situated to the north and south, more specifically along Prince Sultan Road – typically with building heights of up to seven floors.

The Property is bordered by a substation for the Saudi Electricity Company to the north, a commercial office building to the south, Prince Sultan Road to the east, and residential units (i.e., villas and apartment buildings) to the west.

1.3 Accessibility

The Property benefits from good accessibility considering its frontage onto four roads, three of which are internal and the fourth along one of Jeddah's main commercial arterial roads, Prince Sultan Road (accessible from the latter's service road).

More specifically, the Property is surrounded by Prince Sultan Road to the east (main commercial road), Azhar Al Hadiqah Road to the North (internal road), Abnaa Al-Berr Road to the South (internal road), and Thamarat Al Ekhlas Road to the west (internal road) as shown in the map below.

Accessibility Map



Source: JLL / Google Earth

2 Property Description

2.1 Description

The Property comprises a six-storey Grade B office building with a total built-up area (BUA) of 56,624.43 sqm (as per the Building Permit), with retail space offered on the ground and mezzanine floors and office space on the upper floors, all of which is presently occupied by Jeddah Courts. The Property's façade consists of shaded glass and aluminium cladding on the upper floors, while the ground floor entails glass façade to the eastern frontage where the main entrance is located. The Property is surrounded with a concrete wall to the western, northern, and southern frontages. The Property benefits from five (5) vehicle access points, three of which are on the eastern side of the building, one on the north, and one on the southern end. The Property was previously known as "Al Henaki Business Centre" which encompassed retail outlets facing Prince Sultan Road to the east, hotel apartments, offices, and a gym.

We understand, from our discussions with the Client, that the building has been recently refurbished by the existing landlord for a total cost of approximately SAR 40 million, while at the time of inspection Jeddah Courts were in the final stages of internal fit-out works for a similar budget. We have not been advised whether the tenant's fit-out works have been completed or not as at the valuation date.

The building benefits from both underground and above-ground parking, covering a combined area of 17,492 sqm, with the total number of bays amounting to 630 (equating to one bay per 58 sqm of GLA) – on-ground parking bays are situated on the eastern and western sides of the Property. The number of parking bays was identified following our discussions with the Client.

As per the documents received from the Client, we understand that the Property is developed on eighteen (18) plots, all combined under one title deed, collectively measuring 19,410.5 sqm. For the purposes of our Valuation, we have relied on a gross leasable area (GLA) of 36,535.07 sqm as indicated by the Client and excluding the area for parking on the ground floor. Should the areas prove to be incorrect, our opinion of value could be affected. As such, we recommend that the information regarding the areas be verified by your advisors and specialist consultants.

Area Schedule

Metric	Area (sqm)
Land Area	19,410.50
Built-up Area (BUA)	56,624.43
Gross Floor Area (GFA)	42,982.43
Gross Leasable Area (GLA)	36,535.07

Source: The Client

2.2 Photographs

Exterior



Interior



Parking



Source: JLL Inspection (January, 2023)

2.3 Services

We understand that the Property benefits from all standard services and amenities, including utility connections to the national service network. We note that our inspection was carried out on a visual basis only. In the event the standard services and amenities were found to be insufficient, we reserve the right to update our opinion of the Property's Market Value accordingly.

2.4 State of Repair

We have not been instructed to undertake a building survey. Our inspection was undertaken on a visual basis only. We understand that the Property was completed in 2010. At the inspection date, the Property had already undergone refurbishment works by the existing landlord; these refurbishments include internal works where the entire floor and ceiling are removed as well as installation of a new HVAC system. Furthermore, as of the inspection date, the Property was in the final stages of fit-out by Jeddah Courts. We have not inspected the Property for the purposes of this re-valuation and we have not been informed whether the fit-out works by the tenant were completed as at the valuation date or not. We note, however, that pending fit-out works will not materially affect the valuation since the premises have been handed over to the tenant and the lease has commenced. Should this prove to be incorrect we reserve the right to review the Report on the valuation contained therein.

2.5 Contamination and Hazardous Materials

Our valuations have been prepared on the assumption that no contamination or hazardous material exists on-site sufficient to affect value. We suggest that specialist investigations are undertaken by appropriately qualified consultants to confirm the same.

2.6 Ground Conditions

We have assumed that ground conditions are suitable for the current building and structure or any future development/re-development.

3 Legal

3.1 Tenure

We have been provided with a copy of the title deed (Appendix E) which shows that the land plot is held freehold by Mutlaq Saleh Mutlaq Al-Henaki. We have summarised the salient details of the title deed in the table below.

Title Deed Summary

Item	Content
Title Deed Date:	10/10/1439 (H) - 24/06/2018 (G)
Title Deed Number:	620216018846
Issued by:	Ministry of Justice (MOJ)
Plot No.	Plots 655 to 672
Sub-Division No.	3/491
District	An Nahdah
Boundary Lengths (m)	North: Road 12m wide, length 59m; South: Road 12m wide, length 82m; East: Prince Sultan Road 52m wide, length 246m; West: Road 12m wide, length 246m.
Tenure	Freehold
Plot Area (sqm)	19,410.5
Owner	Mutlaq Saleh Mutlaq Al-Henaki

Source: The Client

For the purpose of this report, we have assumed that a good and marketable title is held free from any encumbrances, mortgages, charges, third-party interests and the like. Should this not be the case, our opinion of value could be affected. We recommend that your legal advisors verify the information regarding tenure.

3.2 Planning and Zoning

We have been provided with a copy of the building permit for the Property. The salient details of the document are summarised in the table below.

Building Permit Summary

Planning / Building Permit	Details
Permit Number:	440611367448
Permit Date:	23/06/1444 (H) - 16/01/2023 (G)
Permit End Date:	23/06/1445 (H) - 05/01/2024 (G)
Owner: (present landlord)	Mutlaq Saleh Mutlaq Al-Henaki
Title Deed Number:	620216018846
Plot Number	Starting from plot 655 to plot 672
Title Deed Date	10/10/1439 (H)- 24/06/2018 (G)
Land Area (sqm)	24,746.67*

Source: The Client, Building Permit

*We observed a discrepancy in the land area stated in the building permit and the Title Deed. We have been instructed by the Client to rely on the area of 19,410.5 sqm stated in the provided Title Deed, dated 24.06.2018, and the Krooki, dated 17 December 2002, both appended.

Building Specifications

Floor	Area (sqm)	Usage
Basement	13,642	Parking
Ground Floor	7,059	Retail
Mezzanine	4,292	Retail
First Floor	7,472	Offices
Second Floor	7,472	Offices
Third Floor	7,472	Offices
Upper Floor	7,472	Offices
Additional	1,743.43	Offices
Total BUA	56,624.43	

Source: The Client, Building Permit

For the purpose of this Report, we have assumed that the Property complies with local regulations. Should this not be the case, our opinion of value could be affected. We recommend that the information regarding planning/zoning is verified by your legal advisors.

3.3 Occupational Leases

As per the lease agreement received from the Client, the Property is subject to a three-year lease agreement starting from the handover date (i.e., initial term), involving Mutlaq Saleh Mutlaq Al-Henaki as the owner (present landlord) and Jeddah Courts as the lessee. The contract was signed in mid-2020, but is effective from the date of handover, which happened 27 September 2022 as per the handover document provided by the Client (Appendix E). The lease agreement is subject to renewal for a similar period unless expressed otherwise by either of the contracted parties within 180 days prior to the expiration of the current lease.

However, as per our discussions with the Client, we understand that the tenant is willing to renew the contract upon expiration of the initial term and extend the lease so that the total period is 11 years, subject to an escalation of 10% for every renewed period. We understand that lease agreements with government entities usually extend for a similar period, with three 3-year terms followed by a 2-year term (3+3+3+2).

We have presented the salient terms of the received lease agreement in the table below.

Jeddah Court Offices Building Lease Agreement	
Contract Date:	25/10/1441 (H) - 17/06/2020 (G)
Lessee (First Party):	Jeddah Courts (government entity)
Lessor (Second Party):	Mutlaq Saleh Mutlaq Al-Henaki.
Lease Term:	Three (3) Gregorian years Initial Period: 3 years from the handover date (27 September 2022, as per the handover document provided by the Client) Extendable Period: 3 years from the end of the Initial Period The lease is renewed automatically if neither of the parties expressed otherwise within 180 days prior to the end of the lease.
Rent:	A yearly amount of SAR 33,000,000 for the initial 3-year term of the Lease.
Lease Renewal Provision	As per Clause 7 of the Law of State Leasing and Vacating of Property, in case of lease renewal for over a year, the Lessor is permitted to increase the rental rate by no more than 10% of the original lease rate. If the lease is to extend for a year or less, the Lessor is permitted to increase the rental rate by no more than 5% of the original lease rate. In case the lessee remains in the Property after the expiration of the lease term, the lessor is subject to reimbursement for the extension period. Moreover, the Lessor is permitted to escalate the predetermined rent rate by 5% if the extension is for six months

Jeddah Court Offices Building Lease Agreement	
	or less; if the extension is for a year or more, the lessor is permitted to escalating the predetermined rent rate by 10%.
Payment Terms:	Annual, payable at the beginning of each contracted year.
Type of Lease:	A “Master-lease” lease whereby the Lessee covers all operating expenses including government taxes and fees, utilities, sewage, and regular maintenance. On the other hand, the lessor shall bare costs and expenses associated with the maintenance of the elevator systems.
Responsibility for maintenance and repair:	<ul style="list-style-type: none"> ■ The Lessee shall undertake all required ongoing maintenance works to upkeep the Property. ■ Costs for structural defects in the building are borne by the Lessor. ■ Costs and expenses associated with maintenance for elevator systems are borne by the Lessor.

Source: The Client

3.4 Operating Costs

In line with the summary table above, the lessee (Jeddah Courts) is responsible for all the Property’s operating expenditures, including regular and ongoing maintenance. However, as per the lease agreement and our subsequent discussions with the Client, we understand that the landlord is responsible for covering the costs and expenses associated with the maintenance of the elevator systems, amounting to an estimated yearly budget of SAR 50,000. In addition, the landlord is responsible for the remedial maintenance of basic equipment as necessary. However, since the building has been refurbished, we would expect the equipment to be under a typical warranty and we have not accounted for any such costs in our analysis period but rather accounted for them in our exit capitalisation rate.

4 Jeddah Office Market Overview

In 2022, office completions were limited in Jeddah and amounted to 25,600 sqm of gross leasable area (GLA) with no notable additions recorded in H2 2022, thus since Q2 2022 the city's total office GLA remained stable at 1.2 million sqm. However, the future supply pipeline for 2023 is relatively healthy with around 78,000 sqm of office space expected to enter the market.

Demand for good quality office space has been buoyant in Jeddah, helping to strengthen landlords' position during negotiations. The government has been an important driver of overall take-up, closely followed by the private sector.

Corporates have been expanding towards the north-west in Jeddah due to better parking ratios and less traffic congestion. Smaller firms in Jeddah are gravitating towards the east of the city due to the relative affordability of office rents.

A combination of a marked uplift in demand for good quality office space and scarce supply were responsible for average Grade A and B lease rates in Jeddah jumping respectively 12% and 6% year-on-year to nearly SAR 1,160 and SAR 700 per sq m per annum in Q4. Jeddah's market-wide vacancy rate stood at 7% in the fourth quarter.



Source: JLL

5 Valuation Methodology

5.1 Valuation Methodology

In arriving at our opinion of Market Value of the freehold interest in the Property, we have adopted the Income Approach, more specifically the Discounted Cash Flow (DCF) methodology.

DCF is a financial modelling technique based on explicit assumptions regarding the current contracted and prospective market cash flow generated from a property. DCF analysis involves the projection of a series of periodic cash flows either to an operating property, a development property, or a business. To this projected cash flow series, an appropriate, market-derived discount rate is applied to establish an indication of the present value of the future income stream associated with the property. In the case of operating real properties, periodic cash flow is typically estimated as gross income less vacancy and collection losses and less operating expenses/outgoings. The series of periodic net operating incomes, along with an estimate of the reversion/terminal value anticipated at the end of the projection period, is then discounted.

In arriving at our opinion of Fair Value, we have adopted the Discounted Cashflow Method of valuation using Argus Enterprise.

We stress that estimating future rentals and exit values is challenging and should be regarded as an indicative assessment of possibilities rather than absolute certainties. The process of making forward projections of key elements includes assumptions regarding a considerable number of variables that are acutely sensitive to changing conditions, variation in any of which may significantly affect value. However, we consider that the assumptions adopted here are robust market-facing assumptions that buyers will likely adopt.

JLL's approach to discount rates is a market-led (comparable evidence-based) rather than a formulaic econometric approach.

Discount rates used in valuations are the rate of return required by an investment purchaser to compensate for the risks inherent in the cash flow for the holding period. They are, hence an internal rate of return for the holding period assuming an acquisition at the valuation date and at the reported valuation opinion. There are many econometric models and arguments around discount rate choice and adoption. However, JLL's view is that many of these arguments may be misleading and overly theoretical, based solely on classic economic theories about how market participants ought to behave rather than how they actually behave in complex, nuanced markets.

In our experience, potential purchasers in volatile and developing markets do not use discount rate build-up models to determine what to bid or pay for an asset. They generally use initial yields, yield return calculations and their own IRR requirements to determine what to bid and pay for assets. For more sophisticated investors in emerging markets, IRRs are determined by internal Weighted Average Cost of Capital (WACC) thresholds, which dictate the minimum returns needed to meet an entity's equity and cover debt payments. However, each individual company's WACC cannot be accepted as a proxy for market IRRs as these tend to be subjective and may be based on factors that cannot be universalized to other market participants. However, JLL is aware of the broad range of return expectations of several more sophisticated investors in the GCC and wider EMEA and Global Markets.

In more developed, regulated and mature markets with greater transparency, availability of comparable property data, and less economic volatility discount rates for prime, institutional quality investment assets tend to range between 7.00% and 9.00%, depending on the risk factors peculiar to each asset. In developing markets such as those in the GCC, investors tend to require IRRs (discount rates) of at least 8.75% - 9.75% for prime assets, with IRR requirements moving in or out depending on investor sentiment, macro and microeconomic risks and asset-specific risk and reward factors as well as cash-flow profiles.

It should be noted that JLL's approach to valuation is evidence-based. As such, the most important and readily available evidence of the likely price (Market Value/Fair Value), which a property will achieve if sold at the date of valuation, is transactional evidence from the recent market showing the 1st Year's Forward Yield on the 1st Year's Projected Income.

DCF inputs such as the discount rate, exit yield, rental and cost growth rates do not have strong evidential bases to prove the reasonability of the valuation and are often highly theoretical/based on unproven assumptions about future performance and market conditions and are hence less reliable than 'hard' transactional evidence in the form of 1st Year's Forward Yields.

5.2 Commentary on Market Rent

As per our discussions with the Client and documentation received, we understand that the Property has been leased to a single tenant (i.e., Jeddah Courts), with the initial term of the agreement extending for three years. We also understand that the tenant has expressed a willingness to renew the contract upon expiration of the initial term and extend the lease so that the total period is 11 years. Recently signed rental agreements are usually the best evidence of the prevailing market dynamics and lease rates; however, we have undertaken further research to assess the lease rates commanded in the market for similar properties in Jeddah.

More specifically, as part of our market research and assessment, we have considered office developments situated along Prince Sultan Road and Prince Saud Al Faisal Road, with four (4) of the selected comparable assets located along the former and two (2) on the latter. While we understand that the Property is of Grade B quality, we have had regard to both Grade A and Grade B office developments in the nearby vicinity to assess the range in performance and commanded rental rates.

The following tables present details of comparable or competing office developments in proximity to the Property. We have included general information for each selected comparable along with performance indicators and relevant commentary.

Olaya Tower

General Property Information

Location	Prince Sultan Road, Al Basateen District
Developer	Al Olaya
Development Status / Year	Completed 2016

Product Specification

Grading / Quality of Finishing	B
Number of Floors	2B+G+M+11
Total GLA (sqm)	8,836
Floor Plate (sqm)	c. 1,000
Main Tenants	Asaad, Doosan
Parking Provision	150 parking bays

Performance Indicator

Occupancy Rate:	100%
Average Lease Rate (SAR / sqm p.a.):	750 - 850
Service Charge (SAR p.a.):	10% of lease rate

Commentary

- Benefits from a frontage to, and high levels of visibility along Prince Sultan Road
- Proximity to the airport
- The office spaces within proximity to Olaya Tower have been popular with healthcare developments such as clinics and specialised private hospitals, which has led to the occupation of the building by healthcare related tenants



Zahran Business Centre

General Property Information

Location	Prince Saud Al Faisal Road, Al Rawdah District
Developer	Najia Abdulatif Jameel
Development Status / Year	Completed 2011

Product Specification

Grading / Quality of Finishing	A
Number of Floors	B+G+9
Total GLA (sqm)	15,840
Floor Plate (sqm)	N/A
Main Tenants	Al Naghi Company, National Port Services co. Ltd
Parking Provision	Basement and ground floor parking

Performance Indicator

Occupancy Rate:	100%
Average Lease Rate (SAR / sqm p.a.):	1,350-1,500
Service Charge (SAR p.a.):	Inclusive

Commentary

- Location is in a prominent and populated area in the city
- 3,751 sqm of retail showroom space on the ground floor
- Well maintained office building with a modern, unique design and high-end finishing
- The development has attracted both international and local companies



Khalidiyah Business Centre**General Property Information**

Location	Prince Sultan Road, Al Khalidiyah District
Developer	Al Moutamn Al Saudi
Development Status / Year	Completed 2008

Product Specification

Grading / Quality of Finishing	B
Number of Floors	2B+G+4
Total GLA (sqm)	7,148
Floor Plate (sqm)	c. 2,884
Main Tenants	N/A
Parking Provision	Adequate shaded parking

**Performance Indicator**

Occupancy Rate:	85%
Average Lease Rate (SAR / sqm p.a.):	750 - 850
Service Charge (SAR p.a.):	10% of lease rate

Unique Selling Point

- Spacious lobby
- F&B support retail

Commentary

- Strategic location along major road network allowing for high visibility

Vision Tower**General Property Information**

Location	Prince Sultan Road, Al Rawdah District
Developer	Vision
Development Status / Year	Completed 2019

Product Specification

Grading / Quality of Finishing	A
Number of Floors	G+11
Total GLA (sqm)	12,846
Floor Plate (sqm)	1,122 – 1,809
Main Tenants	Eternal Beauty Clinic
Parking Provision	156 parking bays

**Performance Indicator**

Occupancy Rate:	100%
Average Lease Rate (SAR / sqm p.a.):	800 – 900
Service Charge (SAR p.a.):	10% of lease rate

Commentary

- Excess amount of parking space
- Modern exterior with LED lighting
- Excellent natural lighting as offices benefit from floor-to-ceiling windows
- Facilities and amenities include a restaurant, support retail, a female gym and a children's health club

Bin Sulaiman Centre**General Property Information**

Location	Prince Saud Al Faisal Street, Al Rawdah District
Developer	Ghassan Bin Sulaiman
Development Status / Year	Completed 2010

Product Specification

Grading / Quality of Finishing	B
Number of Floors	G+M+8
Total GLA (sqm)	14,500
Floor Plate (sqm)	2,700
Main Tenants	Nestle, AECOM
Parking Provision	Limited

**Performance Indicator**

Occupancy Rate:	85%
Average Lease Rate (SAR / sqm p.a.):	700 - 800
Service Charge (SAR p.a.):	10% of lease rate

Commentary

- Located at the junction of Prince Saud Al Faisal Street and Prince Sultan Road, therefore benefits from superior accessibility and visibility
- Entrance to the property can be highly congested during rush hours
- Prominent tenants such as Regus and Uber have relocated to other office buildings due to limited parking and high levels of traffic congestion during rush hours

Al Mukmal Tower**General Property Information**

Location	Prince Sultan Road, As Salamah District
Developer	Zahran Holding
Development Status / Year	Completed 2012

Product Specification

Grading / Quality of Finishing	A
Number of Floors	3B+G+M+11
Total GLA (sqm)	50,000
Floor Plate (sqm)	4,450
Main Tenants	KPMG, Saudia Cargo, Nissan
Parking Provision	982 parking bays for tenants, 60 parking bays for visitors.

**Performance Indicator**

Occupancy Rate:	75%-80%
Average Lease Rate (SAR / sqm p.a.):	900-1,100
Service Charge (SAR p.a.):	10% of lease rate

Commentary

- Large and luxurious reception area
- Ground floor retail outlets
- Facilities include a music room, a well-equipped gym and multiple private lounges
- The development offers different unit sizes and layouts

The locations of the selected comparable office properties vis-à-vis the Property are shown on the map below. Olaya Tower is located 5.2 km north of the Property, Zahran Business Centre 1.3 km to the south, and the remaining comparable properties are clustered circa 5.5 km to the south.

Map of Comparable Office Properties



Source: JLL / Google Earth

Based on our detailed case studies for the selected office properties, we have summarized the relevant performance indicators for each, namely the achieved base rental rates, applicable service charge and occupancy rates.

From our research, we understand that base rental rates for Grade B office space (considering the selected comparable properties) range between SAR 700 and SAR 850 per sqm per annum, with an average occupancy rate of 85%. As for the selected Grade A offices in the Property's vicinity, these command higher rental rates of up to SAR 1,500 per sqm (inclusive of service charge), with a corresponding average occupancy of 90%.

It should be noted that the COVID pandemic significantly impacted the performance of the office sector throughout the past two years, with shifts in the work environment towards remote working practices and higher demand for smaller, fitted-out and shared units with minimal capital requirements. This has pushed landlords to reduce the rental rates and in turn offer significant discounts to their tenants (15% to 20%). However, in light of the recent economic initiatives and the lifting of restrictions in the Kingdom, the office sector's performance is picking up, with rental and occupancy rates recovering to pre-pandemic levels.

Summary on Market Rent Levels for Comparable Office Properties

Ref. No.	Property Name	Grade	GLA (sqm)	Occupancy (% of Annual Rent)	S.C	Achieved Net Rents (SAR/sqm/p.a.)
1	Olaya Tower	A	8,836	100%	10%	750 - 850
2	Zahran Business Centre	A	50,000	100%	0%	1,350 - 1,500*
3	Khalidiyah Business Centre	B	7,148	85%	10%	750 - 850
4	Vision Tower	A	12,846	86%	10%	800 - 900
5	Bin Sulaiman Centre	B	14,500	85%	10%	700 - 800
6	Al Mukmal Tower	A	15,840	75%-80%	10%	900 - 1,100

*The rate has increased due to service charge now being inclusive in the annual rent

The contracted rent with Jeddah Courts (i.e., single tenant), at SAR 900 per sqm of GLA, is on the higher end of the range for Grade B space and also considering the size of the Property, however, this could still be supported and justified when assessing the income potential of the Property once leased to multiple tenants as opposed to a master lease with a single tenant.

Based on the area breakdown provided by the Client and the intended use of each floor, adopting a gross market rent (inclusive of service charge) of SAR 850 for the upper-ground office area, SAR 1,250 for the ground-floor retail space, and SAR 1,150 for the mezzanine retail area, gives a gross rental income of circa SAR 34.4 million which is broadly in line with the contracted amount for the next three years. The aforementioned rental income reflects full occupancy of the Property; however, we do understand that void periods should be accounted for to reflect the time required to find a suitable tenant and to capture rent-free periods for new tenants. The assumed rental rates for the retail component are in line with our benchmarks for similar space and offering (i.e., F&B, line stores, and convenience stores, amongst others) – representing a range of SAR 1,000 to SAR 1,400 per annum.

It should be noted that in our estimation of gross leasable area (GLA), we have relied on the indication of the efficiency of 85% previously provided by the Client which we adopted to 42,982.43 sqm of the BUA (excluding basement) provided in the building permit.

Market Rent Analysis

Floor	GLA, sqm	Adopted Market Rent per sqm, SAR	Projected Gross Rental Income, SAR
Ground Floor	6,000.15	1,250	7,500,188
Mezzanine	3,648.2	1,150	4,195,430
First Floor	6,351.2	850	5,398,520
Second Floor	6,351.2	850	5,398,520
Third Floor	6,351.2	850	5,398,520
Upper Floor	6,351.2	850	5,398,520
Additional	1,481.92	850	1,259,628
Gross Market Rent			34,549,326

Source: JLL Analysis

Accordingly, considering our analysis above and bearing in mind the recent nature of the agreement with the existing tenant, we are of the opinion that the Property is able to achieve such a rate in the open market and is thus deemed rack rented.

5.3 Assumptions

In line with our understanding of the market and considering the documentation received from the Client, the subsections below summarise the revenue and operating expenditure assumptions used in our financial model and upon which our valuation of the Property was derived.

5.3.1 Contracted Rent

As per the documents received from the Client, we understand that the Property is presently subject to a three (3)-year lease agreement with Jeddah Courts, effective from the date of handover. The lease agreement stipulates the automatic renewal of the contract for a similar period unless expressed otherwise by either of the contracted parties. However, as per our discussions with the Client, we understand that the tenant is willing to renew the contract upon expiration of the initial term and extend the lease so that the total period is 11 years, subject to an escalation of 10% for every renewed period.

The aforementioned agreement stipulates a yearly rental payment of SAR 33,000,000 for the initial 3-year term, the equivalent of approximately SAR 900 per sqm of GLA per annum. As detailed under Section 3.3 of the Report, the rent is paid annually at the beginning of each contracted year.

We have presented the contracted and potential rental income from the existing lease in the table below.

Contracted and Potential Rent Summary

Period	Payment Term	Annual Rent (SAR)
1	Annually	33,000,000
2	Annually	33,000,000
3	Annually	33,000,000
4	Annually	36,300,000
5	Annually	36,300,000
6	Annually	36,300,000
7	Annually	39,930,000
8	Annually	39,930,000
9	Annually	39,930,000
10	Annually	43,923,000
11	Annually	43,923,000

Source: Lease Agreement/JLL Analysis

5.3.2 Operating Expenditures

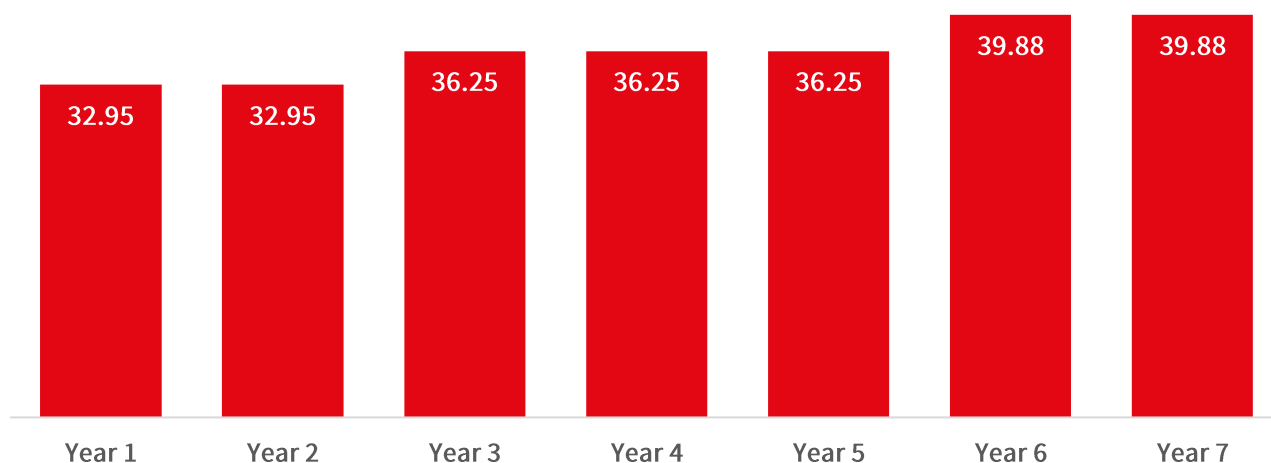
In line with the terms of the lease agreement detailed above, all expenses pertaining to the operations of the Property are borne by the lessee (i.e., Jeddah Courts), including regular and ongoing maintenance. However, from the lease and our subsequent discussions with the Client, we understand that the landlord is responsible for covering the costs and expenses associated with maintenance for elevator systems, amounting to a yearly budget of SAR 50,000. Accordingly, we have reflected the aforementioned budget in our 6-year financial forecasts.

5.3.3 Net Operating Income

The net operating income is derived by deducting all non-recoverable costs from the Property's projected rental income. Based on the assumptions above, the following chart shows the projected net operating income for the forecast period. This is on the assumption that the tenant will extend the lease for a minimum of 3 years.

The Property's forecasted net operating income is projected to increase from circa SAR 32.95 million in Year 1 to circa SAR 39.88 million by Year 7. These figures are commensurate with contracted and potential rental levels covered above.

Net Operating Income (Millions of SAR)



Source: JLL Analysis

5.4 Valuation Summary

In line with the revenue and operating expenditure assumptions detailed in the preceding subsections, we have summarised our main inputs and the corresponding Market Value of the Property in the table below.

For the investment and valuation parameters, we have adopted a capitalisation rate (exit yield) of 8.0% at the end of Year 6 (based on projected Year 7 NOI) and a discount rate of 9.5%. This is reflective of the risks associated with the Property's expected performance. The assumed capitalisation rate, in turn, results in a terminal value (Property resale value) of SAR 498.5 million. We note that when assessing the derived initial yield and assumed exit capitalisation and discount rates, we have considered the following factors:

- The Property is fully let to a single tenant and benefits from a long-term rental arrangement. We understand that the lease agreement stipulates a period of 3 years, renewable for a similar term, yet as indicated by the Client, the tenant expressed interest to occupy the Property for a total period of 11 years.
- The profile of the tenant, being a government entity (i.e., Jeddah Courts). In this regard, as per our discussions with the Client, we understand that KSA courts completed the strategy of rolling out a new court concept throughout the Kingdom and the Property the subject of our Valuation will be the flagship.
- The location of the Property along one of Jeddah's prime commercial roads.
- The expected quality of the Property considering that it has been recently refurbished, both internally and externally.

- The nature and type of the lease agreement (i.e., master lease) and the corresponding low operating expenditure level. The lessee (Jeddah Courts) is responsible for all the Property's operating expenditures, except for a minimal budget of SAR 50,000 for the maintenance of elevator systems covered by the Lessor. Upon evacuating the building, the lessee will return the asset in a suitable operating condition commensurate with its use and age.

We have not been provided with the insurance costs for the Property. We understand that the insurance costs are yet to be estimated by the Client. Based on the high-level benchmarks, the costs are likely to fall within the range of SAR 30,000 – SAR 80,000 per annum. Should these be modelled explicitly, the First Year Forward yield is likely to witness a slight decrease from 7.19% to 7.18%, which can still be considered acceptable by a third-party investor. If at a later stage we are provided with specific insurance costs, these can be explicitly modelled.

Valuation Summary Table

Description	Details
Current Passing Rent (Year 1)	SAR 33,000,000
Annual Rental Income (Year 7)	SAR 39,930,000
Discount Rate	9.5%
Exit Yield	8.0%
Market Value of the Property (Rounded)	SAR 459,070,000
Projected First Year's Forward Yield	7.19%

Source: JLL Analysis

5.5 Summary of Potential Risks

- Tenancy: risk of non-renewal of the lease agreement by the tenant.

6 Valuation

6.1 Market Value

Having regard to the foregoing, we are of the opinion that the Market Value of the freehold interest in the Property as of 31 March 2023 is:

SAR 459,070,000

(FOUR HUNDRED FIFTY-NINE MILLION, SEVENTY THOUSAND SAUDI ARABIAN RIYALS)

6.2 Confidentiality and Publication

Finally, and following our standard practice, we confirm that the Report is confidential to the party to whom it is addressed for the specific purpose to which it refers. No responsibility whatsoever is accepted to any third party and neither the whole of the Report, nor any part, nor references thereto, may be published in any document, statement or circular, nor in any communication with third parties without our prior written approval of the form and context in which it will appear.

Yours faithfully

Yours faithfully

Andrey Kuzmin MRICS

Director, Valuation Advisory MENA

Fellow Taqueem Membership no. 1220001227

Simon Brand FRICS

Executive Director

Head of Valuation and Transaction Advisory MEA & Turkey

Fellow Taqueem Membership no. 1220000635

7 High-level Replacement Cost

7.1 High-level Replacement Cost Analysis

We have been asked by the Client to provide a very high-level replacement cost analysis for internal decision-making purposes.

This analysis has been undertaken based on limited land comparables sourced in the location and high-level development costs although JLL has not been appointed as a quantity surveyor and has not been instructed to undertake any check measurements or condition assessment for the Property. We have relied on the area figures provided to us by the Client (as stated in the Building Permit excluding boundary walls) and have assumed them to be accurate. Similarly, based on the results of our visual inspection, we have assumed the Property to be in a fair condition commensurate with its use and age. If the information provided to us or our assumptions regarding areas and condition prove to be inaccurate, we reserve the right to revisit this analysis.

We have considered land plots listed for sale along Prince Sultan Road, benefiting from similar planning and zoning regulations, and applied adjustments to reflect the size differences, location, negotiation factors, date of listing and characteristics of the Property. Additionally, we have considered high-level development costs for similar office building properties in the Kingdom and depreciated the said total cost over a period of 12.5 years (age of the Property).

Replacement Cost Summary

	Area (sqm)	SAR/sqm*	Cost, SAR
Plot	19,410.50	8,000	155,284,000
Superstructure (BUA)	42,982.43	4,250	182,675,328
Basement	13,642	2,250	30,694,500
Total (Plot + Structure)			368,653,828

*Inclusive of contingencies, financing fees and soft construction costs for the basement and superstructure

Depreciation

	Years	SAR/Year	Total Depreciation
Depreciation (per year) - Straight Line	45	4,741,552	
Accumulated Depreciation	12.5		-59,269,397

Depreciated Replacement Cost Summary

	Summary, SAR
Plot	155,284,000
Development Cost	213,369,828
Total (Plot + Structure)	368,653,828
Depreciation	-59,269,397
Depreciated Replacement Cost	309,380,000

Source: JLL Analysis

We note that the above is a high-level indicative analysis and is provided purely for the Client's internal purposes and should not be communicated or relied upon for investment purposes.

Appendix A. General Terms of Business

JLL

JLL means Jones Lang LaSalle Saudi Arabia for Real Estate Valuations (CR No. 1010931286] and/or any subsidiary or holding company or company connected to Jones Lang LaSalle Saudi Arabia for Real Estate Valuations that provides any of the services under the Agreement.

1. When the Terms Apply

These General Terms of Business ("the Terms") apply where JLL provides a service to a client and there is no written agreement for the provision of that service or if there is, to the extent that the Terms do not conflict with the terms of that written agreement. In the case of conflict between the Terms and the terms of any written agreement, the terms of the written agreement shall prevail to the extent of the conflict. Reference in these Terms to the agreement means the written or informal agreement that incorporates these Terms ("the Agreement").

2. Service level

JLL is to provide the service to the specification and performance level stated in writing in the Agreement or, if none is stated, to the specification and performance levels that it ordinarily provides in accordance with JLL's duty of care as set out below. Any variations must be agreed in writing.

3. What is not included

JLL has no responsibility for anything that is beyond the scope of the service so defined or if not defined anything that is beyond the scope as interpreted by JLL in its sole discretion. In particular, it has neither obligation to provide nor liability for:

- an opinion on price unless specifically instructed to carry out a valuation;
- advice, or failure to advise, on the condition of a property unless specifically instructed to carry out a formal survey;
- the security or management of Property unless specifically instructed to arrange it;
- the safety of those visiting a property, unless that is specified in its instructions;
- estimates of construction or building costs, unless it has specifically engaged a qualified cost consultant or quantity surveyor to provide such estimates.

4. Duty of care and Liability

a. Duty of care

JLL owes to the Client a duty to act with reasonable skill and care in providing the service and complying with the Client's instructions where those instructions do not conflict with:

- the Terms, or
- the Agreement, or
- applicable law, regulations and professional rules. JLL is not obliged to carry out any instructions of the Client which conflict with the applicable law, regulations and professional rules.

b. Liability to the Client

JLL has no liability for the consequences, including delay in or failure to provide the services, of any failure by the Client or any agent of the Client:

- to promptly provide information, documentation and/or any other material that JLL reasonably requires at any given time, or where that information, documentation or material provided is inaccurate, misleading or incomplete. The client warrants that, where it provides information, documentation or material to JLL, JLL is entitled to rely on its accuracy.
- to follow JLL's advice or recommendations.

The liability of JLL in contract, tort (including negligence or breach of statutory duty), misrepresentation or otherwise howsoever caused arising out of or in connection with the provision of services or otherwise under the Agreement is not limited for fraud or where its gross negligence causes death or personal injury, but otherwise its liability:

- is excluded to the extent that the Client or someone on the Client's behalf for whom JLL is not responsible is responsible;
- is excluded if caused by circumstances beyond JLL's reasonable control;
- excludes indirect, special and consequential losses;
- (where JLL is but one of the parties liable) is limited to the share of loss reasonably attributable to JLL on the assumption that all other parties pay the share of loss attributable to them (whether or not they do); and
- In any event and in recognition of the relative risks and benefits of the project to both the Client and JLL, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of JLL to the Client for

any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of JLL to the Client shall not exceed and is limited to the professional fees received by JLL from the Client.

Apart from fraud or criminal conduct, no employee of the JLL group of companies has any personal liability to the Client and neither the Client nor anyone representing the Client may make a claim or bring proceedings against an employee or former employee personally

c. Liability to third parties

JLL owes no duty of care and has no liability to anyone but its Client, unless specifically agreed in writing by JLL. No third party is intended to have any rights under the Agreement unless agreed in writing.

d. Liability for others

JLL has no liability for products or services that it reasonably needs to obtain from others in order to provide the service.

e. Delegation

JLL may delegate to a third party the provision of the service, or part of it, only where this is reasonable but remains liable for what the third party does unless the Client agrees to rely only on the third party (and the Client must not unreasonably withhold that agreement). If delegation is at the Client's specific request, JLL is not liable for what the third party does or does not do.

The Client shall effect and maintain adequate property and public liability insurance and general third party liability insurance providing coverage for bodily injury and property damage which will either include JLL as a joint insured or a waiver of the insurer's subrogation rights against JLL, its employees or delegates.

f. Liability to JLL

The Client agrees to indemnify JLL against all third party (including any insurer of the Client) claims (including without limitation all third party actions, claims, proceedings, loss, damages, costs and expenses) ("Claims")

- for which the Client has agreed to insure under the Agreement;
- that relate in any way to the provision of the service except a Claim that a court of competent jurisdiction decides or JLL acknowledges (whether or not it admits liability) was caused by the fraud, wilful default, material breach of contract or gross negligence of JLL or of a delegate for whom JLL is responsible under the Terms.

5. Delivering the service

a. Timetable

JLL is to use reasonable endeavours to comply with the Client's timetable but is not responsible for not doing so unless specifically agreed in writing. Even then, JLL is not liable for delay that is beyond its control.

b. Intellectual Property

Unless otherwise agreed in writing all intellectual property rights:

- in material supplied by the Client belong to the Client.
- in material prepared by JLL belong to JLL.

Each has a non-exclusive right to use the material provided for the purposes for which it is supplied or prepared. No third party has any right to use it without the specific consent of the owner.

c. Confidential material

Each party must keep confidential all confidential information and material of commercial value to the other party of which it becomes aware but it may:

- use it to the extent reasonably required in providing the service;
- disclose it if the other party agrees;
- disclose it if required to do so by law, regulation or other competent authority.

This obligation continues for a period of two (2) years after termination of the Agreement. After this period JLL may destroy any papers or information it retained without having to provide the Client with an advance notice. Equally JLL may retain any information it must to comply with any regulation of legislation applicable to the international JLL group of companies.

6. Remuneration and Payment

a. Fees and Taxes

Where the fees and expenses payable for the service, or for additional or extended services requested by the Client are not specified in writing, JLL is entitled to the fee specified by the RICS or other applicable professional body or, if none is specified, to a fair and reasonable fee by reference to time spent and reimbursement of expenses properly incurred on the Client's behalf. Where the service is not performed in full JLL is entitled to a reasonable fee proportionate to the service provided as estimated by JLL.

Unless specified in writing to the contrary, the Client must pay any additional applicable tax as will be added to such fees invoiced to the Client.

b. VAT

VAT and/or similar taxes – Including without limitation value added tax, goods and service tax, sales tax or any similar tax as applicable to the Agreement and the supplementary documentation issued thereunder, including but not limited to invoices, credit notes, debit notes and similar, in accordance with the prevailing laws of the KSA, including any transitional VAT legislative provisions, as enacted and as amended from time to time.

Tax Authority – The designated government agency that is responsible for managing, collecting and enforcing the relevant tax or any similar competent authority and relevant ministry under which it operates. General Authority for Zakat and Tax in KSA.

1. To the extent that the goods and services provided under the Agreement are subject to VAT, JLL shall add VAT to the fee at the prevailing rate as applicable. Where appropriate JLL shall apply any VAT exemption or Subject the supply to zero-rated VAT, whichever may be applicable.
2. The VAT for such supply will be calculated as follows:

$A \times R$

Where:

A is the fee payable for the supply; and

R is the applicable rate of VAT.

3. The Client shall indemnify and hold JLL harmless from and against any and all costs of whatever nature and howsoever caused arising as a result of the Client's failure to pay to JLL the amount of VAT shown on the VAT invoice in accordance with the payment terms set out thereon.
4. The Client shall pay the fee plus VAT to JLL following receipt of a valid tax invoice in accordance with the prevailing VAT Law.
5. The Client shall not be responsible for any such taxes or VAT that relate to any purchases by JLL or subcontractors or its other suppliers.
6. For the avoidance of doubt, it shall at all times remain the sole responsibility of JLL to:
 - a. Assess the VAT rate(s) and VAT liability arising out of or in connection with the Agreement; and
 - b. Account for or pay any VAT (and any other tax liability) relating to payments received by JLL under the Agreement to the relevant Tax Authority.
7. The Client shall not be liable to JLL in any way whatsoever for any error or failure by JLL (or the Client) in relation to VAT, including without limit:
 - a. Where JLL is subject to a VAT ruling(s), determination, announcement or generally accepted practice in connection with the Agreement.
 - b. Where JLL has assumed that it can recover input VAT and (for whatever reason) and this assumption is subsequently held to be incorrect or invalid; and/or
 - c. Where JLL treatment of VAT in respect of any claim for payment received under the Agreement is subsequently held to be incorrect or invalid

c. Payment timeframe

If a duly rendered invoice is not paid in full within the timeframe in the Agreement, or within 30 days if no timeframe is so agreed, JLL will be entitled to suspend work on the assignment where any invoice is outstanding beyond the agreed timeframe for payment.

JLL is entitled to postpone the start of or suspend work on an assignment until its initial payment has been received as stated in the Agreement.

7. Communication

The Client will appoint for the purpose of this Agreement a representative who will act as liaison and contact person with JLL.

JLL may use electronic communication and systems to provide services, making available to the Client any software required that is not generally available.

A notice is valid if in writing addressed to the last known address of the addressee and is to be treated as served:

- when delivered, if delivered by hand or through a Notary Public of the Client's jurisdiction (if that is during normal business hours) otherwise when business hours next commence;
- two business days after posting, if posted by recorded delivery;
- when actually received, if sent by ordinary mail or fax;

Notice may not be given by electronic mail.

8. Estimates, Valuations and Financial models

The Client acknowledges that unless specified as such in the Agreement and in reports or deliverables prepared by JLL, any financial estimates relating to real estate interests or assets are not opinions of value and may not be construed as valuations.

Where valuations are provided by JLL in accordance with the Agreement, such valuations are based on information reasonably available to JLL at the time of the Valuation and its knowledge of the market. JLL will use reasonable skill and care in providing any valuations but the Client acknowledges that the valuations are estimates only and the Client further acknowledges that market conditions and assumptions may change and reliance on valuations will be at its own risk. All such valuations are prepared in accordance with the terms, conditions and limitations specified in the valuation report.

Financial estimates, cash flow models and valuations may be prepared using business models and software that are the sole Property of JLL. JLL has no obligation to share with the Client its proprietary models.

9. Termination

a. Termination

The Client or JLL may terminate the Agreement immediately by notice to the other if the other:

- has not satisfactorily rectified a substantial or persistent breach of the Agreement within the reasonable period as specified in an earlier notice to rectify it;
- is insolvent according to the laws of its country of incorporation.

b. Effect of termination on claims

Termination of the Agreement does not affect any claims that arise before termination or the entitlement of JLL to its proper fees (pro-rata i.e total fee divided by the total number of days in the agreed programme/schedule payable for the duration of programme) up to the date of termination or to be reimbursed its expenses.

In the event that the assignment is suspended or terminated by reasons outside the direct control of JLL, it shall be entitled to retain in full all payments made or due at the date of suspension or termination, including any initial payment.

10. Compliance

The Client is aware of JLL's obligation to comply with prevailing anti-corruption rules, such as but not limited to the US Foreign Corrupt Practices Act ("FCPA") and anti-money laundering provisions relevant to the contracting parties and the Client therefore warrants that it will not use money or any other consideration paid by JLL for unlawful purposes, including purposes violating anti-corruption laws, such as make or cause to be made direct or indirect payments to any government official in order to assist JLL or any of its subsidiaries, affiliates, holding-companies or anyone acting on their behalf, in obtaining or retaining business with, or directing business to, any person, or securing any improper advantage. In addition the Client warrants that it is not aware of any (potential) breach of any relevant prevailing anti-money laundering provision.

The Client declares and warrants that:

- its members, officers and employees are not a government official(s) and does not and will not employ or otherwise compensate or offer to compensate any government officials, or make or cause another to make any direct or indirect offers or payments to any government officials, for the purpose of influencing or inducing any decision for the benefit of JLL.
- it will not employ any sub-contractor, consultant, agent or representative in connection with the Agreement without a thorough documented examination of his person, reputation and integrity.
- it will not employ any subcontractor, consultant, agent or representative who does not comply with the prevailing anti-corruption rules and in case any such violation comes to its attention it informs JLL immediately.
- it shall not make any payment (including any offer to pay, promise to pay or gift of money or anything else of value) to any JLL employee in connection with the solicitation or award of any services.
- any payments client shall make to third parties related to any services related to the Agreement shall be supported by written, detailed invoices.
- JLL may immediately terminate the Agreement if the Client violates any of the prevailing anti-corruption laws and/or the provisions defined in this compliance clause.

Civil servants, government employees and officials can provide certain services to JLL if the provision of such services does not violate the conflict of interest provisions of the laws governing their position or does not involve the use of their official position to assist JLL in obtaining or retaining business.

Client represents, warrants and covenants the following:

- a. It is JLL policy not to violate any anti-bribery or anti-corruption laws, and we have never had a significant violation of any anti-bribery or anti-corruption laws, rules or regulations in the jurisdictions in which we operate.
- b. It is JLL policy not to violate any anti-money laundering (AML) laws, and JLL has never had a significant violation of any applicable AML laws in the jurisdictions in which we operate.
- c. JLL has not been the Subject of any government indictment, nor has JLL had any fines, penalties or settlement agreements with any government agency in the past 5 years that resulted in material financial costs to JLL's company or affected its ability to conduct business operations.
- d. It is JLL policy to conduct the business ethically, and to uphold standards of fair business dealings, competition, and customer privacy.

- e. It is JLL policy to uphold standards of equal opportunity and anti-discrimination. JLL has never had a discrimination claim that involved a significant percentage of its employees or resulted in significant fines, penalties, or settlement amounts.
- f. (i) It is JLL policy to support and respect the protection of human rights; (ii) JLL does not use, or engage in, any of the following: forced or compulsory labour, child labour, physical abuse, withholding of identity papers, or retaliation in any form; (iii) JLL has satisfactory labour relations, including with respect to working hours, wages, benefits and humane treatment; (iv) JLL and its officers, employees, agents and subcontractors comply with all applicable anti-slavery and anti-human trafficking laws including, without limitation, the Modern Slavery Act 2015 and have not engaged in any activity, practice or conduct that would constitute an offence under sections 1, 2 or 4, of the Modern Slavery Act 2015 if such activity, practice or conduct were carried out in the UK; (v) Neither JLL nor its officers, employees, agents or subcontractors have been investigated for, or convicted of, slavery-related or human trafficking-related offences; (vi) JLL has in place adequate due diligence procedures for the operations as well as for the suppliers, subcontractors and other participants in the supply chains, to ensure that there is no slavery or human trafficking in JLL supply chains; (vii) JLL does not engage any third-party including recruiting agency that engages in modern slavery and will require the supply chain to contractually agree to the same.
- g. It is JLL policy to provide a safe and healthy work environment to its employees, and JLL has a health and safety program that is appropriate for the services. JLL has not had a violation of any health or safety laws, rules or regulations in the jurisdictions within which JLL operate in the past 5 years that resulted in a significant financial cost to JLL's company or affected the ability to conduct business operations.
- h. It is JLL policy to uphold principals of environmental responsibility, and in its operations, JLL seeks to minimise adverse effects on the community, environment, and natural resources. JLL has not had a violation of any environmental laws, rules or regulations in the past 5 years that resulted in a material financial cost to JLL's company or affected its ability to conduct business operations.

Client shall notify JLL's Legal Department at Andrew.Hatherly@jll.com if it has any exceptions to the above representations, warranties and covenants, cc'ing its business contact at JLL, stating "EMEA Client Ethics Compliance" as the Subject heading of the email. Client shall notify JLL as soon as it becomes aware of any actual or suspected slavery or human trafficking in its own operations or supply chain. Client shall maintain a complete set of records to trace the supply chain of all goods and services provided under this Agreement and make available such records for audit and inspection. JLL may terminate this Agreement with immediate effect by giving written notice to Client if Client commits a breach of the representations, warranties and/or covenants in clause 9.

11. Miscellaneous

a. Waiver

Failure to enforce any of the Terms is not a waiver of any right to subsequently enforce that or any other term of the Agreement.

b. Severability

The invalidity, illegality and unenforceability in whole or in part of any of the provisions of the Agreement shall not affect the validity, legality or enforceability of its remaining provisions which shall remain in full force and effect.

c. Governing law/Arbitration

The Agreement shall be governed by, construed and interpreted in accordance with the laws in force in the laws of Kingdom of Saudi Arabia.

This Agreement shall be governed by, and construed in accordance with, the laws of the Kingdom of Saudi Arabia. Any disputes or conflicts arising between the Parties in relation to this Agreement shall be referred to arbitration to be conducted in accordance with the rules of the Saudi Center for Commercial Arbitration (SCCA). Arbitration shall be held in Riyadh, Kingdom of Saudi Arabia and shall be conducted in English by one (1) arbitrator. An award rendered by the arbitrators shall be final and binding on the parties, their successors and assigns. Such award shall not be subject to appeal to any other court or body and the parties shall forthwith give it full effect.

The Parties hereby agree and accept that nothing in this clause limits the right of JLL to bring proceedings, including third party proceedings, in the competent Courts of Riyadh, against the Client for all disputes or conflicts among them arising out of, connected with, related to, or incidental to the claims related to delay and/or default in payment by the Client.

d. Assignment and Novation

- JLL and the Client each binds itself and its partners, successors, executors, administrators, assigns and legal representatives to the other party to this Agreement and to the partners, successors, executors, administrators, assigns and legal representatives of the other party in respect of all covenants and obligations of this Agreement.
- JLL may assign, novate, sublet or transfer any right or obligation under the Agreement without the written consent of the Client. The Client shall not assign, novate, sublet or transfer any right or obligation under the Agreement without a prior written consent from JLL which consent shall not be unreasonably withheld or delayed.
- Sub-consultancy: Nothing contained in this clause shall prevent JLL from employing within its fee such persons or companies as it may deem appropriate to assist it in the performance of the Agreement. JLL shall subcontract any part of the services to a sub-consultant without the prior approval of the Client. Where the Client has required JLL to appoint selected consultants as the JLL's sub-consultants, fees owed to those sub-consultants shall be due to JLL in addition to the JLL's own fees.

e. Non-competition

The Client herein commits not to recruit or seek to recruit to join the client or any related company any JLL employees directly or indirectly involved in this assignment within a period of twenty-four (24) months from the date of payment of the final invoice. If the Client breaches this provision then the Client agrees to pay JLL a sum equivalent to six (6) months of the total remuneration of such employee based on his salary prevailing at the time of the breach.

f. No partnership

Nothing contained in the Agreement shall be construed as creating a partnership or joint venture between any of the Parties to the Agreement.

g. Corporate power

Each of the parties hereby represents and warrants to the other as follows:

- that it is duly established and is validly existing under the laws of its incorporation;
- that it has full corporate power and has taken on all corporate acts to enable it to effectively enter into and perform its obligations under the Agreement.

h. Force Majeure

It is agreed that the obligations of both parties herein will be affected by an event of Force Majeure including but not limited to, civil disturbances, riots, strikes, act of God, war, epidemic and/ or pandemic, governmental decisions or any other acts of a similar nature which is beyond the control of either party, to be sufficient excuse for delay and non-performance traceable to any of these causes.

In the event either party is unable to perform its obligations under the terms of this Agreement because of a Force Majeure event (including but not limited to coronavirus disease), damage reasonably beyond its control, or other causes reasonably beyond its control, such party shall not be liable for damages to the other party for any damages resulting from such failure to perform, or otherwise from such causes. JLL shall be entitled to an extension of time under this Agreement if there is a delay in provision of the Services which form part of this Agreement. client agrees to pay JLL for all unpaid and undisputed fees, charges due, costs associated with this Force Majeure event and reimbursable expenses accrued.

i. Change in Law

JLL shall be entitled to reimbursement of any cost and the fee shall be adjusted, to take account of any increase or decrease in fee resulting from a change in an Applicable Law (including the introduction of a new Applicable Law and the repeal or modification of an existing Applicable Law) or in a judicial or official governmental interpretation of such Applicable Laws implemented, enacted, notified and/or released before or after the date of signature of the Agreement, or which require a change in the manner of Service performance. For the purposes for this Contract, Applicable Law shall mean means any decree, resolution, statute, act, order, rule, ordinance, law (by-law), decision, code, regulation (including any implementing regulation), license, treaty or directive (to the extent having the force of law) as enacted, introduced or promulgated in the Kingdom, including any amendments, modifications, replacements or re-enactments thereof.

j. Conflict of Interest

If JLL becomes aware of a conflict of interest it will advise the Client promptly and recommend an appropriate course of action.

k. Binding documents

The engagement letter or agreement instructing JLL as well as the preamble and its attachments, including the Terms form an integral and indivisible part of the Agreement. No amendment to the Agreement shall be valid unless executed in writing and signed by both the parties hereto. Neither party hereto may assign its interest hereunder without the prior written consent of the other party hereto. Words importing the singular number include the plural and vice versa. The obligations of each party shall be binding upon its heirs and assigns. The parties hereto hereby agree and undertake to take all such steps as may be necessary to give effect to the provisions contained in the Agreement.

l. Entire Agreement

This Agreement constitutes the entire agreement between the Parties hereto with respect to the Services and supersedes all prior negotiations, representations or agreements related to the Agreement, either written or oral. No amendments to this Agreement shall be effective unless evidenced in writing and signed by the Parties to this Agreement.

Appendix B. General Principles

Adopted in the preparation of Valuations and Reports

These General Principles should be read in conjunction with JLL's General Terms and Conditions of Business except insofar as this may be in conflict with other contractual arrangements.

1. Saudi Authority for Accredited Valuers (Taqeem)

All work is carried out in accordance with the Saudi Authority for Accredited Valuers (Taqeem) and the International Valuation Standards ("IVS") published by the International Valuation Standards Committee ("IVSC") and the RICS Valuation-Global Standards, by valuers who conform to the requirements thereof. Our valuations may be subject to monitoring by these entities. The valuations are undertaken by currently Registered RICS Valuers and appropriately qualified Taqeem valuers.

2. Valuation Basis

Our reports state the purpose of the Valuation and, unless otherwise noted, the basis of Valuation is as defined in the "the Red Book". The full definition of the basis, which we have adopted, is either set out in our Report or appended to these General Principles.

3. Assumptions and Special Assumptions

Where we make an 'assumption' or 'special assumption' in arriving at our valuations, we define these terms in accordance with the "IVS" as follows:

These types of assumptions generally fall into one of two categories:

- a) assumed facts that are consistent with, or could be consistent with, those existing at the date of Valuation ("Assumption"), and
- b) assumed facts that differ from those existing at the date of Valuation ("Special Assumption").

All assumptions and special assumptions must be reasonable under the circumstances, be supported by evidence, and be relevant having regard to the purpose for which the Valuation is required.

We will not take steps to verify any assumptions.

4. Disposal Costs Taxation and Other Liabilities

No allowances are made for any expenses of realisation, or for taxation, which might arise in the event of a disposal. All Property is considered as if free and clear of all mortgages or other charges, which may be secured thereon. However, we take into account purchaser's costs in investment valuations in accordance with market conventions.

No allowance is made for the possible impact of potential legislation which is under consideration. Valuations are prepared and expressed exclusive of VAT payments, unless otherwise stated.

5. Sources of Information

Where we have been provided with information by the Client, or its agents, we assume that it is correct and complete and is up to date and can be relied upon. We assume that no information that has a material effect on our valuations has been withheld.

In respect of valuations for loan security purposes, commissioned by a lending institution, we may also rely on information provided to us by the borrower or its advisors. In such cases, we have similarly assumed that all information is correct, complete, up-to-date and can be relied upon and that no pertinent information has been withheld.

6. Title and Tenancy Information

We do not normally read leases or documents of title. We assume, unless informed to the contrary, that each Property has a good and marketable title, that all documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other outgoings of an onerous nature, which would have a material effect on the value of the interest under consideration, nor material litigation pending. Where we have been provided with documentation we recommend that reliance should not be placed on our interpretation without verification by your lawyers. We have assumed that all information provided by the Client, or its agents, is correct, up to date and can be relied upon.

7. Tenants

Although we reflect our general understanding of a tenant's status in our valuations i.e. the markets general perception of their creditworthiness, enquiries as to the financial standing of actual or prospective tenants are not normally made unless specifically requested. Where properties are valued with the benefit of lettings, it is therefore assumed, unless we are informed otherwise, that the tenants are capable of meeting their financial obligations under the lease and that there are no arrears of rent or undisclosed breaches of covenant.

8. Measurements/Floor Areas

All measurement is carried out in accordance with either the International Property Measurement Standards (IPMS) or the Code of Measuring Practice (6th Edition) issued by the Royal Institution of Chartered Surveyors, except where we specifically state that we have relied on another source. The areas adopted are purely for the purpose of assisting us in forming an opinion of capital value. They should not be relied upon for other purposes nor used by other parties without our written authorisation.

Where floor areas have been provided to us, we have relied upon these and have assumed that they have been properly measured in accordance with the International Property Measurement Standards (IPMS) or the Code of Measuring Practice referred to above.

9. Site Areas

Site areas are generally calculated using proprietary digital mapping software and are based on the site boundaries indicated to us either at the time of our inspection, or on plans supplied to us. No responsibility is accepted if the wrong boundaries are indicated to us.

10. Estimated Rental Values

Our assessment of rental values is formed purely for the purposes of assisting in the formation of an opinion of capital value and is generally on the basis of Market Rent, as defined in the IVS. Where circumstances dictate that it is necessary to utilise a different rental value in our capital valuation, we will generally set out the reasons for this in our Report. Such a figure does not necessarily represent the amount that might be agreed by negotiation, or determined by an Expert, Arbitrator or Court, at rent review or lease renewal or the figure that might be obtained if the Property or unit were being let on the open market.

11. Town Planning, Acts of Parliament and Other Statutory Regulations

Information on town planning is, wherever possible, obtained either verbally from local planning authority officers or publicly available electronic or other sources. It is obtained purely to assist us in forming an opinion of capital value and should not be relied upon for other purposes. If reliance is required we recommend that verification be obtained from lawyers that:-

- I. the position is correctly stated in our Report;
- II. the Property is not adversely affected by any other decisions made, or conditions prescribed, by public authorities;
- III. that there are no outstanding statutory notices.

Our valuations are prepared on the basis that the premises (and any works thereto) comply with all relevant statutory regulations, including fire regulations, access and use by disabled persons, control and remedial measures for asbestos in the workplace and any applicable bye laws.

12. Structural Surveys

Unless expressly instructed, we do not carry out a structural survey, nor do we test the services and we, therefore, do not give any assurance that any property is free from defect. We seek to reflect in our valuations any readily apparent defects or items of disrepair, which we note during our inspection, or costs of repair which are brought to our attention. Otherwise, we assume that each building is structurally sound and that there are no structural, latent or other material defects. Unless stated otherwise in our reports we assume any tenants are fully responsible for the repair of their demise either directly or through a service charge.

13. Deleterious Materials

We do not normally carry out or commission investigations on site to ascertain whether any building was constructed or altered using deleterious materials or techniques (including, by way of example high alumina cement concrete, woodwool as permanent shuttering, calcium chloride or asbestos). Unless we are otherwise informed, our valuations are on the basis that no such materials or techniques have been used.

14. Site Conditions

We do not normally carry out or commission investigations on site in order to determine the suitability of ground conditions and services for the purposes for which they are, or are intended to be, put; nor do we undertake archaeological, ecological or environmental surveys. Unless we are otherwise informed, our valuations are on the basis that these aspects are satisfactory and that, where development is contemplated, no extraordinary expenses, delays or restrictions will be incurred during the construction period due to these matters.

15. Environmental Contamination

Unless expressly instructed, we do not carry out or commission site surveys or environmental assessments, or investigate historical records, to establish whether any land or premises are, or have been, contaminated. Therefore, unless advised to the contrary, our valuations are carried out on the basis that properties are not affected by environmental contamination. However, should our site inspection and further reasonable enquiries during the preparation of the Valuation lead us to believe that the land is likely to be contaminated we will discuss our concerns with you.

16. Insurance

Unless expressly advised to the contrary we assume that appropriate cover is and will continue to be available on commercially acceptable terms. In particular, we will have regard to the following:

Composite Panels

Insurance cover, for buildings incorporating certain types of composite panel may only be available Subject to limitation, for additional premium, or unavailable. Information as to the type of panel used is not normally available. Accordingly, our opinions of value make no allowance for the risk that insurance cover for any property may not be available, or may only be available on onerous terms.

Terrorism

Our valuations have been made on the basis that the properties are insured against risks of loss or damage including damage caused by acts of Terrorism.

Flood and Rising Water Table

Our valuations have been made on the assumption that the properties are insured against damage by flood and rising water table. Unless stated to the contrary our opinions of value make no allowance for the risk that insurance cover for any property may not be available, or may only be available on onerous terms.

17. Outstanding Debts

In the case of Property where construction works are in hand, or have recently been completed, we do not normally make allowance for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favour of contractors, subcontractors or any members of the professional or design team.

18. Confidentiality and Third Party Liability

Our Valuations and Reports are confidential to the party to whom they are addressed and for the specific purpose to which they refer, and no responsibility whatsoever is accepted to any third parties. Neither the whole, nor any part, nor reference thereto, may be published in any document, statement or circular, or in any communication with third parties, without our prior written approval of the form and context in which it will appear.

19. Statement of Valuation Approach

We are required to make a statement of our valuation approach. In the absence of any particular statements in our Report the following provides a generic summary of our approach.

The majority of institutional portfolios comprise income producing properties. We usually value such properties adopting the investment approach where we apply a capitalisation rate, as a multiplier, against the current and, if any, reversionary income streams. Following market practice we construct our valuations adopting hardcore methodology where the reversions are generated from regular short term uplifts of market rent. We would normally apply a term and reversion approach where the next event is one which fundamentally changes the nature of the income or characteristics of the investment. Where there is an actual exposure or a risk thereto of irrecoverable costs, including those of achieving a letting, an allowance is reflected in the Valuation.

Vacant buildings, in addition to the above methodology, may also be valued and analysed on a comparison method with other capital value transactions where applicable.

Where land is held for development we adopt the comparison method when there is good evidence, and/or the residual method, particularly on more complex and bespoke proposals.

There are situations in valuations for accounts where we include in our valuation properties which are owner-occupied. These are valued on the basis of existing use value, thereby assuming the premises are vacant and will be required for the continuance of the existing business. Such valuations ignore any higher value that might exist from an alternative use.

20. Capital Expenditure Requirement

Where buildings are undergoing works, such as refurbishment or repairs, or where developments are in progress, we have relied upon cost information supplied to us by the Client or their appointed specialist advisors.

21. Goodwill, Fixtures and Fittings

Unless otherwise stated our Valuation excludes any additional value attributable to goodwill, or to fixtures and fittings which are only of value, in situ, to the present occupier.

22. Plant and Machinery

No allowance has been made for any plant, machinery or equipment unless it forms an integral part of the building and would normally be included in a sale of the building.

23. Services

We do not normally carry out or commission investigations into the capacity or condition of services. Therefore we assume that the services, and any associated controls or software, are in working order and free from defect. We also assume that the services are of sufficient capacity to meet current and future needs.

24. Land and Building Apportionments

When instructed, we will provide apportionments between land and buildings for depreciation purposes only. Such apportionments are not valuations and should not be used for any other purpose unless specified in the Report.

25. Portfolio Valuations

In respect of valuations of portfolios of properties, our overall Valuation is an aggregate of the individual values of each individual Property. The Valuation assumes, therefore, that each Property would be marketed as an individual property and not as part of a portfolio. Consequently no portfolio premium or discount has been reflected and any consequence of marketing a range of individual properties together has also not been reflected in our valuations. However, if adjoining or complimentary properties might achieve a higher value by being marketed together (known as "prudent lotting"), we have reported the higher value that would emerge.

26. Plans and Maps

All plans and maps included in our Report are strictly for identification purposes only, and, whilst believed to be correct, are not guaranteed and must not form part of any contract. All are published under licence. All rights are reserved.

Appendix C. Market Value

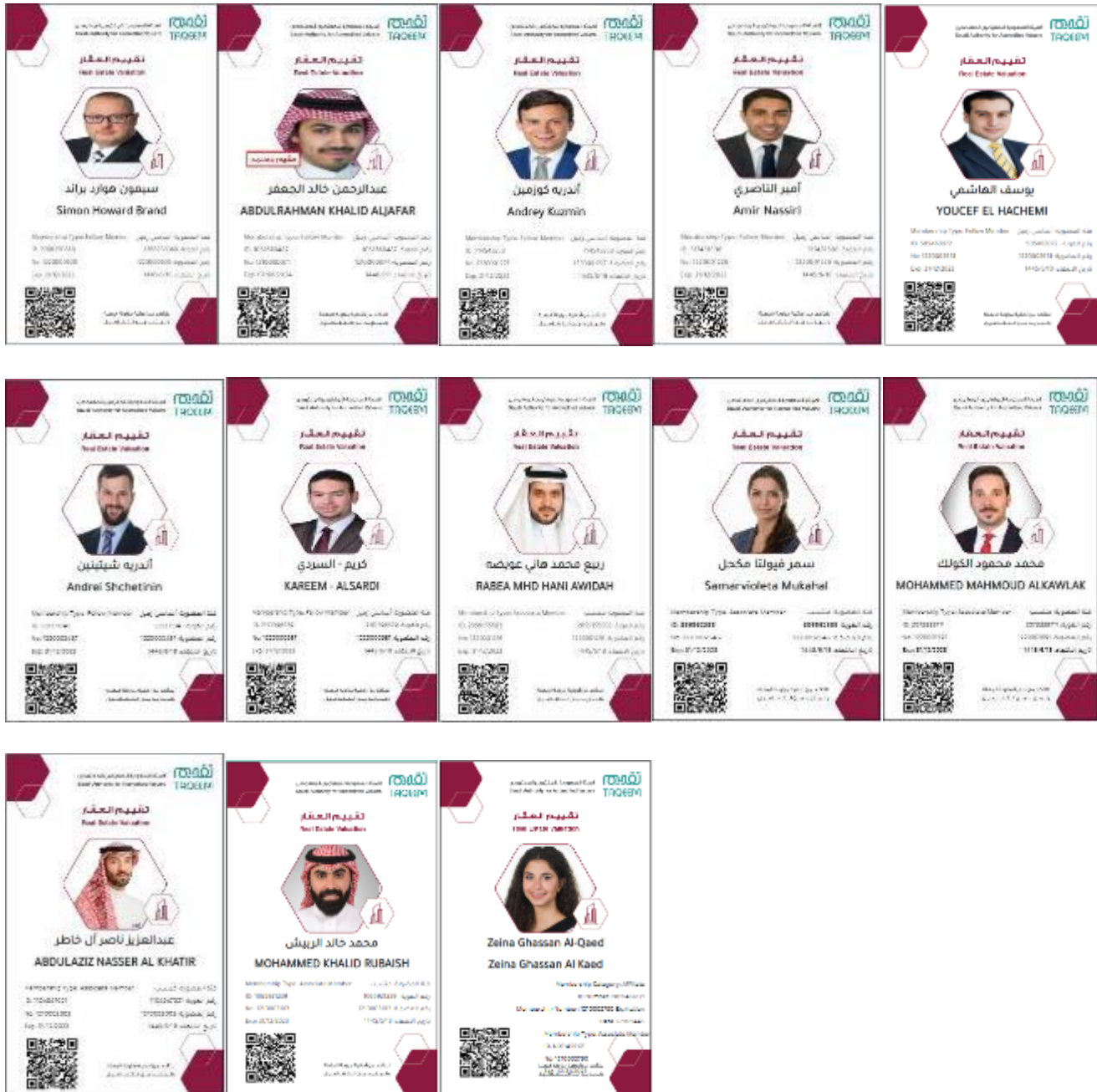
Definition and Interpretive Commentary reproduced from the IVS – Global Valuation Standards with an effective date of 31 January 2022.

Market value is defined in IVS 104 paragraph 30.1 as:

'the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.'

- 4.1. Market value is a basis of value that is internationally recognised and has a long-established definition. It describes an exchange between parties that are unconnected and are operating freely in the marketplace and represents the figure that would appear in a hypothetical contract of sale, or equivalent legal document, at the valuation date, reflecting all those factors that would be taken into account in framing their bids by market participants at large and reflecting the highest and best use of the asset. The highest and best use of an asset is the use of an asset that maximises its productivity and that is possible, legally permissible and financially feasible – fuller treatment of this particular premise of value can be found at section 140 of IVS 104.
- 4.2. It ignores any price distortions caused by special value (an amount that reflects particular attributes of an asset that are only of value to a special purchaser) or marriage value. It represents the price that would most likely be achievable for an asset across a wide range of circumstances. Market rent (see below) applies similar criteria for estimating a recurring payment rather than a capital sum.
- 4.3. In applying market value, regard must also be had to the requirement that the valuation amount reflects the actual market state and circumstances as of the effective valuation date. The full conceptual framework for market value can be found at paragraph 30.2 of IVS 104.
- 4.4. Notwithstanding the disregard of special value, where the price offered by prospective buyers generally in the market would reflect an expectation of a change in the circumstances of the asset in the future, the impact of that expectation is reflected in market value. Examples of where the expectation of additional value being created or obtained in the future may have an impact on the market value include:
 - the prospect of development where there is no current permission for that development and
 - the prospect of marriage value arising from merger with another property or asset, or interests within the same Property or asset, at a future date.
- 4.5. The impact on value arising by use of an assumption or special assumption should not be confused with the additional value that might be attributed to an asset by a special purchaser.
- 4.6. In some jurisdictions a basis of value described as 'highest and best use' is adopted and this may either be defined by statute or established by common practice in individual countries or states.

Appendix D. Taqueem IDs



Appendix E. Information Received from Client

Title Deed

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

الجمهورية العربية السعودية
وزارة العدل
[٢٧٧]

تاريخ الصك: ١٤٣٩/١٠/١٠ هـ
رقم الصك: ٦٢٠٢١٦٠١٨٨٤٦

صك

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:

فإن قطعة الأرض 655 و قطعة الأرض 656 و قطعة الأرض 657 و قطعة الأرض 658 و قطعة الأرض 659 و قطعة الأرض 660 و قطعة الأرض 661 و قطعة الأرض 662 و قطعة الأرض 663 و قطعة الأرض 664 و قطعة الأرض 665 و قطعة الأرض 666 و قطعة الأرض 667 و قطعة الأرض 668 و قطعة الأرض 669 و قطعة الأرض 670 و قطعة الأرض 671 و قطعة الأرض 672 من المخطط رقم 3 / 491 / ع أ الواقع في حي النهضة بمدينة جدة .

وحدودها وأطوالها كالتالي:

شمالاً: شارع عرض 12م بطول: (59) تسعة و خمسون متر يبدأ من الشرق للغرب ثم ينكسر جنوب غرب بطول 4.24م

جنوباً: شارع عرض 12م بطول: (82) اثنين و ثمانون متر يبدأ من الغرب للشرق ثم ينكسر شمال شرق بطول 4.24م

شرقاً: شارع الأمير سلطان عرض 52م بطول: (246) مئتين و ستة و أربعون متر يبدأ من الجنوب للشمال ثم ينكسر شمال غرب بطول 4.24م

غرباً: شارع عرض 12م بطول: (246) مئتين و ستة و أربعون متر يبدأ من الشمال للجنوب ثم ينكسر جنوب شرق 4.24م

ومساحتها: (19,410.51) تسعة عشر ألفاً و أربعمائة و عشرة متر مربعاً و واحد و خمسون سنتماً مربعاً فقط الجزء المتبقى من البلك رقم 55

قد انتقلت ملكيتها لـ / لمطلق بن صالح بن مطلق الحناكي سعودي الجنسية بموجب سجل مدني رقم 1040044685 وذلك بموجب الصك الصادر من هذه الإدارة برقم 320204011605 في 18 / 6 / 1434 هـ بثمن وقدره 222000000 المودعة لدى صندوق المحكمة بموجب إيصال الاستلام رقم 393400499 في 29 / 08 / 1439 هـ ورقم 393543655 في 12 / 09 / 1439 هـ وعليه جرى التصديق تحريراً في 10 / 10 / 1439 هـ لاعتماده ، وصلى الله على نبينا محمد وآله وصحبه وسلم.

صدرت هذه الوثيقة من وزارة العدل ، ويجب التحقق من بياناتها وسرياتها عبر الخدمات الإلكترونية لوزارة العدل

مصلحة مطابع الحكومة - ٢٩٢١٥٩ (هذا النموذج مخصص للاستخدام بالحاسب الآلي ويمنع تقليده) نموذج رقم (١٢-٠٣-١٠)

صفحة رقم 1 من 1

Lease Agreement

الرقم
التاريخ
المرفقات
الموضوع:



المملكة العربية السعودية
وزارة العدل
فرع منطقة مكة المكرمة
الإدارة المالية قسم الأصول والمباني

(١)

(عقد إستئجار الدولة للعقار)

وثيقة العقد الأساسية

بمعون الله تعالى تم يوم الأربعاء بتاريخ ٢٥ / ١٠ / ١٤٤١ هـ الموافق ٢٠٢٠/٦/١٧ م في مقر فرع وزارة العدل بمنطقة مكة المكرمة الإتفاق بين كل من :-
أولاً: (الجهة الحكومية المستأجرة) ويمثلها مدير عام الفرع سليمان بن سليم الرهيف ويشار إليها لاحقاً في هذا العقد بالطرف الأول .
ثانياً: السيد/مطلق بن صالح بن مطلق الحناكي الذي يحمل الهوية الوطنية رقم (١٠٤٠٠٤٤٦٨٥) وتاريخ ١٣٨٣/٨/٨ هـ الصادرة من الأحوال المدنية في الرس ويمثله في هذا العقد وكيله السيد/عبد الرحمن بن صالح الحناكي الذي يحمل الهوية الوطنية رقم (١٠١٢٤٠١٠٥٣) وذلك بموجب الوكالة الشرعية رقم (٤١١٩٥٣٧٢٧) وتاريخ ١٤ / ١١ / ١٤٤١ هـ الصادرة عن طريق خدمات الوكالات الإلكترونية ، ويشار إليه لاحقاً في هذا العقد بالطرف الثاني .

(مقدمه)

لما كان الطرف الأول يرغب في إستئجار عقاري يستخدم مقرأً لمحكمة الاستئناف ومحكمة الأحوال الشخصية بمحافضة جدة .
وإشارة الى إعلانه عن رغبته تلك في الصحف اليومية وفقاً لما ورد في المادة (الرابعة) من (نظام إستئجار الدولة للعقار وإخلائه) ، الصادر بالمرسوم الملكي الكريم رقم (م/٦١) وتاريخ ١٨ / ٩ / ١٤٢٧ هـ .
وإلى العرض المقدم من الطرف الثاني لذلك الغرض بتاريخ / / ١٤ هـ وإقراره بأنه ليس من منسوبي الطرف الأول .
وإلى محضر اللجنة المشكلة وفقاً لنفس المادة لفحص العروض المقدمة . ولما كان العرض المقدم من الطرف الثاني قد إقترن بقبول الطرف الأول لإستيفائه جميع الشروط المحددة . فقد إتفق الطرفان على إتمام إستئجار العقار المملوك للطرف الثاني بموجب الصك الشرعي رقم (١٨٨٤٦ / ٢٠٢١٦٠) وتاريخ ١٠ / ١٠ / ١٤٣٩ هـ التالية أوصافه :-

- (١) نوع المبنى وحالته العامة : مسلح جيد .
- (٢) مساحته: (١٩٤١٠,٥١) م^٢
- (٣) عدد الغرف فيه: مكاتب مفتوحة .
- (٤) عدد الطوابق: بدروم + ستة طوابق .
- (٥) عدد دورات المياه: دورة مياه .
- (٦) عدد الأفنية: فناءين
- (٧) ملحقات المبنى: لا يوجد
- (٨) الشوارع المحيطة: أربعة شوارع

توقيع الوكيل

مدير عام الفرع

سليمان بن سليم الرهيف

١٤٤١
١٠ - ٠٧ - ٠٣

عبد الرحمن بن صالح الحناكي

مطبع في ١٤٣٨ هـ

الرقم _____
التاريخ _____
المرفقات _____
الموضوع : _____



المملكة العربية السعودية
وزارة العدل
قوة متحدة معكم المكممة
١٤٤٥

الإدارة المالية قسم الأوراق والمباني

(٢)

المادة الأولى :

تعتبر المقدمة أعلاه جزء لا يتجزأ من هذا العقد .

المادة الثانية : وثائق العقد :

١/٢ - يتألف هذا العقد من الوثائق التالية :-

- ١- وثيقة العقد الأساسية .
- ٢- الشروط والمواصفات المطلوبة في العقار .
- ٣- العرض المقدم من الطرف الثاني .
- ٤- محضر اللجنة المشكلة بموجب المادة الخامسة من النظام / أو محضر اللجنة المشكلة من وزارة المالية والجهة المستأجرة إذا كان مقدار الأجرة أكثر من (مئتي ألف ريال) وفقاً للمادة (٦) من نظام إستئجار الدولة للعقار وإخلاله .
- ٥- خطاب قبول العرض والترسية .
- ٦- كتيبات الصيانة والتشغيل للأجهزة والمعدات الموجودة في العقار .
- ٧- التقرير الخاص بإستيفاء العقار لشروط الأمن والسلامة .
- ٨- التقرير الهندسي الذي يثبت سلامة المبنى وملائمته فنياً .
- ٩- عقود صيانة المبنى المبرمة (إن وجدت) .
- ١٠- الملاحق .

٢/٢ - تشكل هذه الوثائق وحدة متكاملة ، وتعتبر كل وثيقة منها جزء من هذا العقد ويتم بعضها بعضاً .

المادة الثالثة :

١/٣ - تبلغ قيمة هذا العقد (٩٩٠٠٠٠٠٠) ريال فقط (تسعة وتسعون مليون) ريال فقط لمدة (ثلاثة سنوات) .

٢/٣ - تدفع قيمة هذا العقد على دفعات متساوية مقدار كل دفعة مبلغ (٣٣٠٠٠٠٠٠) ريال فقط (ثلاثة وثلاثين مليون) ريال فقط وذلك عند بداية كل سنة من مدة العقد .

٣/٣ - يلتزم الطرف الأول بتحمل تكاليف إستهلاك الكهرباء والماء ونزح مياه الصرف الصحي مدة سريان العقد .

المادة الرابعة :

مدة هذا العقد للفترة (ثلاثة سنوات من تاريخ محضر استلام المبنى مع مراعاة المادة الثامنة من عقد المستأجر) تبدأ من تاريخ تسلم الطرف الأول للعقار كاملاً ومعداً للإنتفاع به وخالياً من أية عوائق ومتوافراً فيه جميع الخدمات التي تمكن الطرف الأول من الإنتفاع به بشكل كامل ، وبعد إجراء جميع الإصلاحات والتعديلات المطلوبة لصالح الطرف الأول وذلك تاريخ تاريخ الإستلام وفقاً للمحضر الموقع من الطرفين المحدد فيه العقار وأوصافه .

مدير عام الفرع

توقيع الوكيل

سليمان بن سليم الرهيف
١٤٤٥

عبد الرحمن بن صالح الخديجي
١٤٤٥

الرقم _____
التاريخ _____
المرفقات _____
الموضوع : _____



المملكة العربية السعودية
وزارة العدل
مركز منسقين محكمات المستعجلة
الإدارة المالية قسم الأجور والمبايعات

(٣)

المادة الخامسة :

يتم تجديد العقد تلقائياً وفقاً للضوابط المنصوص عليها في نظام إستئجار الدولة للعقار واللائحة التنفيذية لذلك النظام وذلك لمدة مماثلة بعد نهاية مدته مالم يبلغ أحد الطرفين الآخر بخطاب مسجل على عنوانه الثابت لدى الطرف الآخر بعدم رغبته في التجديد قبل (مئة ولثمانين) يوماً من نهاية العقد أو كتابة إقرار على الطرف الثاني بعلمه بعدم رغبة الطرف الأول تجديد العقد .

المادة السادسة :

أولاً: يجوز باتفاق الطرفين تمديد العقد بعد إنتهاء مدة أقل من مدته وبنفس شروطه .
ثانياً: يحق للطرف الأول تمديد مدة العقد بعد نهاية مدته الأولى لمدة لا تزيد على (ثلاث سنوات) دون موافقة الطرف الثاني ، ويجوز زيادة الأجرة وفقاً لما ورد في المادة (١/٧) من نظام إستئجار الدولة للعقار وإخلاله .

المادة السابعة :

في حالة عدم رغبة أحد الطرفين تجديد العقد فعليه إبلاغ الآخر بذلك في الوقت المحدد وفقاً لما ورد بالمادة (الخامسة) من العقد ، مالم يؤخذ إقرار على الطرف الثاني بعلمه بعدم رغبة الطرف الأول تجديد العقد ، وبذلك يعتبر العقد منتهياً بإنتهاء مدته المتفق عليها .

المادة الثامنة :

عند بقاء الطرف الأول في العين المستأجرة بعد إنتهاء مدة العقد المتفق عليها لمدة (مئة ولثمانون) يوماً فأقل دون تجديد العقد أو تمديده يتم تعويض المأجور عن تلك المدة وفقاً للأجرة المتفق عليها في العقد وإذا زادت المدة على (مئة ولثمانون) يوماً يدفع للطرف الثاني أجرة سنة كاملة . وذلك بإضافة (٥%) من الأجرة للستة أشهر الباقية من السنة . أو إضافة (١٠%) من الأجرة إذا كانت المدة ستزيد عن سنة .

المادة التاسعة :

يلتزم الطرف الثاني بترميم وإصلاح عيوب الإنشاء التي تحدث خلال مدة سريان العقد وتحد من إستمرار الإنتفاع بالعقار على نفقته الخاصة دون المطالبة بأي تعويض أو زيادة في الأجرة أثناء سريان العقد أو عند تجديده أو تمديده ، وإذا لم يبادر بذلك خلال خمسة عشر يوماً من تاريخ إشعاره بخطاب مسجل ، جاز للطرف الأول إصلاح العيوب على حساب الطرف الثاني وحسم قيمتها من الأجرة . وإن زادت تكاليف الإصلاح عن المستحقات التي له على الطرف الأول ، جاز للطرف الأول الرجوع عليه بتلك الزيادة .

المادة العاشرة :

أولاً: يلتزم الطرف الأول مدة سريان العقد بإجراء الصيانة العادية (الوقائية) للعقار المستأجر ومكوناته الأساسية ، وهي الأعمال الدورية المجدولة شبه المتكررة التي يتم القيام بها لتفادي التلف التدريجي للأجهزة والمعدات ومرافق العقار ، وفحص الأجهزة والمعدات طبقاً لتعليمات الكتيبات والأدلة الفنية للشركات الصانعة ، وإصلاح ما يلحق بها من أضرار نتيجة إستعماله للعقار .

مدير عام الفرع

سليمان بن سليم الرهيف

توقيع الوكيل

عبد الرحمن بن صالح الحناكي

نموذج ١٠٧ - ٠٠٣

ملعب في ١٤٤٨ هـ

الرقم _____
التاريخ _____
المرفقات _____
الموضوع: _____



المملكة العربية السعودية
وزارة العدل
قصر مكة المكرمة
الإدارة المالية قسم الأجور والمنايا

(٤)

ثانياً: يلتزم الطرف الثاني أثناء سريان العقد بإجراء الصيانة العلاجية (التصحيحية والتجديدية) للتجهيزات الأساسية للعقار المستأجر على نفقته الخاصة دون المطالبة بأي تعويض أو زيادة في الأجرة. ثالثاً: يلتزم الطرف الثاني خلال سريان العقد بصيانة المصاعد الكهربائية والهيدروليكية إن وجدت عن طريق إحدى الشركات أو المؤسسات المتخصصة على حسابه .

المادة العادية عشرة:

يجوز للطرف الأول إخلاء العقار قبل انتهاء مدة العقد، إذا أصبح غير صالح للإستعمال بسبب عيوب في الإنشاء أو إذا كان في المكان خطورة، وليس للطرف الثاني المطالبة بالأجرة عن باقي المدة اللاحقة لتاريخ الإخلاء .

المادة الثانية عشرة:

عند إخلاء المبنى لأي سبب لا يتم تعويض الطرف الثاني عن الأضرار الناتجة عن العيوب الفنية في الإنشاء أو الأضرار الناتجة عن الإستعمال العادي، أو تكاليف التعديلات أو المباني الإضافية التي طلبت منه عند التعاقد ووافق عليها أو تكاليف إزالتها ويكون التعويض عن الأضرار الناتجة عن الإستعمال غير العادي مالم يكن هناك إتفاق بين الطرفين على إحداثها قبل توقيع العقد، ومن ذلك الآتي:-
أ - إقتلاع معدات أو أدوات ثابتة مثل النوافذ والأبواب ومحتويات المطابخ والحمامات أو إلغاؤها أو إستبدالها بأغراض أخرى .

ب - هدم جدران أو تكسيرات أو حفر في أرضيات البناء .

ج - ردم برك أو مساحات خضراء .

د - خراب وحدات التكييف أو تلف في شبكة الكهرباء أو الماء أو الصرف الصحي .

المادة الثالثة عشرة:

يجوز للطرف الأول إصلاح الأضرار غير العادية الناتجة عن إستخدامه للعقار، إعادة الوضع للحال التي كانت عليها عند الإستئجار، ويكون ذلك تعويضاً على تلك الأضرار .

المادة الرابعة عشرة:

يتم تسليم المبنى عند إخلائه بموجب محضر تثبت حالته الراهنة وما أصابه من أضرار نتيجة الإستعمال غير العادي، ويوقع المحضر من ممثل عن الطرف الأول ومن الطرف الثاني أو من يمثله، وعند إعتراض الطرف الثاني أو من يمثله على حجم الأضرار أو نوعيتها المثبتة في المحضر فله أن يكتب تحفظه ويوقع عليه وتستكمل الإجراءات المنصوص عليها في النظام .

مدير عام الفرع

سليمان بن سليم الرهيف

توقيع الوكيل

عبدالرحمن بن صالح الحناكي

الرقم _____
التاريخ _____
المرفقات _____
الموضوع: _____



المملكة العربية السعودية
وزارة العدل
قسم الأجر والمأجر

الإدارة العامة قسم الأجر والمأجر

(٥)

المادة الخامسة عشرة:

يبلغ الطرف الثاني بالحضور لتسليم العقار عند إخلائه، بموجب خطاب مسجل يرسل على عنوانه الثابت لدى الطرف الأول يحدد فيه موعد التسليم خلال مدة لاتقل عن (خمسة عشر) يوماً من تاريخ إرساله، فإذا رفض تسلم العقار أو لم يحضر في الموعد المحدد يقوم ممثل الطرف الأول بالإشتراك مع مندوب من (إمارة) (محافظة) (مركز) بتوقيع المحضر المشار اليه في المادة (الرابعة عشرة) من هذا العقد وتسلم مفاتيح العقار الى (إمارة) (محافظة) (مركز) وبذلك تصبح مسئولية الطرف الأول منتهية ولا يدفع أي أجرة عن أي مدة بعد هذا التاريخ ولا يسأل عن أي ضرر يصيب المبنى لم يسجل في المحضر.

المادة السادسة عشرة:

تكون الجهة المستأجرة لجنة من ثلاثة من موظفيها لحصر الأضرار المشار إليها في المادة الثانية عشرة من هذا العقد، وتقدير قيمة التعويض، وتحرير محضر مفصل بذلك، خلال مدة لاتتجاوز ثلاثون يوماً من تاريخ إخلاء العقار. فإذا كانت القيمة المقدرة للتعويض لاتتجاوز (٢٥%) من الأجرة السنوية أو مبلغ مائة الف ريال أيهما أقل، تدفع الجهة المستأجرة التعويض للمؤجر بعد إكمال الإجراءات المنصوص عليها في المادة (الرابعة عشرة) من نظام إستئجار الدولة للعقار وإذا زادت القيمة المقدرة عن هذا الحد تكون لجنة من وزارة المالية وديوان المراقبة العامة والجهة المستأجرة لتقدير قيمة التعويض وتحرير محضر بذلك وتنتهي هذه اللجنة عملها خلال مدة لاتزيد على (مائة وعشرين) يوماً من تاريخ إخلاء العقار، على أن تراعي اللجنة في تقديرها للتعويض المدة التي مضت بين إخلاء العقار ووقت معاينتها له.

المادة السابعة عشرة:

إذا قام الطرف الثاني المؤجر بتسليم أو تعديل أو تغيير في المبنى بعد إخلاء العقار وقيل قيام اللجنتين المشار إليهما في المادة (السادسة عشرة) من هذا العقد بحسب الأحوال بحصر الأضرار وتقدير قيمتها، فليس له حق في التعويض.

المادة الثامنة عشرة:

يبلغ الطرف الأول المؤجر بالتعويض وقيمتها بخطاب مسجل على عنوانه المسجل لديه خلال مدة لا تتجاوز (خمسة عشر) يوماً من تاريخ تقدير التعويض. فإذا قبل المؤجر التعويض يقوم الوزير أو من يفوضه باعتماد صرف التعويض وإذا لم يقبل المؤجر التعويض فله أن يتقدم إلى ديوان المظالم خلال (ستين يوماً) من تاريخ إبلاغه بالتعويض.

مدير عام الفرع

سليمان بن سليم الرهيف

توقيع الوكيل

عبد الرحمن بن صالح الحناكي

الرقم _____
التاريخ _____
المرفقات _____
الموضوع : _____

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

الملكة العربية السعودية
وزارة العدل
فرع منطقة مكة المكرمة

الإدارة العامة قسم الأحوال والمناهي

(٦)

المادة التاسعة عشرة:

١/١٩ - تجري المراسلات بين الطرفين على العنوانين التاليين :-
(عنوان الطرف الأول)

إسم الجهاز الحكومي : محكمة الاستئناف ومحكمة الأحوال الشخصية بجدة
العنوان البريدي : رقم الهاتف : رقم الفاكس :
عناية / مدير عام فرع وزارة العدل بمنطقة مكة المكرمة .
(عنوان الطرف الثاني)

الإسم / مطلق بن صالح الحناكي ويمثله الوكيل الشرعي عبدالرحمن بن صالح الحناكي
المدينة : العنوان الوطني: صندوق البريد (.....) الرمز البريدي (.....)

رقم الهاتف : جوال: (٠٥٥٥١٣١١١١) الفاكس : (.....)
البريد الإلكتروني الأساسي : ceo@alhenaky.org بريد إلكتروني آخر : saleh.a@hotmail.com
٢/١٩ - على الطرف الثاني إبلاغ الطرف الأول عن تغيير عنوانه ، وكل إخطار أو إشعار أو تنبيه يرسل إليه
على عنوانه لدى الطرف الأول يعتبر حجة في مواجهته إذا لم يتم بإخطار الطرف الأول بتغيير عنوانه .

المادة العشرون:
كل خلاف يلشأ عن تنفيذ أو تفسير هذا العقد ولا يتم تسويته بين الطرفين ، يختص (ديوان المظالم) بالفصل
فيه .

لنادة العائدية والعشرون:
كل مالم يرد به نص في هذا العقد فيتم الرجوع إلى (نظام استنجاز الدولة للعقار وإخلاله) الصادر بالمرسوم الملكي
رقم (٦١/م) بتاريخ ١٤٢٧/٩/١٨ هـ ولانتهى التنفيذ ، كما يجري تفسيره والفصل فيما يلشأ عنه من دعاوي
بموجبها .

وبالله التوفيق ،،،

الطرف الثاني

الطرف الأول

الصفة: الوكيل الشرعي
الإسم: عبدالرحمن بن صالح الحناكي

الصفة: مدير عام فرع وزارة العدل بمنطقة مكة المكرمة
الإسم: سليمان بن سليم الزهيف

التوقيع: 

التوقيع: 
١٤٤١ هـ

نموذج ٠٠٣ - ١٧ - ١

طبع في ١٤٢٨ هـ

Property Handover

الرقم
التاريخ
المرفقات
الموضوع:



المملكة العربية السعودية
وزارة العدل
[٢٧٧]

{محضر استلام عقار}

الحمد لله وحده وبعد: فقد تم استلام كامل العقار المملوك للمواطن/ مطلق صالح الحناكي سجل مدني رقم: ١٠٤٠٠٤٤٦٨٥ بموجب الصك رقم (٦٢٠٢١٦٠١٨٨٤٦) وتاريخ ١٤٣٩/١٠/١٠هـ ومعداً للانتفاع به وخالياً من أي عوائق ومتوافراً فيه جميع الخدمات التي تمكن الطرف الأول من الانتفاع به بشكل كامل وبعد إجراء جميع الإصلاحات والتعديلات المطلوبة لصالح الطرف الأول ليكون مقراً لمحكمة الاستئناف ومحكمة الأحوال الشخصية بمحافظته جدة ، وذلك في ١٤٤٤/٠٣/٠١هـ وفق ما هو موضح أدناه:

البيان	عدد	البيان	العدد	رقماً: ٣٣٠٠٠٠٠٠٠ ريال	كتابة: ثلاثة وثلاثون مليون ريال
مساحة العقار	٢٥٦,٦٢٤,٤٣ م ^٢	عدد الطوابق	٤	بدروم+أرضي+ميزانين+٤ ادوار+ملحق دور ٥	٨٨٧
نوع المبنى	مسجل	عدد الغرف	٤٥٩		
وحالته العامة	جديد	عدد دورات المياه	٤	٤ شوارع	
عدد الصالات	صالات عمل مفتوحة	الشوارع المحيطة بالعقار	٣١	محتويات المطبخ	كامل أدوات المطبخ
عدد المطابخ	٣	مكيف شبك	٦١٧	مكيف مركزي	
عدد الملاحق والغرف الخارجية وملحق الدور الخامس	غرف عدادات ٣ كهرباء خارجية	مكيف اسبيلت	٢٥	غرف الداتا	
تم استلام الشبكة الداخلية للمبنى استلام ميداني وتم التأكد مما يلي:					
عدد الكابلات	١٨	الكمية	الحالة	تعمل	لا تعمل
عدد الباتش بنل (Patch Pannel)	٧٢			✓	□
عدد النقاط في المبنى	٢٠٨٨			✓	□
عدد النقاط في المبنى	٣٢٢			□	✓
عدد نقاط الكهرباء * ٢ بجانب نقطة الشبكة	٣٠٢٤			✓	□
توصيل مباشر كيبل كهرباء لغرفة خادم الشبكة مستقل	تم			✓	□
توصيل كيبل مباشر خاص بالاتصالات لغرفة الخادم مستقل	تم			✓	□
تركيب مكيفات في غرفة الخادم	تم			✓	□
توفر شبكة الاتصالات بالسرعة اللازمة لأنظمة الوزارة	تم			✓	□
عمل تاريض للكابينة (الكهرباء)	تم			✓	□
التركيب وفق المواصفات الفنية المطلوبة في كراسة الشروط المرفقة	تم			✓ موافق	□ غير موافق
الطرف الأول (فرع وزارة العدل)					
تقنية المعلومات	الاسم	م. عبد الله الحمزي	التوقيع		
إدارة الأمن والسلامة	الاسم	نواف الظهواني	التوقيع		
إدارة الخدمات	الاسم	م. عادل المولد	التوقيع		
الأجور والمباني	الاسم	عصام الصبحي	التوقيع		
الطرف الثاني (وكيل المالك)					
الاسم	فهد بن مطلق الحناكي	التوقيع			
رقم الوكالة	٤١٣٥٢٥٧٤	تاريخها	١٤٤١/٠٢/١٦هـ		



مصادقة مدير عام الفرع
سليمان بن سليم الرهيف

[illegible]

بيانات الرخصة








رخصة بناء

رقم الوثيقة	440611367448
نوع الرخصة	رخصة بناء
حالة الرخصة	سارية
تاريخ إصدارها	1444/06/23
تاريخ انتهائها	1445/06/23

نوع الطلب	إدخال رخصة امتحانة قديمة
الأهلية	أمانة محافظة جدة
البلدية	بلدية البحر

نوع المئوية	حوية وطنية
رقم المئوية	1040044685
نوع وثيقة الملكية	تاريخ وثيقة الملكية
رقم وثيقة الملكية	620216018846
رقم قطعة الأرض	672,660,655,658,657,662,659,671,668,669,666,663,655,664,665,667,670
وصف المبنى	

اسم صاحب الرخصة	مطلق صالح بن مطلق الحثافي
نوع وثيقة الملكية	ملك
نوع البناء	تجاري
الحي	المنهجة

الواجهة



الحدود و الأبعاد و الإرتدادات بالمتر

الحدود	الأبعاد (م)	الارتفاع (م)	الارتفاع (م)	الارتفاع (م)
الشمال	59	1.75	59	6.22
الجنوب	82	1.75	82	5.57
الشرق	246	1.75	246	18.43
الغرب	246	1.75	246	13.36
مساحة الأرض	24746.57			م²

الموقع العام



عرض مكونات البناء

اسم المكون	عدد الوحدات	المستخدام	عدد الأدوار	المساحة
مدرسي	16	مدرسي	0	7059
مدر أول	44	مكتاب	0	7472
مدر ثان	44	مكتاب	0	7472
مدر ثالث	44	مكتاب	0	7472
مدر ثانين	0	مدرسي	0	4292
مساحة البناء الكلية	56624.43	نسبة البناء		28.52

"استعراض بقية مكونات البناء اضغط الباركود الذي في الأعلى"

الموقع بالنسبة للصورة الفضائية



بيانات التعاقد

المكتب الهندسي المعتمد	صلاح محمد الزهبي للاستشارات الهندسية
المقاول الهندسي	

إحداثيات الموقع

إحداثيات	21.61500582902567
إحداثيات	39.13905136312172

الرسم المستحق على الرخصة

و تم سدادها بموجب الإيعال رقم

بتاريخ

ملاحظات

- يلزم التعاقد مع مكتب هندسي مشرف و مقاول بناء معتمدين لدى الوزارة وتأمين ضد الحريق الخلفية قبل البدء في البناء

- يجب الالتزام بتنفيذ العزل الحراري وفق قيم العزل الحراري المحددة بمخطط العزل الحراري. يلزم تنفيذ العزل الحراري. عدم الإضرار بالمجاورين واستخدام سواثر الخيش على الشكات للمحافظة على سلامة العارة وخصوصية المنازل المجاورة عدم فتح شاميك باتجاه الظل السكنية بالمحيط.



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