

Fund Facts

Fund Size "SAR"	572,400,000
Initial Unit Price "SAR"	10.00
Inception Date	16-Oct-2017
Listing Date	18-Jan-2018
Risk Level	High
Fund Term	99 Years
Management Fees	1% per annum (of Net Asset Value after deducting expenses)
Custodian Fees	SAR175,000 annually
Other Fees and Expenses	Up to 1% per annum (of Net Asset Value)

Financial Indicators

	Amount (SAR)
Total Assets	669,942,915
Net Asset Value	519,310,868
NAV per unit	9.07
Unit Market Price as of 29 Sep 2022	6.54
Fund Expenses (excluding depreciation)	3,286,735
Depreciation Expenses	2,446,533
Expense Ratio excluding depreciation (ER)	1.08%
Total Expense Ratio (TER)	2.17%
Net Rental Income to Market Capitalization	2.39%
Debt to AUM Ratio*	22.37%

* The debt amount is for a period of 5 years commencing March 2021

* Financing amount: SAR149,891,640

* Exposure period: 3.44 Years

* Maturity date: 08 March 2026

Fund Expenses

As of 30 Sep 2022	Amount (SAR)	% from Fund's Total Asset Value	Cap Limit
Custodian fees	44,109	0.007%	SR175,000 Annually
Sharia Fees	9,452	0.001%	SR18,750 Annually
Director Board Fees	5,041	0.001%	SR20,000 Annually
Audit Fees	8,948	0.001%	SR18,000 Annually
Listing Fee	39,000	0.006%	0.03% of the Fund market value annually
REITs - Basic Registry Services	100,822	0.015%	N/A
Admin Fee	65,001	0.010%	0.05% Of the Fund's NAV annually
Other Expenses	1,042,124	0.156%	0.50% Of the Fund's NAV annually
Finance Cost	1,972,238	0.294%	N/A
Total	3,286,735	0.491%	-

- The figures mentioned above represents the period from 01 Jul 2022 to 30 Sep 2022.

- The figures in the report are based on total assets value at fair value as of 30 Sep 2022 and are unaudited.

Disclaimer

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Material Changes

- Following the announcement of the Fund Manager published on 08/17/1443H corresponding to 03/20/2022G, the fund manager announced that on 01/03/1444H corresponding to 09/27/2022G, the approval of the Capital Market Authority (CMA) was obtained for the supplementary terms and conditions related to the increase in the Fund's total asset value by (SAR 485,312,856), in order to acquire a commercial office property located in Hittin district in Riyadh. The fund manager expects the acquisition to have a positive impact on the fund, as it will add diversification to real estate activities and geographical distribution with an increase in the weight of the fund's properties in the capital, Riyadh, and higher returns, and it is expected that there will be a positive impact on the fund's returns.
- The Fund manger announced a change in the membership of the Board of Directors of SICO Saudi REIT Fund due to the appointment of the Board of Directors of the Fund Mr. Ibrahim Fatani (Non-independent member) and Mr. Mohannad Al-Khowailed (Non-independent member) of the date 04/10/2022G corresponding to 08/03/1444H.
- Following the announcement of the Fund Manager published on 20/11/1443H corresponding to 19/06/2022G regarding the extension appendix (appendix 2) of the agreement to acquire the commercial office property located in Hittin District in Riyadh, which is dated on 17/08/1443H corresponding to 20/03/2022G. SICO Capital Company wishes to announce that an additional extension appendix (appendix 3) to the agreement has been signed on 17/02/1444H corresponding to 13/09/2022G according to which the aforementioned periods were extended for an additional (14) working days starting from the date of expiry of the extension appendix (appendix 2) term.

Real Estate Portfolio

Name	% of Total Assets	Occupancy
Eskan 4 Tower	26%	100%
Eskan 5 Tower	26%	0%
Eskan 6 Tower	26%	100%
iOffices	22%	100%

Unit Price

Date	Unit Market Price	NAV per unit
31-03-2022	7.87	8.71
30-06-2022	7.21	9.01
29-09-2022	6.54	9.07

Profits Distribution

Total distributed dividends (SAR)	-
Number of units	-
The amount of dividends distributed for each unit (SAR)	-
% of distribution ratio of the Net Assets Value	-
Due date	-

Dividends

