

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	175,000 SAR annually
Other Fees and Expenses	Up to 1% per annum (of Net Asset Value)

As of 31 Mar 2022	Amount (SAR)
Total Assets	649,188,351
Net Asset Value	498,534,433
NAV per unit	8.71
Unit Market Price as of 31 Mar 2022	7.87
Fund Expenses	4,149,330
Depreciation Expenses	2,393,348
Expense Ratio excluding depreciation (ER)	%0.83
Total Expense Ratio (TER)	%1.18
Net Rental Income to Market Capitalization	%2.02
Debt to AUM Ratio*	%23.21

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

Fund Expenses

As of 31 Mar 2022	Amount (SAR)
Custodian fees	43,151
Sharia Fees	9,247
Director Board Fees	4,932
Audit Fees	8,753
Listing Fee	37,146
REITs - Basic Registry Services	98,630
Admin Fee	61,911
Other Expenses	425,842
Finance Cost	3,459,718
Total	4,149,330

The figures in the report are based on net assets value at fair value as of Mar 31 2022 and are unaudited.

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Material Changes

- Fund manager announces signing an agreement with “The Sustainable property Company for Real Estate Services” as a property manager for the property (iOffice) that is located on Al-Thumama Road in Riyadh, and the agreement of the previous property manager “Olaat Development Company Ltd. ends on March 15, 2022.
- Fund manager announces a change in the membership of the Board of Directors due to the appointment Mr. Fahad Ayed Al-Shammari (independent member) and Mr. Ali AlHussain Hamidaddin (independent member) as of March 15, 2022.
- Fund manager announces the signing of an agreement to acquire a new property for the Fund, which is a commercial office property located in Hittin District in Riyadh with a value of 448 million SAR on March 20, 2022.
- Fund manager announces a change in the membership of the Board of Directors due to the resignation of Mr. Khalid Abdullah Al Ankary (Independent Member), as of 1 April 2022.

Real Estate Portfolio

Name	% of Total Assets	Occupancy
Eskan 4 Tower	%26	%100
Eskan 5 Tower	%25	%0
Eskan 6 Tower	%28	%100
iOffices	%21	%100

Unit Price

Date	Unit Market Price	NAV per unit
2021-12-31	8.57	8.77
2022-01-31	8.54	8.77
2022-02-28	7.95	8.77
2022-03-31	7.87	8.71

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

