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Real Estate Appraisal Report

Report no:124429

نثمين
VALUATION

الشركة السعودية لتقييم وتثمين الأصول
Saudi Asset Valuation Company

Presented to
Al-Ma'ather REIT Fund

Introduction

Gentlemen/ Al-Ma'ather REIT Fund

Greetings,

We were honored by your acceptance of our offer to provide our professional services in the field of valuation for a real estate (**commercial and office building**) in (**Riyadh**) in (**Al-Ma'ather**) district, with an area of (**10,709.16**) m². Evaluation, especially the International Evaluation Standards (2022), approved by the Saudi Authority for Accredited Valuers, on the basis of which data was collected and analyzed to reach the market value, and based on following the standards and evaluation methods used and according to the requirements of the client, valuation experts believe that the market value of (commercial and office building) is equal to (**166,111,000**) Saudi riyals, as documented in this report.

General Director

Ahmed bin Ali Al-Talei

Membership no: (1210000272)





الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

The First Axis



General Standards

Executive Summary

Item	Statement	item	statement
Customer's Name	Al-Ma'ather REIT Fund	Document number	310112050696
Beneficiaries from Appraisal	Al-Ma'ather REIT Fund	Document Date	1438/11/22
Purpose of Appraisal	REIT Fund	Plot Number	30
Type of the property	Commercial and office building	Plan Number	1343
Address of the property	Kingdom of Saudi Arabia - Riyadh - Al-Ma'ather	Value Basis	Market Value
Area of the property	10,709.16 m ²	The evaluation criteria used	International Valuation Standards 2022
The ownership Nature	full ownership	Preview Date	2022/06/16
Appraisal method used	Market method (comparative transactions method)Income Method (discounted cash flow method) cost method	evaluation Date	2022/06/30
		Date of issuing report	2022/08/03
Real estate market value (SR)		166,111,000	

Scope of work | About the evaluation company

- These standards specify the requirements and requirements for carrying out valuation work, except for what is modified by the Assets Standard or Valuation Applications, and the purpose of these standards is to apply them to the valuation work of all assets and for any other evaluation purposes to which the Valuation Standards apply.
- This report has been prepared by the Saudi Company for Assets Evaluation and Valuation and its work team, which enjoys the highest levels of efficiency and necessary impartiality, benefiting from the resources available to us, represented in the efficiency of our advisory team, which includes a selection of qualified consultants with high academic degrees and experiences in the field of evaluation Consultations, and what our company has of an information base that was built through its evaluation expertise and through the collection of data, information and statistics issued by official and non-official agencies, which gives the evaluators the capacity to carry out their tasks to the fullest, and the company is working to update its information base in a way Continuous.
- Our experience in evaluation and consulting work is more than 10 years, and we have submitted more than 24,000 evaluation reports during our work period.
- Tathmeen Company was honored to provide its services to governmental and semi-governmental agencies, to most of the banks located in the Kingdom, financial companies, real estate companies, industrial sectors, commercial companies and others.

General Standards | Scope of work (Standard No. 101)

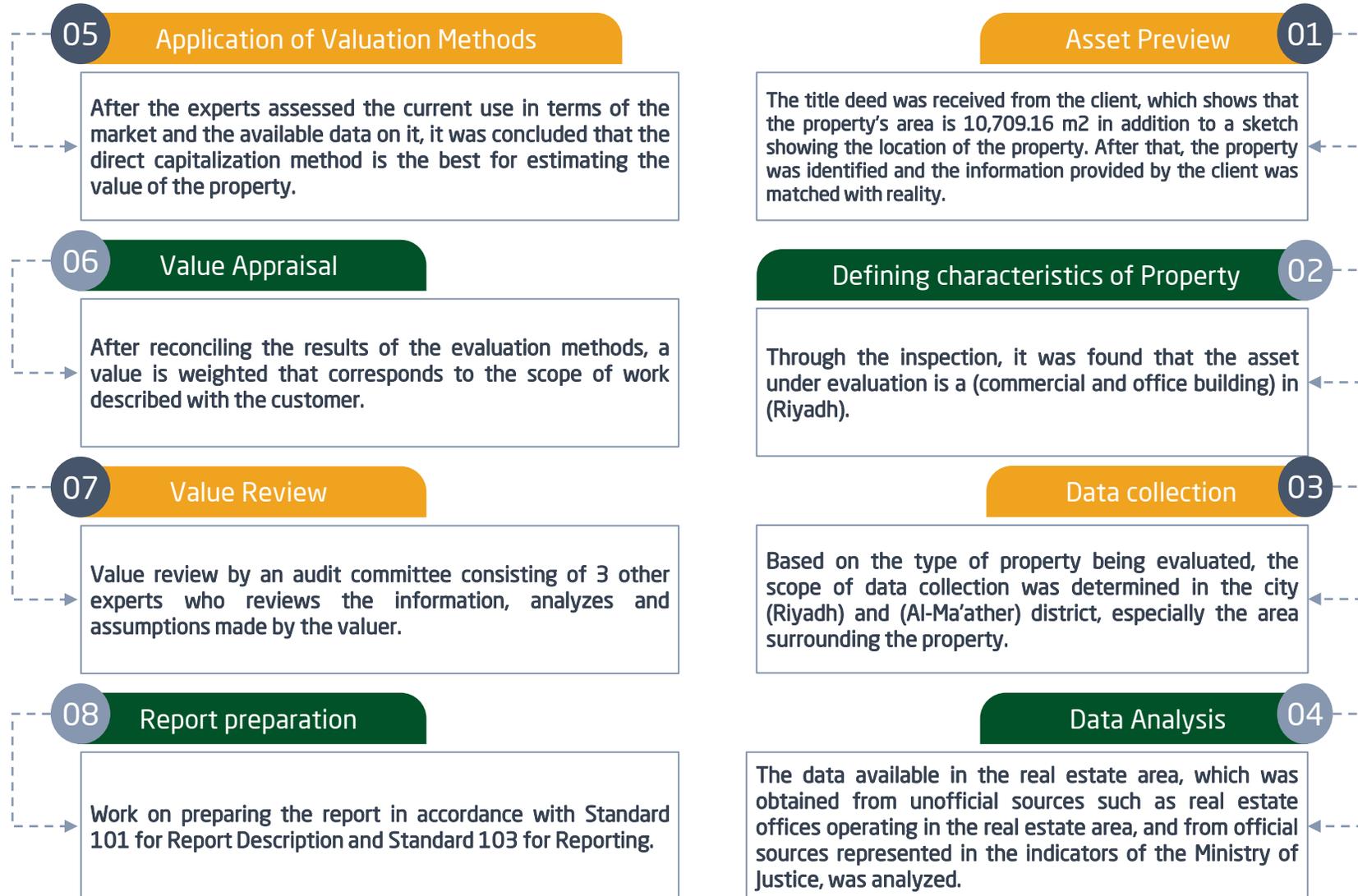
Assessed Asset Nature		Customer's information and use	
City	Riyadh	Customer name	Al-Ma'ather REIT Fund
District	Al-Ma'ather	Author of the report	Al-Ma'ather REIT Fund
Area	(10,709.16) m2	Usage	interior

Scope of work	Details
Report description	A report explaining the evaluation methodology and steps, evaluation results, and photos and borders of the assets being evaluated in accordance with Standard 1.2 on compliance with standards and research and investigation work, and Standard 1.3 on reporting. (International Valuation Standards 2022)
Purpose of appraisal	REIT Fund
Assumptions and Special Hypotheses	<ul style="list-style-type: none"> It has been assumed that the property is fully owned with no liabilities. Photocopies have been received from the client for the deed and a sketch of the site. Tathmeen did not verify their correctness assuming that the property is not mortgaged and there are no rights on it for other parties.
Scope of search and inquiry	We have studied the real estate market in the area of the target real estate and we used the study with the closest properties to the target property in terms of specifications and spaces for each of them, and we worked hard to ensure the correctness of the information obtained as much as possible.
Nature and sources of information	Real estate offices in the targeted area, real estate dealers, the Ministry of Justice, Tathmeen's database, which is constantly updated
Used currency in the report	Saudi riyal

General Standards | Scope of work (Standard No. 101)

Work Scope	Details
Value basis (Value type)	<p>Market value: It is the estimated amount for which assets or liabilities should be exchanged on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing where each party has acted knowledgeably and prudently without compulsion.</p> <p>Source: International Valuation Standards 2022 page 36, paragraph 3.1</p>
State of uncertainty	It is the state resulting from the lack of evidence and indicators at a certain period of time that enables the valuator to perform the valuation process in the best way
Restrictions on usage Distribution or publication	<p>This report is for the purpose for which it was prepared and shall not be used, circulated, quoted or otherwise referred to in any case for any other purpose. Accordingly, the Company or the valuator shall not be liable for any loss suffered by any party as a result of using the valuation report in violation of the provisions of this section. The evaluator reserves all rights to issue the valuation report. This report shall not be reproduced in any manner without an explicit consent of the Company. This report shall not be submitted to any party other than those referred to in it without the explicit consent of the Company. As a precaution, the Company and the valuator reserve the right to make any adjustments and to make any review of the valuation or support the result of the valuation under specific circumstances.</p> <p>The Company reserves the right, without any obligation, to review the valuation accounts and to amend and revise its findings in the light of information that existed at the date of the valuation but which was subsequently made clear.</p>
Compliance with international valuation standards	The methodologies adopted by the company in the field of valuation, which are based on sound foundations and solid constants in line with local and international standards in force, especially the application of the International Valuation Standards 2022
Valuator's neutrality	Tathmen and its representatives, whether residents or assistants, carried out the valuation process without bias. They also work with objectivity and enjoy independence from the client and his subsidiaries or affiliates. Tathmen and its representatives have no current or potential interest with the client or any of his subsidiaries or affiliates. They are not also among those who know the insides of the client's affairs or though who have internal relations or links with the client, his subsidiaries or affiliates. Moreover, the valuator's fees for the valuation process are not conditional on the findings reached or any other events. In case the Company obtained a significant assistance from another party regarding an important aspect of the valuation, the nature of this assistance and the extent of reliance on it, if any, shall be mentioned and documented in the report

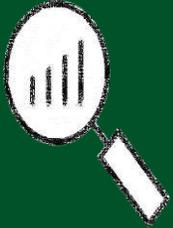
Scope of work / Stages of work (2-2)





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Second Axis



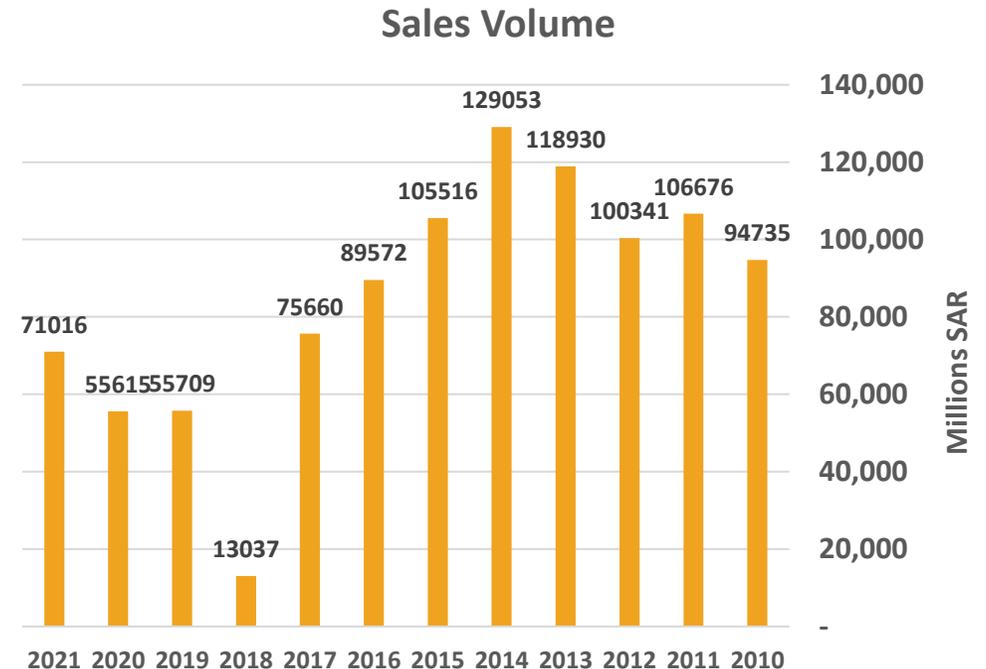
Market analysis

Market analysis and economic indicators | Analysis of the data of the Ministry of Justice at the level of Riyadh

01 Analysis of the real estate market indicators from the data of the Ministry of Justice:

❖ Sales for all lands of the city of Riyadh

Year	Number Of Transactions	Sold Area	Sales Volume
2010	92,140	695,499,770	94,735,292,085
2011	94,006	531,229,187	106,675,530,921
2012	60,996	268,915,968	100,340,679,466
2013	71,873	233,736,612	118,929,717,391
2014	66,016	255,995,001	129,053,353,518
2015	59,833	152,577,755	105,516,472,396
2016	45,683	117,576,533	89,572,470,299
2017	50,913	69,933,755	75,659,645,392
2018	9,091	16,917,992	13,036,913,549
2019	60,126	55,997,285	55,709,331,355
2020	50,252	60,695,172	55,614,504,191
2021	46,554	66,246,896	71,015,946,446

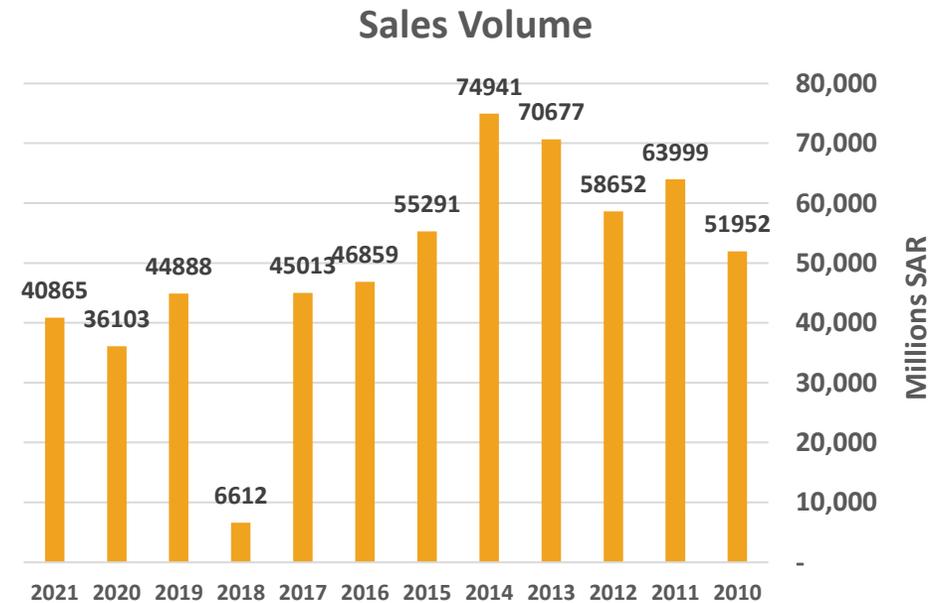


Market analysis and economic indicators | Analysis of the data of the Ministry of Justice at the level of Riyadh

02 Analysis of the real estate market indicators from the data of the Ministry of Justice:

❖ Sales for residential lands of the city of Riyadh

Year	Number Of Transactions	Sold Area	Sales Volume
2010	81,340	182,498,924	51,952,225,278
2011	83,273	261,920,619	63,999,414,404
2012	53,619	171,631,242	58,651,602,362
2013	63,117	142,705,850	70,677,236,779
2014	58,229	191,139,766	74,940,841,184
2015	52,392	104,323,882	55,290,767,416
2016	39,968	53,220,572	46,859,446,204
2017	45,604	41,881,969	45,012,831,376
2018	8,407	5,221,366	6,611,837,153
2019	57,210	44,328,174	44,888,483,793
2020	46,256	37,381,543	36,103,152,924
2021	41,126	32,453,794	40,864,961,400

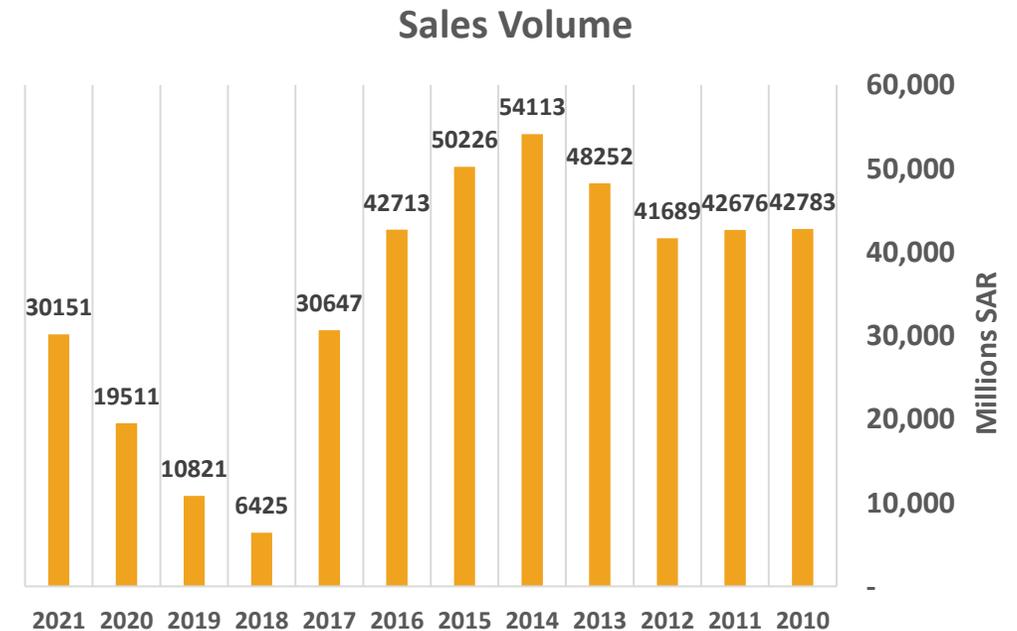


Market analysis and economic indicators | Analysis of the data of the Ministry of Justice at the level of Riyadh

03 Analysis of the real estate market indicators from the data of the Ministry of Justice:

❖ Sales for commercial lands of the city of Riyadh

Year	Number Of Transactions	Sold Area	Sales Volume
2010	10,800	513,000,846	42,783,066,807
2011	10,733	269,308,568	42,676,116,517
2012	7,377	97,284,726	41,689,077,104
2013	8,756	91,030,762	48,252,480,612
2014	7,787	64,855,235	54,112,512,334
2015	7,441	48,253,873	50,225,704,980
2016	5,715	64,355,962	42,713,024,095
2017	5,309	28,051,786	30,646,814,016
2018	684	11,696,626	6,425,076,396
2019	2,916	11,669,110	10,820,847,562
2020	3,996	23,313,628	19,511,351,267
2021	5,428	33,793,101	30,150,985,046





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Saudi Asset Valuation Company

Third Axis



Property area analysis



The location of the property in the city of Riyadh

Riyadh is the capital of the Kingdom of Saudi Arabia, its largest city and the third largest Arab capital in terms of population. Riyadh is located in the middle of the Arabian Peninsula on the Najd plateau, at an altitude of 600 meters above sea level. It is the HQ of the Emirate of Riyadh, according to the administrative division of the Saudi regions. The city of Riyadh is inhabited by about 10.5 million people, according to statistics in 2021. The Saudi capital is considered one of the fastest expanding cities in the world. During half a century of its inception, the area of the small city expanded to 1,800 square kilometers, reaching 3,115 km². in this time . Riyadh is the political and economic front of Saudi Arabia, as it contains the headquarters of the country's sovereign institutions. Urban planning divides the city of Riyadh administratively into 16 municipalities, comprising more than 167 residential neighborhoods, managed by the Riyadh Municipality and the Royal Commission for Riyadh City. It possesses tourist and cultural potentials from historical sites, museums and urban landmarks.



Al Olaya

site

Al Ma'athar

As Sulimaniyah

The location of the property at the level of Al-Ma'athar neighborhood

Al-Ma'athar neighborhood is one of the distinguished, upscale and lively neighborhoods located in the center of Riyadh. This is due to its proximity to important places such as: King Khalid Mosque, King Abdulaziz City for Science and Technology, King Saud University, Kingdom Tower and Al Faisaliah Tower



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Appendixes



Methods of Appraisal

Valuation approaches and methods

Method	Market approach (Comparable transactions methods)	Used for	Lands
Definition of approach			
<ul style="list-style-type: none">○ It uses the method of comparative transactions, also known as the method of indicative transactions; Information on transactions of identical or similar assets to the asset being valued in order to arrive at an indication of value. Source: (International Valuation Standards 2022, electronic version, page 48, clause 30.1)○ When the comparable transactions considered involve the subject asset, this method is sometimes referred to as the prior transactions method.○ According to this method, the first step is to study the transaction prices of identical or similar assets that have been concluded recently in the market. If the transactions concluded are few, it will be also better to study the prices of identical or similar assets listed or offered for sale, provided that this information is clear and analyzed objectively. The information related to the prices of these transactions shall be amended to reflect the differences in the terms and conditions of the actual transaction, the basis of the value, and the assumptions adopted in the evaluation process that is carried out. Differences can also exist in the legal, economic and physical characteristics of other transaction assets compared to the asset being valued.			
Methodology			
<ul style="list-style-type: none">○ Data of similar offers were collected from the Ministry of Justice index and the market survey of the property area. Data available in the database of Saudi Asset Valuation Company were used, sorted and classified and the necessary adjustments were made on them to reach accurate results.			
Application			
<ul style="list-style-type: none">○ Defining units of comparison used by relevant market participants.○ Determining the related comparative transactions and calculating the main evaluation measures for those transactions.○ Conducting a consistent comparative analysis of the qualitative and quantitative similarities and differences between the comparable assets and the asset being evaluated.○ Making the necessary adjustments, if any, to the evaluation measures to reflect the differences between the asset being evaluated and the comparable assets.○ Applying the modified evaluation measures to the subject asset (the asset being evaluated).○ Reconciliation is made between value indicators if more than one measure is used			

Valuation approaches and methods

Method	Cost approach (Replacement method)	Used for	Buildings
Definition of approach			
<ul style="list-style-type: none">○ The cost approach provides an indication of value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility, whether by purchase or by construction, unless undue time, inconvenience, risk or other factors are involved.○ The approach provides an indication of value by calculating the current replacement or reproduction cost of an asset and making deductions for physical deterioration and all other relevant forms of obsolescence.○ Replacement cost is the cost of determining the price a participant would pay to obtain a benefit similar to the subject asset and not the exact material properties of the asset. (International Valuation Standards 2022, P.59, D 70.2)			
Methodology			
<ul style="list-style-type: none">○ Usually replacement cost is adjusted for physical deterioration and all relevant forms of obsolescence. After such adjustments, this can be referred to as depreciated replacement cost.			
Application			
<ul style="list-style-type: none">○ Calculating all of the costs that would be incurred by a typical participant seeking to create or obtain an asset providing equivalent utility.○ Determine whether there is any depreciation related to physical, functional and external obsolescence associated with the subject asset.○ Deducting total depreciation from the total costs to arrive at a value for the subject asset.			

Valuation approaches and methods

Method

Income Method (Discounted Cash Flow Method)

Used for

Income-Producing property

Definition of approach

- In the discounted cash flow method, the cash flows are discounted to the valuation date, which results in the current value of the asset.
- In some cases, the discounted cash flows for a long-term or forever asset can include a terminal value that represents the value of the asset at the end of the explicit forecast period. In other cases, the value of the asset can be calculated only by using a terminal or terminal value without an explicit forecast period, and this is sometimes referred to as the income capitalization method.

Methodology

- Choosing the most appropriate types of cash flows for the nature of the task and the asset being evaluated (pre-tax, after-tax cash flows, real or nominal total, etc.)
- Determine the most appropriate explicit cash flow forecasting period, if any
- Prepare cash flow forecasts for the period.
- Determining whether the final value is appropriate for the asset under evaluation at the end of the explicit forecast period (if any), then determining the final value appropriate to the nature of the asset
- Determine the appropriate discount rate
- Apply the discount rate to expected future cash flows, including the terminal value if any



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The Second Axis



Information and Description of the Property

Description of the Property

General Description	The property is a commercial, office and hotel building in Riyadh in Al-Ma'ather district, with an area of 10,709.16 m ²
---------------------	---

Description of Location	
Country	Kingdom of Saudi Arabia
Region	Central
City	Riyadh
District	Al-Ma'ather
Street	-

Ownership Data	
Deed Number	310112050696
Deed Date	1438/11/22
Plot Number	30
Plan Number	1343
Block Number	-

Nature of the property	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Low	<input type="checkbox"/> High	<input type="checkbox"/> Backfilled	<input type="checkbox"/> Sabkha	<input type="checkbox"/> Sandy	<input type="checkbox"/> Rocky
Building system	Commercial						

Description of the Property

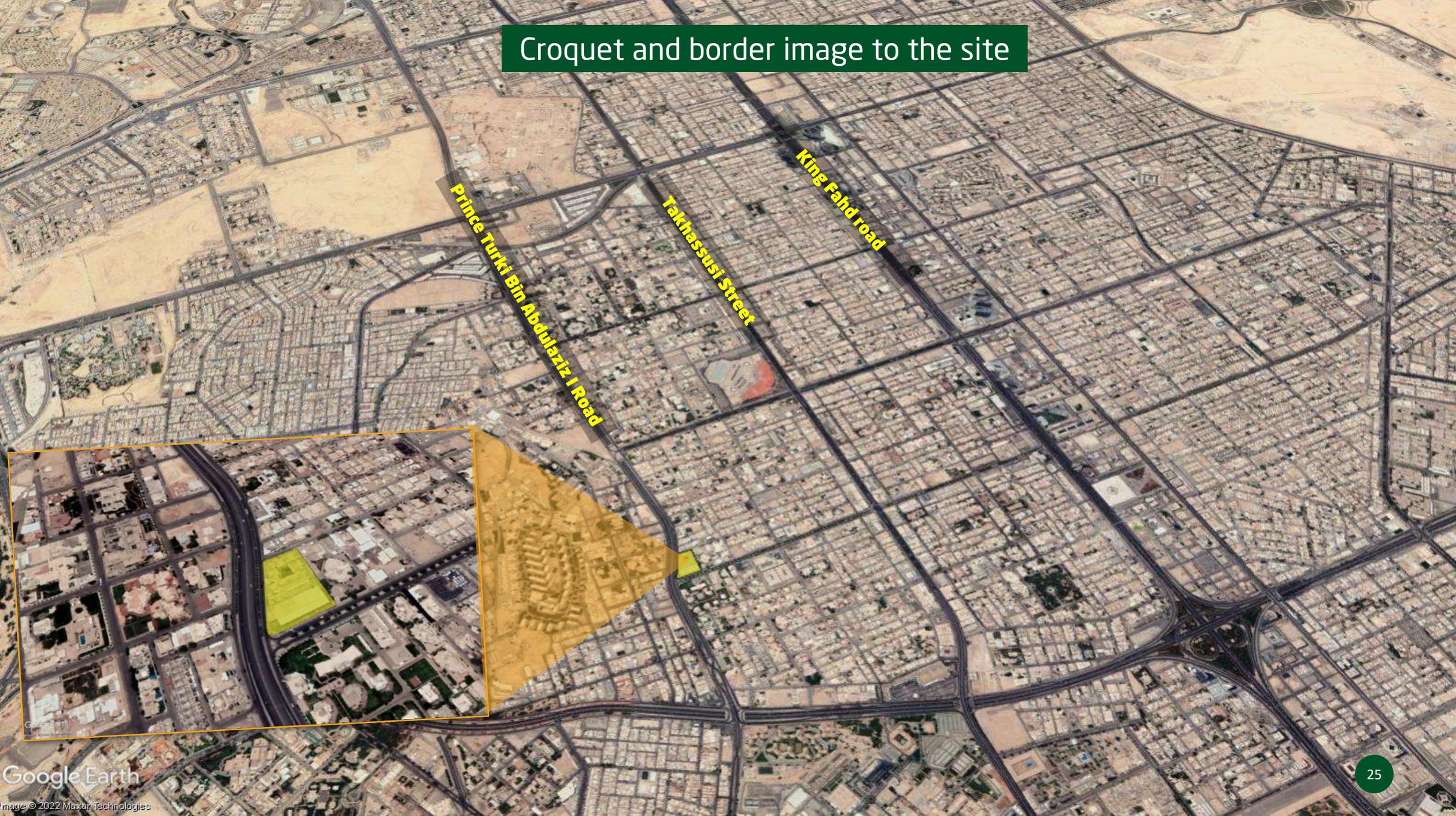
Site borders and lengths				
Northern	A 14 m street	With a length	61.37	m
Southern	A 30 m street	With a length	101.60	m
Eastern	Eastern part of plot 30	With a length	126.00	m
Western	A 60 m road	With a length	136.79	m

Services available on site					
	Electricity	✓		Security Services	✓
	Water	✓		Medical centers	✓
	Lighting	✓		Schools	✓
	Telephone	✓		Shopping centers	✓
	Paved roads	✓		Afforestation	✓

Description of the Property

Important information about the property	
Name of the Property	Al-Ma'ather Genx
Location	North Al-Ma'ather District / Riyadh City
Type of Property	Commercial, office and hotel complex
Property's Age	6 years
Land Area (m2)	10,709
Building Area	22,790
Number of Floors	2
Components of the Property	It consists of showrooms, offices and hotel apartments
The value of the current lease contracts	14,095,923
Contract duration	There are lease contracts that extend until 2025
Occupancy rate of units (%)	%90.20
Total Current Income (SR)	14,095,923
Operation and maintenance expenses (SR)	1,205,211
Net operating income (SR)	12,890,712

Croquet and border image to the site



Site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property



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The Third Axis



Evaluation results and Recommendations

Risks of evaluation Process

Risks of the REIT real estate appraisal process

The REIT real estate appraisal process involves some risks that may affect the determination of the fair value of the property, the most important of which are:

1 . Macroeconomic Risks:

The state's macroeconomic conditions may affect the value of any property, such as inflation rates, liquidity, interest rates, financing costs, taxes, and general movement in the local and international stock markets, as changing these indicators or one of them may negatively affect the value of the property.

2. Risks of not having a guarantee of achieving the target revenue:

Since the realization of revenues is the main factor in determining the value of REIT properties, therefore, any decrease in these revenues as a result of changing different market conditions may affect the value of the property.

3. Regulatory and legal Risks:

The regulatory, legal or legislative environment may witness some changes that may affect the value of the property, such as the emergence of some municipal legislation to limit some activities in specific places, or reduce the number of roles allowed in other places, which affects the final value of the property.

4. Risks of not having long-term contracts:

The absence or lack of long-term contracts greatly affects the value of the property, as the existence of such contracts gives a kind of stability to the property's income and therefore its value, while the absence of their presence can lead to fluctuations in the value of the property.

5. Competition risk:

The large supply of any commodity leads to competition in the prices offered to consumers, as well as in the real estate market, the increase in the supply of real estate units and the entry of new competitors to the market can lead to a decrease in service prices and consequently a decrease in revenues and thus the value of the property.

6. Forward-looking statements:

The valuation of some real estate, especially the new ones, which do not have an operational history, depends on the evaluator's expectations and his future reading of the market in general and the real estate market in particular.

Evaluation Results | Comparison Map

Prince Turki Bin Abdulaziz I Road

Building
Area: 1500
Value: 28,000,000

comparison1

Building
Area: 2450
Value: 35,000,000

apartment for rent
Area: 120
Value: 8500 per month

comparison4

a land
Area: 5000
Value : 6000

comparison3

comparison5

a land
Area: 4143
Value : 7000

comparison2

King Fahd road

Takhasusi Street

Site

Evaluation results | Residual value

✓ The first method (residual value method)

Assumptions of the discounted cash flow method	
Total income in case of full operation	2,635,000
Operational expenses	%0
Vacancy rate after stabilization	%0
Cash flow period	years 11

To calculate the discount rate	
government bond rate of return	%3.0
Inflation rate	%2.0
market risk premium	%4.0
special risk premium	%2.0
Discount rate	%11.0

To calculate the last (recoverable) value	
capitalization factor	%8.5
growth rate	%2.0

	discounted cash flow						
	31-Dec-22	31-Dec-23	31-Dec-24	31-Dec-25	31-Dec-26	31-Dec-27	31-Dec-28
Estimated total building areas	16,558						
Average building cost per square meter	2,500						
Total Construction Costs (SAR)	41,396,150						
Number of years of construction	1.0						
Annual construction costs	41,396,150	0	0				
The total income of the exhibitions in the event of full operation	4,077,668	4,077,668	4,077,668	4,077,668	4,077,668	4,077,668	4,077,668
Expected occupancy rate of exhibitions	%0	%80	%80	%80	%80	%80	%80
Effective income for exhibitions	0	3,262,134	3,262,134	3,262,134	3,262,134	3,262,134	3,262,134
Total office income in full employment	1,534,400	1,534,400	1,534,400	1,534,400	1,534,400	1,534,400	1,534,400
Expected occupancy rate for offices	%0	%75	%80	%80	%80	%80	%80
Effective income for offices	0	1,150,800	1,227,520	1,227,520	1,227,520	1,227,520	1,227,520
Total income of hotel apartments in full operation	25,057,250	25,057,250	25,057,250	25,057,250	25,057,250	25,057,250	25,057,250
Expected occupancy rate of hotel apartments	%0	%40	%50	%70	%70	%70	%70
Effective income for hotel apartments	0	10,022,900	12,528,625	17,540,075	17,540,075	17,540,075	17,540,075
The total effective income of the property	0	14,435,834	17,018,279	22,029,729	22,029,729	22,029,729	22,029,729
Annual growth rate in effective income	%0	%2.0	%2.0	%2.0	%2.0	%2.0	%2.0
Total Effective Income After Increase	0	14,724,551	17,358,645	22,470,324	22,470,324	22,470,324	22,470,324
Operation and maintenance expense ratio	%30	%30	%30	%30	%30	%30	%30
The value of operating and maintenance expenses	0	4,417,365	5,207,593	6,741,097	6,741,097	6,741,097	6,741,097
net operating income	0	10,307,186	12,151,051	15,729,227	15,729,227	15,729,227	15,729,227
last value (redeemable value)							188,750,721
Annual net cash flow	41,396,150-	10,307,186	12,151,051	15,729,227	15,729,227	15,729,227	204,479,948

Total property value	118,197,699
Total value approx..	118,198,000
Land value only	76,801,850

Total land area	10,709
Average value per square meter	7,172
The average value per square meter is approx..	7,200

Evaluation results | Cost approach

- ✓ The second method (cost Method)

Cost method (substitution method)			
basements building surfaces	6,232		M2
The cost of building a square meter for basements	1,700		Riyal
Total basement costs	10,593,550		Riyal
Recurring roles building surfaces	16,558		M2
Building cost per meter/recurring roles	2,000		Riyal
Building construction costs/recurring floors	33,116,920		Riyal
Total construction costs	43,710,470		Riyal

Other costs	value	% of construction costs	
professional graphics	2,185,524	5.0%	%
Utility network	2,185,524	5.0%	%
Administration costs	4,371,047	10.0%	%
Financing costs (3 years/50%)	3,933,942	6.0%	%
Contractor's profit	8,742,094	20.0%	%
Total building costs before depreciation	65,128,600		Riyal
Life span of the building	40.0		Year
Remaining economic life	35.0		Year
Effective life	5.0		Year
Gross depreciation rate	12.5%		%
Depreciation costs	8,141,075		Riyal
Net construction costs after depreciation	56,987,525		Riyal

Land area	10,709		M2
Land meter value	7,200		Riyal
total land value	77,105,952		Riyal
Total property value	134,093,477		Riyal
Total value of the property (approx..)	134,093,000		Riyal

Evaluation results | Discounted cash flows

- ✓ The third method (discounted cash flow method)

To calculate the discount rate	
government bond rate of return	%3.0
Inflation rate	%2.0
market risk premium	%4.0
special risk premium	%3.0
Discount rate	%12.0

Assumptions of the discounted cash flow method	
Total income of the property in full operation	30,278,244
cash flow period	years 5

	discounted cash flow				
	31-Dec-22	31-Dec-23	31-Dec-24	31-Dec-25	31-Dec-26
Commercial part (exhibitions and offices)					
The total income of the exhibitions in the event of full operation	3,495,144	3,495,144	3,495,144	3,495,144	3,495,144
Expected occupancy rate of exhibitions	%90	%90	%90	%90	%90
Effective income for exhibitions	3,145,630	3,145,630	3,145,630	3,145,630	3,145,630
Total office income in full employment	1,342,600	1,342,600	1,342,600	1,342,600	1,342,600
Expected occupancy rate for offices	%75	%75	%75	%75	%75
Effective income for offices	1,006,950	1,006,950	1,006,950	1,006,950	1,006,950
Total effective income of the business segment	4,152,580	4,152,580	4,152,580	4,152,580	4,152,580
Operation and maintenance expense ratio	%10	%10	%10	%10	%10
The value of operating and maintenance expenses	415,258	415,258	415,258	415,258	415,258
net operating income	3,737,322	3,737,322	3,737,322	3,737,322	3,737,322
last value (redeemable value)					47,650,851
net cash flow	3,737,322	3,737,322	3,737,322	3,737,322	51,388,173
Total value of the commercial part	45,359,961				
Hotel part (hotel apartments)					
Total income of hotel apartments in full operation	25,440,500	25,440,500	25,440,500	25,440,500	25,440,500
Expected occupancy rate of hotel apartments	%40	%45	%50	%60	%60
Effective income for hotel apartments	10,176,200	11,448,225	12,720,250	15,264,300	15,264,300
Operation and maintenance expense ratio	%25	%25	%25	%25	%25
The value of operating and maintenance expenses	2,544,050	2,862,056	3,180,063	3,816,075	3,816,075
net operating income of the property	7,632,150	8,586,169	9,540,188	11,448,225	11,448,225
last value (redeemable value)					129,746,550
net cash flow	7,632,150	8,586,169	9,540,188	11,448,225	141,194,775
Total value of the hotel portion	120,751,457				
Total property value	166,111,418				
Total value approx..	166,111,000				

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, the Discounted cash flows method is the most appropriate and best method for its evaluation
- ✓ **Based on following the standards and evaluation methods adopted and according to the client's requirements, valuation experts believe that the market value of the real estate and according to the following information for the property Deed No. (310112050696) in the city of (Riyadh) in the (Al-Ma'ather) neighborhood, its area is 10,709.16 m2 as follows:**
- ✓ **The Discounted cash flows method has been adopted.**

Total Value of Property
Land Area (m2)
10,709.16
Total Value of Property (DCF)
166,111,000
Total Value of Property (written)
Only one hundred and sixty-six million and one hundred and eleven thousand Saudi riyals

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions

Manager of the Valuation

Department

Abdullah Al Mahfouz

Membership Number(000273b1210)

نُتُهين
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 C.R.No.
رقم الضريبي ، 300046706100003 Vat No.

General Manager

Ahmed bin Ali Al Taalei

Membership Number(101000272)





الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

Appendices



Appendices

Title Deed image



Clarification

Tathmen company and its representatives, evaluators and assistants, carried out the evaluation process without any bias, and they work objectively and are independent of the client and its subsidiaries or parties. The company and its representatives do not have any current or prospective interest in the customer or any of its subsidiaries or affiliate parties, and it is not among those insiders of the customer's matters or those who have internal relationships or links with the customer and its subsidiaries or affiliates. The evaluator's fee for the evaluation process is not conditional on the results it reaches or any other events, and if the company obtains significant assistance from another party in relation to any important aspect of the evaluation, the nature of this assistance, the extent of its reliance, and then documented in Report, if any.



الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report

Al Rabei Genx

Report Number:124430

Presented to

Al Ma'ather REIT Fund

تقييم
VALUATION

الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company

Executive Summary

Item	Statement	Item	Statement
Customer's Name	Al Ma'ather RIET Fund	Deed Number	914009010891
Beneficiaries of evaluation	Al Ma'ather RIET Fund	Deed Date	1442/6/29
The Purpose of evaluation	RIET Fund	Number of Plot	556,555,554,553
Type of Property	A hotel and Commercial Exhibition	Sketch Number	2413
Address of Property	Kingdom of Saudi Arabia – Riyadh – Al Rabie	Value Basis	Market Value
Area of Property	3,900.00 m2	Applicable Valuation Standards	International Valuation Standards 2022
Ownership Nature	Mortgaged	Preview Date	2022/06/16
Appraisal method used	Market method (comparative transactions method) Income Method (Discounted Cash Flow Method) Cost method	Valuation Date	2022/06/30
		Date of Issuing the Report	2022/08/03
Real estate market value (SR)		39,688,000	

Description of Property

General Description	The property is a hotel and commercial showrooms in Riyadh, Al Rabie district, with an area of 3,900.00 m ²
----------------------------	--

Site Description		Ownership Data	
Country	Kingdom of Saudi Arabia	Deed Number	914009010891
Region	Central	Date of Deed	1442/6/29
City	Riyadh	Plot Number	556g555g554g553
District	Al Rabie	Plan Number	2413
Street	-	Block Number	-

Nature of Property	Rocky <input type="checkbox"/>	Sandy <input type="checkbox"/>	Salt-marsh <input type="checkbox"/>	Buried <input type="checkbox"/>	High <input type="checkbox"/>	Low <input type="checkbox"/>	Flat <input checked="" type="checkbox"/>
System of Use	Residential – Commercial – Offices						

Description of Property

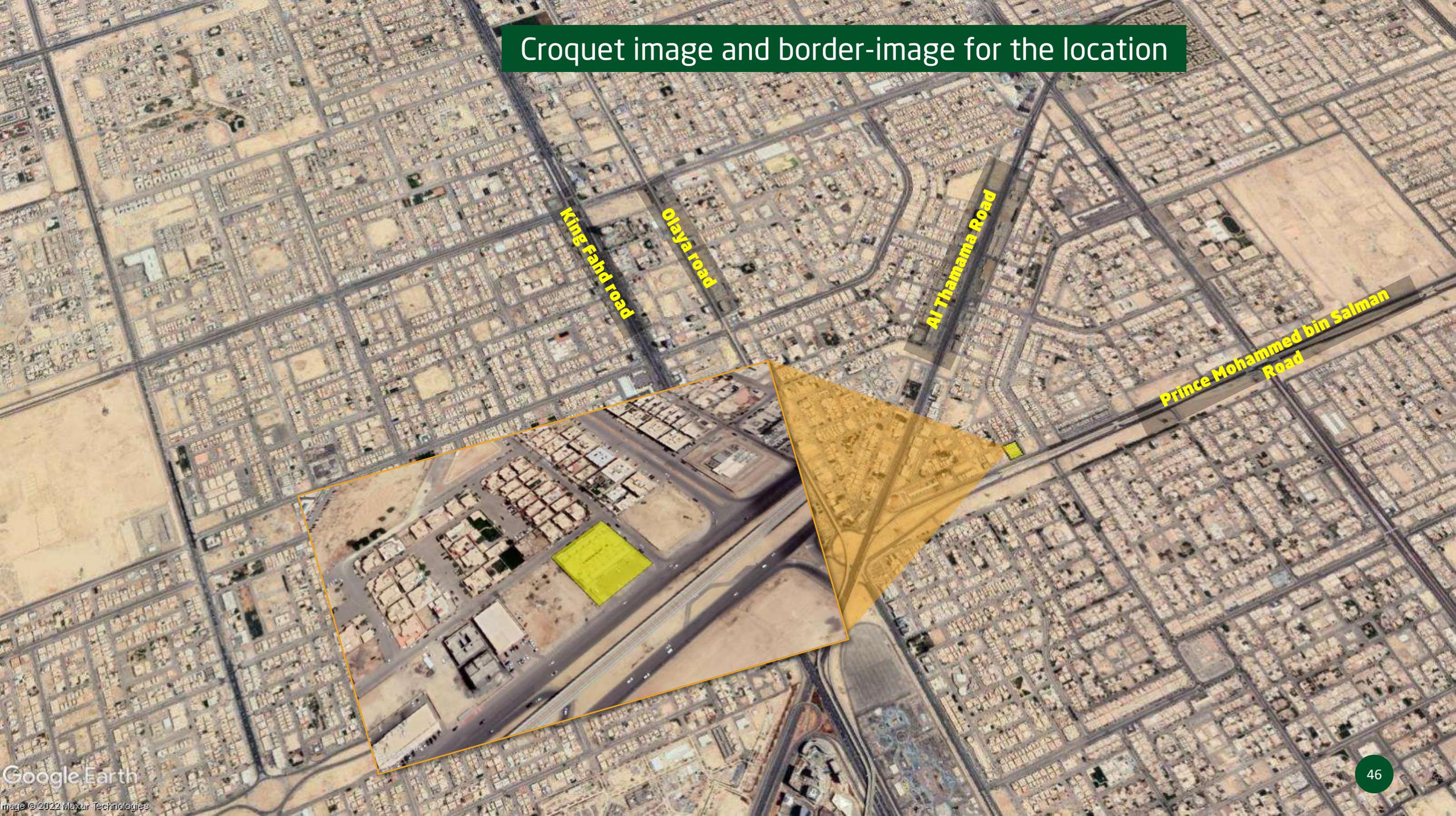
Site borders and lengths				
Northern	A 15 meters wide street	With a length of	60.00	m
Southern	An 80 meters wide street	With a length of	60.00	m
Eastern	A 15 meters wide street	With a length of	65.00	m
Western	Plots number 557 and 558	With a length of	65.00	m

Available Services at the Site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Description of the Property

Important Information about the Property	
Name of Property	Al Rabei Genx
Location	Al Rabei District / Riyadh City
Type of Property	Commercial and hotel complex
Age of Property	6 years
Land Area (m2)	3,900
Building Area	8,589.53
Number of Floors	2
Components of Property	It consists of showrooms and hotel rooms
The value of the lease contracts (beginning of the next year)	3,279,766
Contracts Duration	Lease contracts extending to 2025
Occupancy rate of units (%)	%100
Total Current Income (SR)	3,279,766
Operation and maintenance expenses (SR)	44,932
net operating income (SR)	3,234,834

Croquet image and border-image for the location



Picture that show nature of Property |Site Analysis



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Picture that show nature of Property |Site Analysis



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Risks of evaluation Process

Risks of the REIT real estate appraisal process

The REIT real estate appraisal process involves some risks that may affect the determination of the fair value of the property, the most important of which are:

1. Macroeconomic Risks:

The state's macroeconomic conditions may affect the value of any property, such as inflation rates, liquidity, interest rates, financing costs, taxes, and general movement in the local and international stock markets, as changing these indicators or one of them may negatively affect the value of the property.

2. Risks of not having a guarantee of achieving the target revenue:

Since the realization of revenues is the main factor in determining the value of REIT properties, therefore, any decrease in these revenues as a result of changing different market conditions may affect the value of the property.

3. Regulatory and legal Risks:

The regulatory, legal or legislative environment may witness some changes that may affect the value of the property, such as the emergence of some municipal legislation to limit some activities in specific places, or reduce the number of roles allowed in other places, which affects the final value of the property.

4. Risks of not having long-term contracts:

The absence or lack of long-term contracts greatly affects the value of the property, as the existence of such contracts gives a kind of stability to the property's income and therefore its value, while the absence of their presence can lead to fluctuations in the value of the property.

5. Competition risk:

The large supply of any commodity leads to competition in the prices offered to consumers, as well as in the real estate market, the increase in the supply of real estate units and the entry of new competitors to the market can lead to a decrease in service prices and consequently a decrease in revenues and thus the value of the property.

6. Forward-looking statements:

The valuation of some real estate, especially the new ones, which do not have an operational history, depends on the evaluator's expectations and his future reading of the market in general and the real estate market in particular.

evaluation results | Comparison map



Evaluation results

Conclusion

- ✓ The first method: (comparison adjustment method)

settlements	The property being evaluated	Compare 1	- + %0	Compare 2	- + %0	Compare 3	- + %0
square meter price		7,000		6,743		8,000	
Area (m2)	3,900.0	1,950	-20.0%	5,743	10.0%	2,880	-10.0%
type of use	commercial	commercial	%0.0	commercial	%0.0	commercial	%0.0
Streets and their width	3	2	2.0%	2	2.0%	1	5.0%
Ease of access	good	good	%0.0	good	%0.0	good	%0.0
Proximity to the main road	3 roads	3 roads	0.0%	1	5.0%	1	5.0%
Proximity to amenities	close	close	%0.0	close	%0.0	close	%0.0
Other advantages of the site			0.0%		-10.0%		-10.0%
Market condition at the time of evaluation	2022	2021	5.0%	2022	0.0%	2022	0.0%
Total Adjustments			-13.0%		7.0%		-10.0%
Net market price after settlement (SAR)		6,090		7,215		7,200	
weighted weight		30.0%		40.0%		30.0%	
Average price per meter (SR / m2)	6,873						
The price per square meter after approximating the net area	6,850						

Evaluation results

conclusion

✓ The second method: (cost method)

Cost method (substitution method)			
basements building surfaces	3,015		m2
The cost of building a square meter for basements	1,700		Riyal
Total basement costs	5,125,211		Riyal
Recurring roles building surfaces	5,575		m2
Building cost per meter/recurring roles	1,700		Riyal
Building construction costs/recurring floors	9,476,990		Riyal
Total construction costs	14,602,201		Riyal

Other costs	value	% of construction costs	
professional graphics	730,110	%5.0	%
Utility network	730,110	%5.0	%
Administration costs	1,460,220	%10.0	%
Financing costs (3 years/50%)	1,314,198	%6.0	%
Contractor's profit	2,920,440	%20.0	%
Total building costs before depreciation	21,757,279		Riyal
Life span of the building	40.0		year
Remaining economic life	34.0		Year
Effective life	6.0		year
Gross depreciation rate	15.0%		%
Depreciation costs	3,263,592		Riyal
Net construction costs after depreciation	18,493,688		Riyal

Land area	3,900		m2
Land meter value	6,850		Riyal
total land value	26,715,000		Riyal
Total property value	45,208,688		Riyal
Total value of the property (approx..)	45,209,000		Riyal

Evaluation results

conclusion

✓ The third method: (discounted cash flow method)

Assumptions of the discounted cash flow method	
Gross income in full employment	3,279,766
operating expenses	%5
Vacancy rate after stabilization	%0
cash flow period	4 years

To calculate the discount rate	
government bond rate of return	%3.0
Inflation rate	%2.0
market risk premium	%3.5
special risk premium	%2.0
Discount rate	%10.5

To calculate the last (recoverable) value	
capitalization factor	%8.5
growth rate	%2.0

	discounted cash flow						
	31-Dec-22	31-Dec-23	31-Dec-24	31-Dec-25	31-Dec-26	31-Dec-27	31-Dec-28
Effective income for exhibitions	1,079,766	1,146,580	1,036,580	926,580	926,580	926,580	926,580
Effective income for furnished units	2,200,000	2,200,000	2,310,000	2,420,000	2,420,000	2,420,000	2,420,000
Total Effective Income	3,279,766	3,346,580	3,346,580	3,346,580	3,346,580	3,346,580	3,346,580
net operating income	3,279,766	3,346,580	3,346,580	3,346,580	3,346,580	3,346,580	3,346,580
last value (redeemable value)							40,158,960
Annual net cash flow	3,279,766	3,346,580	3,346,580	3,346,580	3,346,580	3,346,580	43,505,540
Total property value	39,688,386						
Total property value	39,688,000						

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, discounted cash flow method is the most appropriate and best method for its evaluation
- ✓ **Based on following the standards and evaluation methods adopted and according to the client's requirements, valuation experts believe that the market value of the real estate and according to the following information for the property Deed No. (914009010891) in the city of (Riyadh) in the (Al Rabiea) neighborhood, its area is 3,900.00 m2 as follows:**
- ✓ **The discounted cash flow method has been adopted.**

Total Value of Property
Land Area (m2)
3,900.00
Total Value of Property (DCF)
39,688,000
Total Value of Property (written)
Only thirty-nine million six hundred and eighty-eight thousand Saudi riyals only

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ The property is mortgaged to Al Rajhi Investment Banking Company for 22,000,000 SAR

Manager of the Valuation

Department

Abdullah Al Mahfouz

Membership Number(000273b1210)

نُتُهين
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 C.R.No.
رقم الضريبي ، 300046706100003 Vat No.

General Manager

Ahmed bin Ali Al Taalei

Membership Number(101000272)





الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

Appendices



Appendices

Title Deed image

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

البنك العربي السعودي
وزارة العدل
[٢٧٧]

صك

تاريخ الصك: ١٤٤٣/٦/٢٩ هـ
رقم الصك: ٩١٤٠٠٩٠١٠٨٩١

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

فإن قطعة الأرض 553 و قطعة الأرض 554 و قطعة الأرض 555 و قطعة الأرض 556 من البلاك رقم 47 من المسطوط رقم 2413 الواقع في حي الربيع بمدينة الرياض . وحدودها وأطوالها كالتالي:

شمالاً: شارع عرض 15م بطول: (60) ستون متر
جنوباً: شارع عرض 80م بطول: (60) ستون متر
شرقاً: شارع عرض 15م بطول: (65) خمسة وستون متر
غرباً: قطعة رقم 557 و 558 بطول: (65) خمسة وستون متراً
ومساحتها : (3900) ثلاثة آلاف و تسعمائة متر مربع فقط
المملوكة لـ/ شركة بنك الحفظ للعقارات بموجب سجل تجاري رقم 1010715448 في 26 / 10 / 1438 هـ وتنتهي في 26 / 10 / 1443 هـ بالصك الصادر من كتابة العدل الأولى بالرياض برقم 910114038368 في 14 / 11 / 1438 هـ قد تم رهنها وما أقيم أو سيقام عليها من بناء لصالح / شركة الراجحي المصرفية للاستثمار بموجب سجل تجاري رقم 1010000096 وتنتهي في 29 / 5 / 1443 هـ ضمناً لوفائه بـ/ بما عليه من مستحقات مالية لصالح مصرف الراجحي بموجب سجل تجاري رقم 1010000096 و قدره (22000000) اثنان وعشرون مليون ريال المجاز من الهيئة الشرعية برقم 1075 في 7 / 9 / 1436 هـ . على أن يتم سداد المديونية دفعة واحدة بتاريخ 11 / 02 / 2026 م وفي حالة عدم السداد فللمرتين بيع العقار بالقيمة التي تنتهي عندها الرضات واستيفاء مافي ذمة الراهن من مبلغ وما نقص يرجع فيه عليه بعد اكمال سابلزم شرعاً وعليه جرى التصديق تحريراً في 29 / 6 / 1442 هـ وصلى الله على نبينا محمد وآله وصحبه وسلم.

صدرت هذه الوثيقة من وزارة العدل ، ويحبس التحقق من بياناتها وسريتها عن الخدمات الإلكترونية لوزارة العدل
مملكة مطابع الحكومة - ٢٤٦٦٥٩ (هذا النموذج مخصص للاستخدام بالحاسب الآلي ويمنع تقليده)
نموذج رقم (١٢٦-٣-١)

صفحة رقم 1 من 1





الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report

Al-Muhammadiyah Tower

Report number :124431

Presented to

Al-Ma'ather REIT Fund

نثميت
VALUATION

الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company

Executive Summary

Item	Statement	Item	Statement
Customer's Name	Al Ma'ather RIET Fund	Deed Number	314002002732
Beneficiaries of evaluation	Al Ma'ather RIET Fund	Deed Date	1440/12/28
The Purpose of evaluation	RIET Fund	Number of Plot	Without
Type of Property	Commercial and Office Tower	Sketch Number	1343
Address of Property	Kingdom of Saudi Arabia, Riyadh, Al-Ma'ather District	Value Basis	Market Value
Area of Property	2,109.00 (m2)	The evaluation criteria used	International Valuation Standards 2022
Ownership Nature	Mortgaged	Preview Date	2022/06/26
Appraisal method used	Market method (comparative transactions method) Income Method (Discounted Cash Flow Method) Cost method	Valuation Date	2022/06/30
		Date of Issuing the Report	2022/08/03
Real estate market value (SR)		104,500,000	

Description of Property

General Description	The property is a commercial and office tower in Riyadh, Al-Ma'ather district, with an area of 2,109.00 m ²
----------------------------	--

Site Description	
Country	Kingdom of Saudi Arabia
Region	Central
City	Riyadh
District	Al Ma'ather
Street	-

Ownership Data	
Deed Number	314002002732
Date of Deed	1440/12/28
Plot Number	Without
Plan Number	1343
Block Number	-

Nature of Property	Rocky <input type="checkbox"/>	Sandy <input type="checkbox"/>	Salt-marsh <input type="checkbox"/>	Buried <input type="checkbox"/>	High <input type="checkbox"/>	Low <input type="checkbox"/>	Flat <input checked="" type="checkbox"/>
System of Use	Residential-commercial-office						

Description of the Property

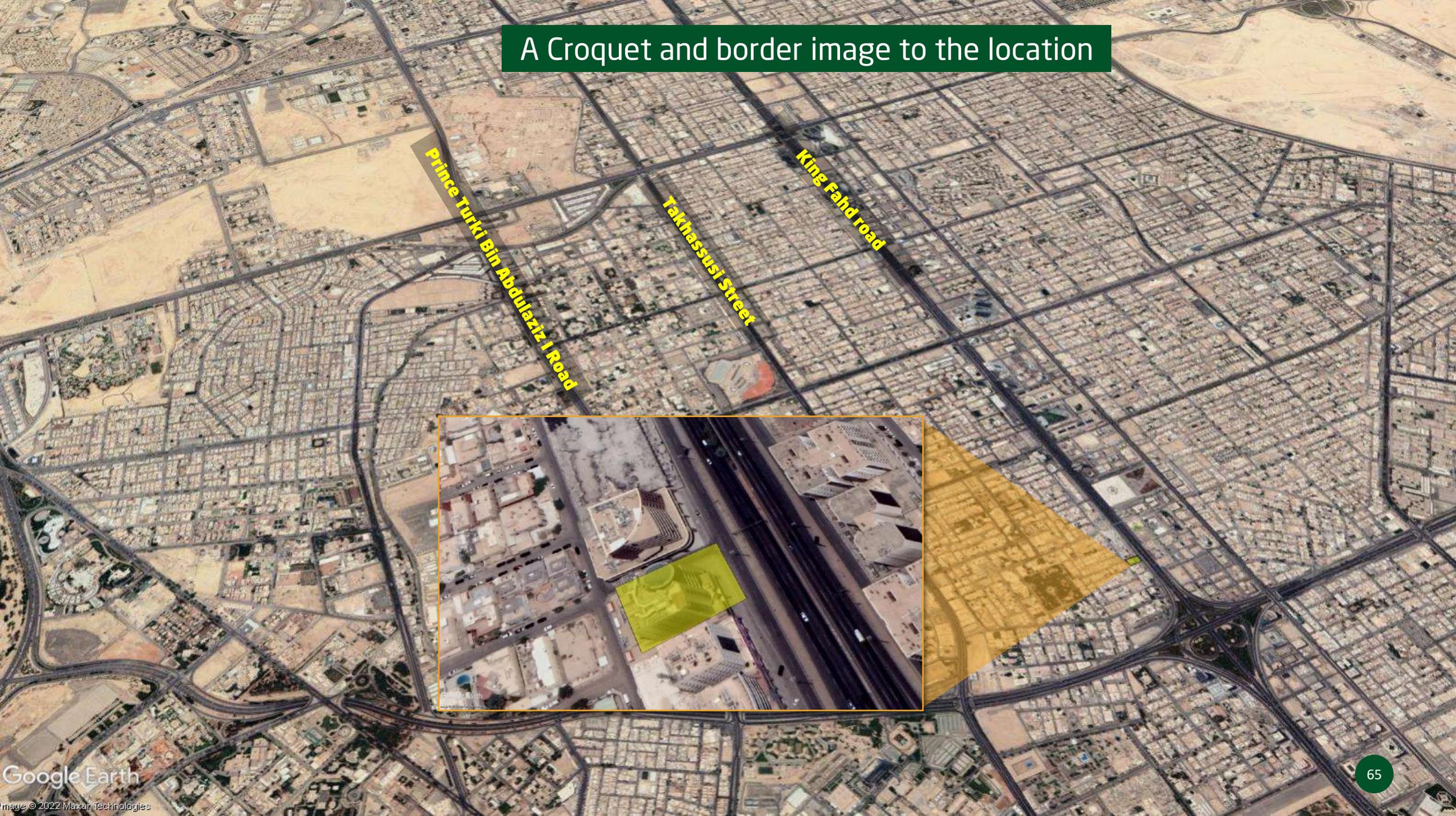
Site borders and lengths				
Northern	A 10 meter street wide	With a length	57.00	m
Southern	Owned by Abdullaziz Almousa	With a length	57.00	m
Eastern	An 80 meter street wide	With a length	37.00	m
Western	A 14 meter street wide	With a length	37.00	m

Services available at the site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Description of the Property

Important information about the property	
Name of the Property	Al Muhammadiyah Tower
Location	Al Ma'ather District / Riyadh City
Type of Property	Commercial and office Tower
Property's Age	13 years
Land Area (m2)	2,109
Building Area	15,602.92
Number of Floors	2 basements + ground + 8 recurring floors and annex
Components of the Property	It consists of showrooms and offices
The value of the current lease contracts	8,430,225
Contract duration	Lease contracts extending to 2024
Occupancy rate of units (%)	%100
Total Current Income (SR)	8,430,225
Operation and maintenance expenses (SR)	0
Net operating income (SR)	8,430,225

A Croquet and border image to the location



Site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Risks of evaluation Process

Risks of the REIT real estate appraisal process

The REIT real estate appraisal process involves some risks that may affect the determination of the fair value of the property, the most important of which are:

1 . Macroeconomic Risks:

The state's macroeconomic conditions may affect the value of any property, such as inflation rates, liquidity, interest rates, financing costs, taxes, and general movement in the local and international stock markets, as changing these indicators or one of them may negatively affect the value of the property.

2. Risks of not having a guarantee of achieving the target revenue:

Since the realization of revenues is the main factor in determining the value of REIT properties, therefore, any decrease in these revenues as a result of changing different market conditions may affect the value of the property.

3. Regulatory and legal Risks:

The regulatory, legal or legislative environment may witness some changes that may affect the value of the property, such as the emergence of some municipal legislation to limit some activities in specific places, or reduce the number of roles allowed in other places, which affects the final value of the property.

4. Risks of not having long-term contracts:

The absence or lack of long-term contracts greatly affects the value of the property, as the existence of such contracts gives a kind of stability to the property's income and therefore its value, while the absence of their presence can lead to fluctuations in the value of the property.

5. Competition risk:

The large supply of any commodity leads to competition in the prices offered to consumers, as well as in the real estate market, the increase in the supply of real estate units and the entry of new competitors to the market can lead to a decrease in service prices and consequently a decrease in revenues and thus the value of the property.

6. Forward-looking statements:

The valuation of some real estate, especially the new ones, which do not have an operational history, depends on the evaluator's expectations and his future reading of the market in general and the real estate market in particular.

Evaluation results | Land Comparisons



Evaluation results

conclusion

- ✓ The first method: (comparison adjustment method)

settlements	The property being evaluated	Compare 1	- + %0	Compare 2	- + %0	Compare 3	- + %0	Compare 4	- + %0
square meter price		14,000		16,500		15,000		15,000	
Area (m2)	2,109.0	3,000	10.0%	5,143	15.0%	8,791	25.0%	4,600	10.0%
type of use	commercial	commercial	%0.0	commercial	%0.0	commercial	%0.0	commercial	%0.0
Streets and their width	3	4	-5.0%	3	0.0%	4	-5.0%	3	0.0%
Ease of access	good	good	%0.0	good	%0.0	good	%0.0	good	%0.0
Proximity to the main road	King Fahd Road	King Fahd Road	%0.0						
Proximity to amenities	close	close	%0.0	close	%0.0	close	%0.0	close	%0.0
Other advantages of the site			-5.0%		-10.0%		-30.0%		0.0%
Market condition at the time of evaluation	2022	2022	0.0%	2022	0.0%	2022	0.0%	2022	0.0%
Total Adjustments			0.0%		5.0%		-10.0%		10.0%
Net market price after settlement (SAR)		14,000		17,325		13,500		16,500	
weighted weight		20.0%		40.0%		20.0%		20.0%	
Average price per meter (SR / m2)	15,730								
The price per square meter after approximating the net area	15,700								

Evaluation results

conclusion

- ✓ The second method: (cost method)

Cost method (substitution method)			
basements building surfaces	4,200		m2
The cost of building a square meter for basements	1,600		Riyal
Total basement costs	6,720,000		Riyal
Recurring roles building surfaces	11,403		m2
Building cost per meter/recurring roles	1,400		Riyal
Building construction costs/recurring floors	15,964,088		Riyal
Total construction costs	22,684,088		Riyal

Other costs	value	% of construction costs	
professional graphics	1,134,204	%5.0	%
Utility network	1,134,204	%5.0	%
Administration costs	2,268,409	%10.0	%
Financing costs (3 years/50%)	2,041,568	%6.0	%
Contractor's profit	4,536,818	%20.0	%
Total building costs before depreciation	33,799,291		Riyal
Life span of the building	40.0		year
Remaining economic life	27.0		Year
Effective life	13.0		year
Gross depreciation rate	32.5%		%
Depreciation costs	10,984,770		Riyal
Net construction costs after depreciation	22,814,522		Riyal

Land area	2,109		m2
Land meter value	15,700		Riyal
total land value	33,111,300		Riyal
Total property value	55,925,822		Riyal
The value of the property (approx..)	55,926,000		Riyal

Evaluation results

conclusion

✓ The third method: (the discounted cash flow method)

Assumptions of the discounted cash flow method	
Gross income in full employment	8,430,225
operating expenses	%0
Vacancy rate after stabilization	%0
cash flow period	3 years

To calculate the discount rate	
government bond rate of return	%3.0
Inflation rate	%2.0
market risk premium	%4.0
special risk premium	%2.0
Discount rate	%11.0

To calculate the last (recoverable) value	
capitalization factor	%8.0
growth rate	%2.0

	discounted cash flow		
	31-Dec-22	31-Dec-23	31-Dec-24
Total Effective Income	8,430,225	8,430,225	7,930,225
Operation and maintenance expense ratio	%0	%0	%0
net operating income	8,430,225	8,430,225	7,930,225
last value (redeemable value)			101,110,363
Annual net cash flow	8,430,225	8,430,225	109,040,588

Total property value	104,499,509
Total property value	104,500,000

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, the discounted cash flow method is the most appropriate and best method for its evaluation.
- ✓ **Based on following the standards and evaluation methods adopted and according to the client's requirements, valuation experts believe that the market value of the property and according to the following information for the property, the deed number (314002002732) in the city of (Riyadh) in the (Al-Ma'ather) district, its area is 2,109.00 m2 as follows:**
- ✓ **The discounted cash flow method has been adopted.**

Total Value of Property
Land Area (m2)
2,109,00
Total Value of Property (DCF)
104,500,000
Total Value of Property (written)
Only one hundred and two million, and five hundred and seventy four thousand Riyals.

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ The property is mortgaged to Al Rajhi Investment Banking Company for 45,000,000 SAR

Manager of the Valuation

Department

Abdullah Al Mahfouz

Membership Number(000273b1210)

نُتُهين
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 ،
رقم الضريبي ، 300046706100003 ، Vat No.

General Manager

Ahmed bin Ali Al Taalei

Membership Number(101000272)





الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

Appendices



Appendices

Title Deed image



Building permit image

الجمهورية العربية السعودية
وزارة الشؤون البلدية والقروية
أمانة مدينة الرياض
إدارة رخص البناء

رخصة
بناء عصابة تجارية مكتبية

رقم الرخصة : ١٤٢٢/١٧٧١
تاريخ الرخصة : ١٤٢٦-٠٦-٠٣
تاريخ الإنهاء : ١٤٢٩-٠٦-٠٣
نوع الرخصة : نقل ملكية

اسم المالك : شركة المصطبة المحددة
رقم الإيجار : ١٠١٠٢٠٦٧٩٦
رقم الصك : ٢/٢١٤١٥
رقم القطعة : ٥٥٥
الشارع :
حي العليا
مساحة الأرض : ٢م ٢١٠٩
محيط الأسوار : م / م ط

الجهة	الحدود	الأبعاد	الإرتداد
شمال	شارع عرض ١٠م	٥١	٤
شرق	شارع عرض ٨٠م	٣٤	٤
جنوب	شارع عرض ١٣م	٥٧	-
غربي		٣٧	٤

مكونات البناء	عدد الوحدات	المساحة الإستخدم
ميراثين	٠	١٢٣٠٠٠٠
دور أرضي	٤	١٤٦٢٠٠٠
قبو ثاني	٠	٢١٠٠٠٠٠
قبو أول	٠	٢١٠٠٠٠٠
دور أول	٨	١٩٩٢٠٠٠
دور ثاني	٤	٩٤٠٠٥٦
دور ثالث	٤	٩٤٠٠٥٦
غرفة كهرباء	-	٢٠٠٠٠
دور رابع	٤	٩٤٠٠٥٦
دور خامس	٤	٩٤٠٠٥٦
دور ستاس	٤	٩٤٠٠٥٦
دور سابع	٤	٩٤٠٠٥٦
دور ثامن	٤	٩٤٠٠٥٦
ملاحق طوبية	-	٩٤٠٠٠

المكتب المصمم : المعمارين الدواوين
رقم الترخيص : ١٣٩٩
رقم المشروع : ٨٢٧٧
ريال بموجب الإيصال رقم : ٤٤ / ٢٢٩٤٠١
مناشيب الشوارع المحيطة : مستوي
ملاحظات :
١- رخصة البناء عبارة عن عصابة تجارية مكتبية: قبو أرضي - ميراثين - شامية أدوار -
٢- أصلي موافقة لجنة المشاريع الكبرى بقرارها رقم (١٣) بتاريخ ١٤٢٦-٢-٥ هـ -
٣- إرتداد الأبنية المتكررة شمال ٨م ، شرق ٤م ، جنوب ٢م ، غرب ٢٠م -
٤- التقييد بتعليمات مصلحة المياه بشأن فصل شبكة تغذية المياه العامة للمبنى عن شبكة تغذية صنابير الطراد -
٥- للقبو مواقف سيارات فقط ولايسمح باستخدامه خلاف ذلك ويكون المتحضر بارتفاع ٢م من حدود الملكية ويعرض ٧م -
- الميراثين ينقسم الى ميراثين تجاري بمساحة (٢م ٥٧٠٠٢٨) وميراثين مكتب بمساحة (٢م ٦٥٩٠٣٣) *****

مدير إدارة الرخص :
م/ طارق بن عصام كشميري
م/ مساعد إبراهيم المحيا
مدير عام التخطيط العمراني :
د. إبراهيم حمد البطيحي
م/ محمد بن عبد الله بن عبد العزيز
م/ محمد بن عبد العزيز

يجب الإلتزام بالشروط الموضحة خلف الرخصة
في كاشف أو تطبق بقى هذه الرخصة



الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report

Al Takhassousi Lexus

Report Number:124432

Presented to

Al Ma'ather REIT Fund

تقييم
VALUATION

الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company

Executive Summary

Item	Statement	Item	Statement
Customer's Name	Al-Ma'ather REIT Fund	Document number	314009010892
Beneficiaries from Appraisal	Al-Ma'ather REIT Fund	Document Date	1442/6/29
Purpose of Appraisal	REIT Fund	Plot Number	From1107 to 1112
Type of the property	Showrooms	Plan Number	1343
Address of the property	Kingdom of Saudi Arabia - Riyadh - Al-Ma'ather	Value Basis	Market Value
Area of the property	4,248.00 (m2)	The evaluation criteria used	International Valuation Standards 2022
The ownership Nature	mortgaged	Preview Date	2022/06/20
Appraisal method used	Market method (comparative transactions method)Income Method (discounted cash flow method) cost method	evaluation Date	2022/06/30
		Date of issuing report	2022/08/03
Real estate market value (SR)		67,072,000	

Property Description

General Description	The property is showrooms in the city of Riyadh, Al-Ma'ather district, with an area of 4,248.00 m ²
----------------------------	--

The Description of the Site	
Country	Kingdom of Saudi Arabia
Region	Central
City	Riyadh
District	Al-Ma'ather
Street	Al Takhassousi

Ownership Data	
Deed Number	314009010892
Deed Date	1442/6/29
Plot Number	from 1107 to1112
Plan Number	1343

Nature of property	Rocky <input type="checkbox"/>	Sandy <input type="checkbox"/>	<input type="checkbox"/> Salt-marsh	Buried <input type="checkbox"/>	High <input type="checkbox"/>	Low <input type="checkbox"/>	<input checked="" type="checkbox"/> Flat
System of use	Residential, commercial and offices						

Description of the Property

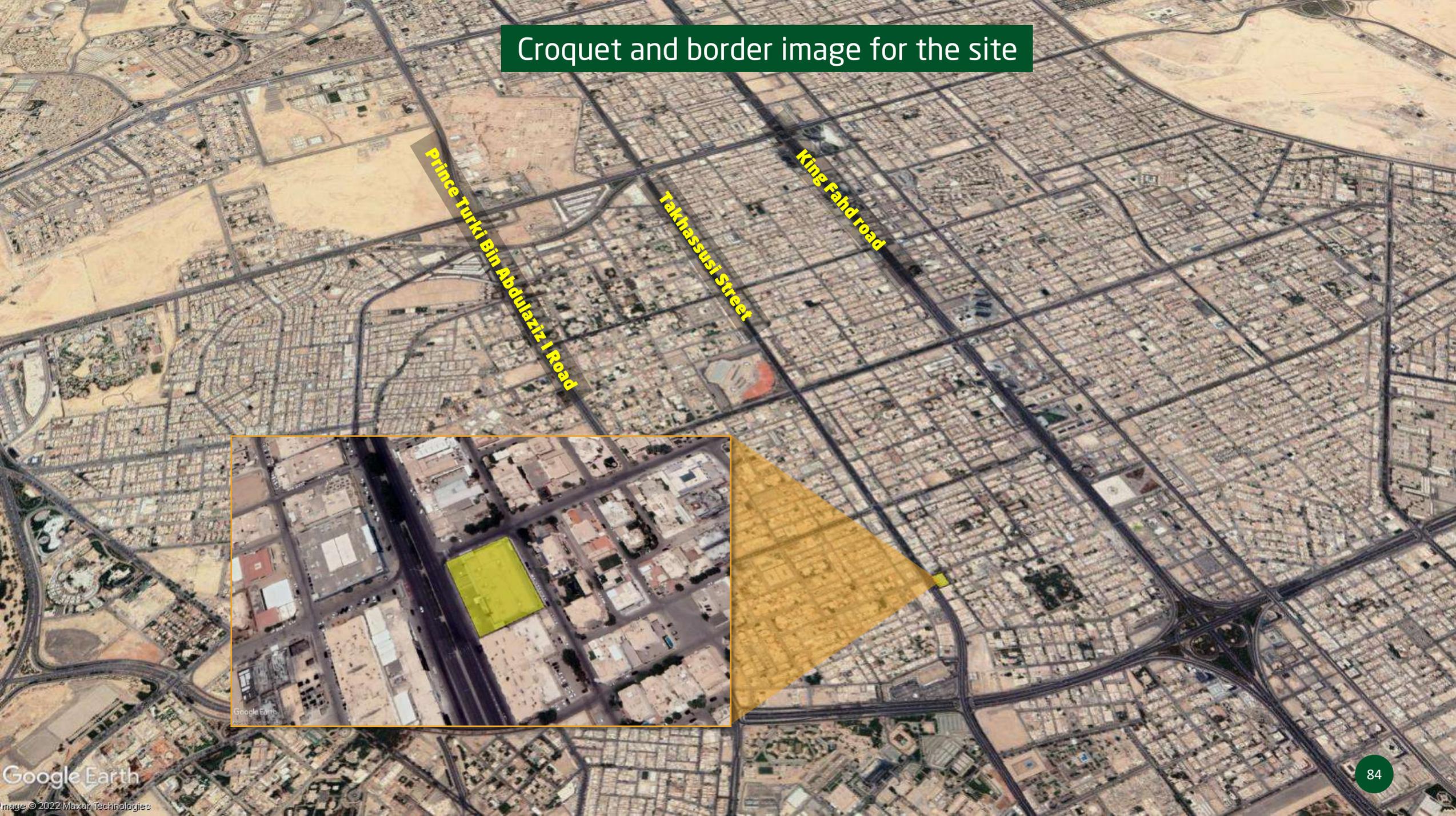
Site borders and lengths				
Northern	A 20 meter wide street	With a length	60.00	m
Southern	Plot number 1113 and 1114	With a length	60.00	m
Eastern	A 14 meter wide street	With a length	70.80	m
Western	A 40 meter wide Al Takhassusi street	With a length	70.80	m

Services available at the site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Property Description

Important information about the Property	
Name of the Property	Al Takhassusi Lexus
Location	Al Ma'ather District / Riyadh City
Type of Property	Showrooms
Property's Age	5 years
Land Area (m2)	4,248
Building Area	6,610.61
Number of Floors	1
Components of the Property	It consists of showrooms leased by Lexus
The value of the current lease contracts	4,998,887
Contract duration	Lease contracts extending 2036
Occupancy rate of units (%)	%100
Total Current Income (SR)	4,998,887
Operation and maintenance expenses (SR)	0
Net operating income (SR)	4,998,887

Croquet and border image for the site



Site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

evaluation results | Comparison map



Comparison 1

Area: 2100
Value: 8500

Comparison 2

Area: 3420
Value: 10,234

Comparison 3

Area: 2050
Value: 8500

Site

Evaluation results

Conclusion

✓ The first method: (residual value method)

1- Basic data about the project		
The area according to the Title Deed	4,248.0	m2
The method used for estimating building surfaces	construction factor	
Building coefficient according to the system	1.8	%
Building block by parameter	7,646.4	m2
The percentage of construction on the land according to the system	%60.0	m2
Floor space	2,548.8	m2
Number of roles by system (rounded to the nearest role)	3.0	floor
Coverage of underground parking	%0.0	%

2- Development costs		
Construction meter cost for recurring roles	2,500	Riyal
Cost of building recurring roles	22,302,000	Riyal
Total Building Cost	22,302,000	Riyal
Additional expense ratio	%2.5	%
The cost of the additional expenses	557,550	Riyal
total project costs	22,859,550	Riyal

Evaluation results

Conclusion

- ✓ The first method: (residual value method)

3- Estimating the project's revenue		
3-1 exhibitions		
Number of floors allocated to exhibitions	1.0	floor
Total building area for exhibitions	2,549	m2
Exploited percentage of exhibitions	%90.0	%
net exhibition space	2,294	%
Average rent per square meter	1,500	m2
Total exhibition revenue	3,440,880	Riyal
Occupancy rate	%90.0	%
Effective income for exhibitions	3,096,792	Riyal
Operation and maintenance of exhibitions	%5.0	Riyal
Operation and maintenance costs for exhibitions	154,840	Riyal
Exhibition net income	2,941,952	Riyal
2-3 offices		
Number of floors allocated for offices	2.5	floor
Total building area	6,372	m2
Occupant percentage of offices	%75.0	%
net office space	4,779	%
Average rent per square meter	700	m2
Total office revenue	3,345,300	Riyal
Occupancy rate for offices	%70.0	%
Effective income for offices	2,341,710	Riyal
Operation and maintenance of offices	%10.0	Riyal
Office operating and maintenance costs	234,171	Riyal
net income for offices	2,107,539	Riyal
net real estate income	5,049,491	Riyal

Evaluation results

Conclusion

- ✓ The first method: (residual value method)

4- Estimation of the value of the land		
capitalization rate	%8.0	%
Total project value	63,118,643	Riyal
Total development commission	22,859,550	Riyal
land value	40,259,093	Riyal
square meter value	9,477	Riyal
Meter value (approx.)	9,500	Riyal

Evaluation results

Conclusion

- ✓ The second method: (cost method)

Cost method (substitution method)			
basements building surfaces	3,448		m2
The cost of building a square meter for basements	1,600		Riyal
Total basement costs	5,517,152		Riyal
Recurring roles building surfaces	3,162		m2
Building cost per meter/recurring roles	1,300		Riyal
Building construction costs/recurring floors	4,111,107		Riyal
Total construction costs	9,628,259		Riyal

Other costs	value	% of construction costs	
professional graphics	481,413	5.0%	%
Utility network	481,413	5.0%	%
Administration costs	962,826	10.0%	%
Financing costs (3 years/50%)	866,543	6.0%	%
Contractor's profit	1,925,652	20.0%	%
Total building costs before depreciation	14,346,106		Riyal
Life span of the building	40.0		year
Remaining economic life	35.0		year
Effective life	5.0		year
Gross depreciation rate	12.5%		%
Depreciation costs	1,793,263		Riyal
Net construction costs after depreciation	12,552,843		Riyal

Land area	4,248		m2
Land meter value	9,500		Riyal
total land value	40,356,000		Riyal
Total property value	52,908,843		Riyal
The value of the property (approx..)	52,909,000		Riyal

Evaluation results

Conclusion

✓ The third method: (discounted cash flow method)

Assumptions of the discounted cash flow method	
Gross income in full employment	4,998,887
operating expenses	%5
Vacancy rate after stabilization	%0
cash flow period	16 years

To calculate the discount rate	
government bond rate of return	%3.0
Inflation rate	%2.0
market risk premium	%4.0
special risk premium	%2.0
Discount rate	%11.0

To calculate the last (recoverable) value	
capitalization factor	%8.5
growth rate	%2.0

	discounted cash flow														
	31-Dec-22	31-Dec-23	31-Dec-24	31-Dec-25	31-Dec-26	31-Dec-27	31-Dec-28	31-Dec-29	31-Dec-30	31-Dec-31	31-Dec-32	31-Dec-33	31-Dec-34	31-Dec-35	31-Dec-36
Total Effective Income	4,998,887	4,998,887	4,998,887	4,998,887	4,998,887	5,248,831	5,248,831	5,248,831	5,248,831	5,248,831	5,511,273	5,511,273	5,511,273	5,511,273	5,511,273
net operating income	4,998,887	4,998,887	4,998,887	4,998,887	4,998,887	5,248,831	5,248,831	5,248,831	5,248,831	5,248,831	5,511,273	5,511,273	5,511,273	5,511,273	5,511,273
last value (redeemable value)															66,135,276
Annual net cash flow	4,998,887	4,998,887	4,998,887	4,998,887	4,998,887	5,248,831	5,248,831	5,248,831	5,248,831	71,384,107	5,511,273	5,511,273	5,511,273	5,511,273	5,511,273

Total property value	67,071,645
Total Effective Income	67,072,000

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, the discounted cash flow method is the most appropriate and best method for its evaluation.
- ✓ Based on following the standards and evaluation methods adopted and according to the client's requirements, valuation experts believe that the market value of the property, according to the following information, for the property No. (314009010892) in the city of (Riyadh) in the (Al-Ma'ather) district, its area is 4,248.00 m² as follows:
- ✓ The discounted cash flow method has been adopted.

Total Property Value
Land Area (m ²)
4,248,00
Total Property Value (DCF)
67,072,000
Total Property Value (Written)
Only sixty-seven million and seventy-two thousand Saudi riyals

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ The property is mortgaged to Al Rajhi Investment Banking Company for 25,500,000 SAR

Manager of the Valuation

Department

Abdullah Al Mahfouz

Membership Number(000273b1210)

نُتُهين
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 C.R.No.
رقم الضريبي ، 300046706100003 Vat No.

General Manager

Ahmed bin Ali Al Taalei

Membership Number(1010000272)





الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

Appendices



Appendices

Title Deed image

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

الجمهورية العربية السورية
وزارة العدل
[٢٧٧]

صك

تاريخ الصك: ١٤٤٣/٦/٢٩ هـ
رقم الصك: ٣١٤٠٠٩٠١٠٨٩٢

الحد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:
فإن قطعة الأرض 1107 و قطعة الأرض 1108 و قطعة الأرض 1109 و قطعة الأرض 1110 و قطعة الأرض 1111 و قطعة الأرض 1112 من البلوك رقم 191 من المخطط رقم 1343 الواقع في حي المعذر بمدينة الرياض . وحدودها وأطوالها كالآتي:
شمالاً: شارع عرض 20م بطول: (60) ستون متر
جنوباً: قطعة رقم 1113 ورقم 1114 بطول: (60) ستون متر
شرقاً: شارع عرض 14م بطول: (70.8) سبعون متر و ثمانون سنتيمتر
غرباً: شارع التخصصي عرض 40م بطول: (70.8) سبعون متر و ثمانون سنتيمتر ومساحتها: (4248) أربعة آلاف و مئتين و ثمانية و أربعون متر مربعاً فقط
المسلوكة لـ/ شركة بنك الحفظ للعقارات بموجب سجل تجاري رقم 1010715448 في 26 / 10 / 1438 هـ وتنتهي في 26 / 10 / 1443 هـ بالصك الصادر من كتابة العدل الأولى بالرياض برقم 810114038490 في 17 / 11 / 1438 هـ قد تم رهنها وما أقدم أو سبقا عليها من بناء لصالح / شركة الراجحي المصرفية للاستثمار بموجب سجل تجاري رقم 1010000096 وتنتهي في 29 / 5 / 1443 هـ ضماناً لوفائه بـ/ بما عليه من مستحقات مالية لصالح مصرف الراجحي بموجب سجل تجاري رقم 1010000096 بمبلغ وقدره (25500000) خمسة وعشرون مليون وخمسمائة الف ريال المجاز من الهيئة الشرعية برقم 1075 في 7 / 9 / 1436 هـ ، على أن يتم سداد المديونية دفعة واحدة بتاريخ 11 / 02 / 2026 م
وفي حالة عدم السداد فللمرتهن بيع العقار بالقيمة التي تنتهي عندها الرغبات واستيفاء ما في ذمة الراهن من مبلغ وما نقص برجع فيه عليه بعد اكمال مايلزم شرعاً و عليه جرى التصديق تحريراً في 29 / 6 / 1442 هـ وصلى الله على نبينا محمد وآله وصحبه وسلم.

صدرت هذه الوثيقة من وزارة العدل ، ويحسب التحقق من بياناتها وسرياتها عن الخدمات الإلكترونية لوزارة العدل
نسخة مطابع الحكومة - ٢٠٢٢
نموذج رقم (١٢٢-٣-١)

صفحة رقم 1 من 1





الشركة السعودية لتقييم وتقييم الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report

The First Sahafa Tower

Report no: 124433

نثمين
VALUATION

الشركة السعودية لتقييم وتممين الأصول
Saudi Asset Valuation Company

Presented to
Al Ma'ather REIT Fund

Executive Summary

Item	Statement	Item	Statement
Customer's Name	Al Ma'ather RIET Fund	Deed Number	317815000994
Beneficiaries of evaluation	Al Ma'ather RIET Fund	Deed Date	1441/6/12
The Purpose of evaluation	RIET Fund	Number of Plot	1918
Type of Property	Office building	Sketch Number	1637
Address of Property	Kingdom of Saudi Arabia – Riyadh – Al Sahafa	Value Basis	Market Value
Area of Property	2,520.00 m ²	The evaluation criteria used	International Valuation Standards 2022
Ownership Nature	mortgaged	Preview Date	2022/06/19
Appraisal method used	Market method (comparative transactions method) Income Method (Discounted Cash Flow Method) Cost method	Valuation Date	2022/06/30
		Date of Issuing the Report	2022/08/03
Real estate market value (SR)		46,662,000	

Property Description

General Description	The property is an office building in Riyadh, Al-Sahafa District, with an area of 2,520.00 m ²
----------------------------	---

Description of the Site	
Country	Kingdom of Saudi Arabia
Region	Central
City	Riyadh
District	Al Sahafa
Street	-

Ownership Data	
Deed Number	317815000994
Date of Deed	1441/6/12
Plot Number	1918
Plan Number	1637
Block Number	-

Nature of Property	<input type="checkbox"/> Rocky	<input type="checkbox"/> Sandy	<input type="checkbox"/> Salt-marsh	<input type="checkbox"/> Buried	<input type="checkbox"/> High	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Flat
System of Use	Residential – Commercial – Offices						

Description of Property

Site borders and lengths				
Northern	Piece numbers 1919, 1920 and 1921	With a length of	70.00	m
Southern	Piece No. 1917	With a length of	70.00	m
Eastern	Street width 15 m	With a length of	36.00	m
Western	Street width 40 m	With a length of	36.00	m

Available Services at the Site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Property Description

Important Information about the Property	
Name of Property	The First Sahafa Building
Location	Al Sahafa District / Riyadh City
Type of Property	Office Building
Age of Property	11 years
Land Area (m2)	2,520
Building Area	11,359.80
Number of Floors	2 basements + ground + 6 recurring floors
Components of Property	It consists of offices
The value of the lease contracts (beginning of the next year)	3,800,000
Contracts Duration	One rental contract, renewable annually
Occupancy rate of units (%)	%100
Total Current Income (SR)	3,800,000
Operation and maintenance expenses (SR)	2,063
net operating income (SR)	3,797,938

Croquet and border image to the site



Olaya road

King Fahd road

Al Thamama Road

Site Analysis | Picture that show nature of Property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Risks of evaluation Process

Risks of the REIT real estate appraisal process

The REIT real estate appraisal process involves some risks that may affect the determination of the fair value of the property, the most important of which are:

1. Macroeconomic Risks:

The state's macroeconomic conditions may affect the value of any property, such as inflation rates, liquidity, interest rates, financing costs, taxes, and general movement in the local and international stock markets, as changing these indicators or one of them may negatively affect the value of the property.

2. Risks of not having a guarantee of achieving the target revenue:

Since the realization of revenues is the main factor in determining the value of REIT properties, therefore, any decrease in these revenues as a result of changing different market conditions may affect the value of the property.

3. Regulatory and legal Risks:

The regulatory, legal or legislative environment may witness some changes that may affect the value of the property, such as the emergence of some municipal legislation to limit some activities in specific places, or reduce the number of roles allowed in other places, which affects the final value of the property.

4. Risks of not having long-term contracts:

The absence or lack of long-term contracts greatly affects the value of the property, as the existence of such contracts gives a kind of stability to the property's income and therefore its value, while the absence of their presence can lead to fluctuations in the value of the property.

5. Competition risk:

The large supply of any commodity leads to competition in the prices offered to consumers, as well as in the real estate market, the increase in the supply of real estate units and the entry of new competitors to the market can lead to a decrease in service prices and consequently a decrease in revenues and thus the value of the property.

6. Forward-looking statements:

The valuation of some real estate, especially the new ones, which do not have an operational history, depends on the evaluator's expectations and his future reading of the market in general and the real estate market in particular.

Evaluation results | Rental Comparisons

Area: 2,590
Price per meter: 8,000

Comparison 3



site

Area: 2,000
Price per meter: 12,000

Comparison 1



Comparison 2



Area: 1,500
Price per meter: 13,000

Evaluation results

Conclusion

- ✓ The first method: (comparison adjustment method)

settlements	The property being evaluated	Compare 1	- + %0	Compare 2	- + %0	Compare 3	- + %0
square meter price		12,000		13,000		8,000	
Area (m2)	2,520.0	2,000	-10.0%	1,500	-20.0%	2,590	0.0%
type of use	commercial	commercial	%0.0	commercial	%0.0	commercial	%0.0
Streets and their width	2	3	-5.0%	2	0.0%	2	0.0%
Ease of access	good	good	%0.0	good	%0.0	good	%0.0
Proximity to the main road	3 roads	3 roads	%0.0	3 roads	%0.0	3 roads	%0.0
Proximity to amenities	close	close	%0.0	close	%0.0	close	%0.0
Other advantages of the site			0.0%		-10.0%		-5.0%
Market condition at the time of evaluation	2022	2022	0.0%	2022	0.0%	2022	0.0%
Total Adjustments			-15.0%		-30.0%		-5.0%
Net market price after settlement (SAR)		10,200		9,100		7,600	
weighted weight		25.0%		20.0%		55.0%	
Average price per meter (SR / m2)	8,550						
The price per square meter after approximating the net area	8,600						

Evaluation results

Conclusion

- ✓ The second method: (cost method)

Cost method (substitution method)			
basements building surfaces	5,040		m2
The cost of building a square meter for basements	1,700		Riyal
Total basement costs	8,568,000		Riyal
Recurring roles building surfaces	6,320		m2
Building cost per meter/recurring roles	1,300		Riyal
Building construction costs/recurring floors	8,215,740		Riyal
Total construction costs	16,783,740		Riyal

Other costs	Value	% of construction costs	
professional graphics	839,187	5.0%	%
Utility network	839,187	5.0%	%
Administration costs	1,678,374	10.0%	%
Financing costs (3 years/50%)	1,510,537	6.0%	%
Contractor's profit	3,356,748	20.0%	%
Total building costs before depreciation	25,007,773		Riyal
Life span of the building	40.0		year
Remaining economic life	29.0		year
Effective life	11.0		year
Gross depreciation rate	27.5%		%
Depreciation costs	6,877,137		Riyal
Net construction costs after depreciation	18,130,635		Riyal

Land area	2,520		m2
Land meter value	8,600		Riyal
total land value	21,672,000		Riyal
Total property value	39,802,635		Riyal
The value of the property (approx..)	39,803,000		Riyal

Evaluation results

Conclusion

✓ The third method: (the discounted cash flow method)

Assumptions of the discounted cash flow method	
Gross income in full employment	4,899,040
operating expenses	%10
Vacancy rate after stabilization	%15
cash flow period	4 years

To calculate the discount rate	
government bond rate of return	%3.0
Inflation rate	%2.0
market risk premium	%4.0
special risk premium	%2.0
Discount rate	%11.0

To calculate the last (recoverable) value	
capitalization factor	%8.5
growth rate	%2.0

	discounted cash flow				
	31-Dec-22	31-Dec-23	31-Dec-24	31-Dec-25	31-Dec-26
Gross income in full employment	4,899,040	4,899,040	4,899,040	4,899,040	4,899,040
annual growth rate of income	%0	%0	%5	%0	%0
Total income after annual increase	4,899,040	4,899,040	5,143,992	5,143,992	5,143,992
Expected occupancy rate	%80	%85	%85	%85	%85
Total Effective Income	3,919,232	4,164,184	4,372,393	4,372,393	4,372,393

Operation and maintenance expense ratio	%10	%10	%10	%10	%10
The value of operating and maintenance expenses	391,923	416,418	437,239	437,239	437,239
net operating income	3,527,309	3,747,766	3,935,154	3,935,154	3,935,154
last value (redeemable value)					47,221,847
Annual net cash flow	3,527,309	3,747,766	3,935,154	3,935,154	51,157,000

Total property value	46,662,215
Total value approx..	46,662,000

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, the discounted cash flow method is the most appropriate and best method for its evaluation.
- ✓ **Based on following the standards and evaluation methods adopted and in accordance with the requirements of the client, valuation experts believe that the market value of the property, according to the following information, for the property No. (317815000994) in the city of (Riyadh) in the (Al-Sahafa) neighborhood, its area is 2,520.00 m2 as follows:**

Total Value of the Property
Land Area (m2)
2,520,00
Total Value of the Property (DCF)
46,662,000
Total Value of the Property (Written)
Only forty-six million six hundred and sixty-two thousand Saudi riyals

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ The property is mortgaged to Al Rajhi Investment Banking Company for 25,500,000 SAR.

Manager of the Valuation

Department

Abdullah Al Mahfouz

Membership Number(000273b1210)

نُتُهين
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 ، C.R.No.
رقم الضريبي ، 300046706100003 ، Vat No.

General Manager

Ahmed bin Ali Al Taalei

Membership Number(101000272)





الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

Appendices



Appendices

Title Deed image

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

الجمهورية العربية السورية
وزارة العدل
[٢٧٧]
كاتب العدل بشمال الرياض

الرقم : ٣١٧٨١٥٠٠٩٩٤
التاريخ : ١٢ / ٦ / ١٤٤١ هـ

صك رهن وتملك عقار

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد :
فإن قطعة الأرض رقم ١٩١٨ من المخطط رقم ١٦٣٧ الواقع في حي الصحافة بمدينة الرياض . وحدودها وأطوالها كالتالي:

شمالاً: قطعة أرقام ١٩١٩ و ١٩٢٠ و ١٩٢١ بطول: (٧٠) سبعون متر	جنوباً: قطعة رقم ١٩١٧ بطول: (٧٠) سبعون متر
شرقاً: شارع عرض ١٥م بطول: (٣٦) ستة و ثلاثون متر	غرباً: شارع عرض ٤٠م بطول: (٣٦) ستة و ثلاثون متر

ومساحتها : (٢٥٢٠) أفان و خمسمائة و عشرون متر مربعاً فقط والمقام عليها عمارة المملوكة ل/ شركة بيتك الحفظ للعقارات بموجب سجل تجاري رقم ١٠١٠٧١٥٤٤٨ في ٢٦ / ١٠ / ١٤٣٨ هـ بالصك الصادر من كتابة العدل الاولي بالرياض برقم ٩١٠١٥٠٥١٢٩٣ في ١٦ / ١١ / ١٤٣٨ هـ. قد تم رهنها وما أقيم أو سيقام عليها من بناء لصالح / شركة لبراجي المصرفية للاستثمار بموجب سجل تجاري رقم ١٠١٠٠٠٠٠٩٦ وتنتهي في ٢٩ / ٥ / ١٤٤٣ هـ ضمناً لوفائه ب/ مستحقات ماليه قدره ٢٥٠٠٠٠٠٠ خمسة وعشرون مليون ريال يتم سداد المديونية دفعة واحدة بعد ٦٠ شهر من تاريخ صرف التمويل تدفع في نهاية المدة وفي حالة عدم السداد فللمرتهن بيع العقار بالقيمة التي تنتهي عندها الرغبات واستيفاء ما في ذمة الراهن من مبلغ وما نقص يرجع فيه عليه بعد اكتمال مايلزم شرعاً وعليه جرى التصديق تحريراً في ١٢ / ٦ / ١٤٤١ هـ. وصلى الله على نبينا محمد وآله وصحبه وسلم.

وزارة العدل
كاتب العدل بشمال الرياض

فهد بن عايض بن فهد الودعاني الدوينري

هذا المستند وحدة متكاملة : وضياح أو تلك نسخة منه يؤدي إلى عدم صلاحية المستند
مصلحة مطابع الحكومة - ٤٠٣٣١٤ (هذا النموذج مخصص للاستخدام بالحاسب الآلي ويمنع تغليفه)
نموذج رقم (١٢-٠٣-١)



الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report The Second Sahafa Tower

Report no: 124434

نثميت
VALUATION

الشركة السعودية لتقييم وتثمين الأصول
Saudi Asset Valuation Company

Presented to
Al Ma'ather REIT Fund

Executive Summary

Item	Statement	Item	Statement
Customer's Name	Al-Ma'ather REIT Fund	Document number	317812001040
Beneficiaries from Appraisal	Al-Ma'ather REIT Fund	Document Date	1441/6/12
Purpose of Appraisal	REIT Fund	Plot Number	1298 and 1290
Type of the property	Office building	Plan Number	2413
Address of the property	Kingdom of Saudi Arabia - Riyadh - Al Sahafa District	Value Basis	Market Value
Area of the property	2,380.00 m2	The evaluation criteria used	International Valuation Standards 2022
The ownership Nature	mortgaged	Preview Date	2022/06/19
Appraisal method used	Market method (comparative transactions method)	evaluation Date	2022/06/30
	Income Method (discounted cash flow method) cost method	Date of issuing report	2022/08/03
Real estate market value (SR)		52,293,000	

Description of the Property

General Description	The property is an office building in Riyadh, Al-Sahafa District, with an area of 2,380.00 m ²
----------------------------	---

Site Description	
Country	Kingdom of Saudi Arabia
Region	Central
City	Riyadh
District	Al Sahafa
Street	-

Ownership Data	
Deed Number	317812001040
Date of Deed	1441/6/12
Plot Number	1298 g 1290
Plan Number	2413
Block Number	-

Nature of Property	<input type="checkbox"/> Rocky	<input type="checkbox"/> Sandy	<input type="checkbox"/> Salt-marsh	<input type="checkbox"/> Buried	<input type="checkbox"/> High	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Flat
System of Use	Residential – Commercial – Offices						

Property Description

Site borders and lengths				
Northern	Plot No. 1291 and 1299	With a length of	68.00	m
Southern	Street width 20 m	With a length of	68.00	m
Eastern	Street width 20 m	With a length of	35.00	m
Western	Street width 40m	With a length of	35.00	m

Available Services at the Site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Property Description

Important Information about the Property	
Name of Property	The second building in Al Sahafa
Location	Al Sahafa District / Riyadh City
Type of Property	Office Building
Age of Property	9 years
Land Area (m ²)	2,380.00
Building Area	10,899.67
Number of Floors	2 basements + ground + 7 recurring floors
Components of Property	It consists of office units
The value of the lease contracts (beginning of the next year)	4,345,000
Contracts Duration	Rental contracts that are renewed annually
Occupancy rate of units (%)	%100
Total Current Income (SR)	4,500,000
Operation and maintenance expenses (SR)	0
net operating income (SR)	4,500,000

Croquet and border image of the site



Site Analysis | Picture that show nature of Property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Risks of evaluation Process

Risks of the REIT real estate appraisal process

The REIT real estate appraisal process involves some risks that may affect the determination of the fair value of the property, the most important of which are:

1. Macroeconomic Risks:

The state's macroeconomic conditions may affect the value of any property, such as inflation rates, liquidity, interest rates, financing costs, taxes, and general movement in the local and international stock markets, as changing these indicators or one of them may negatively affect the value of the property.

2. Risks of not having a guarantee of achieving the target revenue:

Since the realization of revenues is the main factor in determining the value of REIT properties, therefore, any decrease in these revenues as a result of changing different market conditions may affect the value of the property.

3. Regulatory and legal Risks:

The regulatory, legal or legislative environment may witness some changes that may affect the value of the property, such as the emergence of some municipal legislation to limit some activities in specific places, or reduce the number of roles allowed in other places, which affects the final value of the property.

4. Risks of not having long-term contracts:

The absence or lack of long-term contracts greatly affects the value of the property, as the existence of such contracts gives a kind of stability to the property's income and therefore its value, while the absence of their presence can lead to fluctuations in the value of the property.

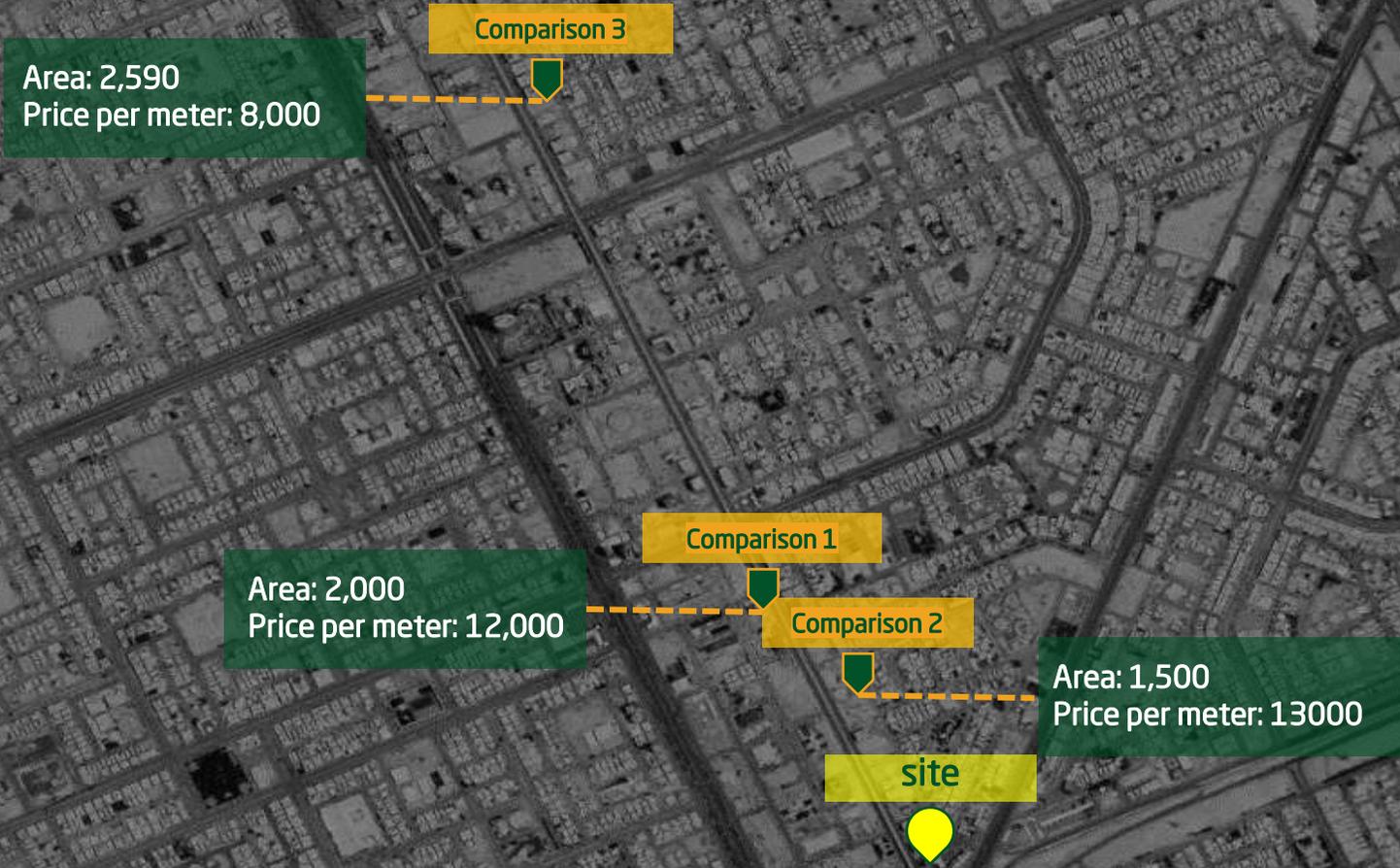
5. Competition risk:

The large supply of any commodity leads to competition in the prices offered to consumers, as well as in the real estate market, the increase in the supply of real estate units and the entry of new competitors to the market can lead to a decrease in service prices and consequently a decrease in revenues and thus the value of the property.

6. Forward-looking statements:

The valuation of some real estate, especially the new ones, which do not have an operational history, depends on the evaluator's expectations and his future reading of the market in general and the real estate market in particular.

Rating results | Land comparisons



Evaluation results

Conclusion

- ✓ The first method: (comparison adjustment method)

settlements	The property being evaluated	Compare 1	- + %0	Compare 2	- + %0	Compare 3	- + %0
square meter price		12,000		13,000		8,000	
Area (m2)	2,380.0	2,000	-10.0%	1,500	-20.0%	2,590	-5.0%
type of use	commercial	commercial	%0.0	commercial	%0.0	commercial	%0.0
Streets and their width	2	3	-5.0%	2	0.0%	2	0.0%
Ease of access	good	good	%0.0	good	%0.0	good	%0.0
Proximity to the main road	3 roads	3 roads	%0.0	Olaya Main Road	%0.0	3 roads	%0.0
Proximity to amenities	close	close	%0.0	close	%0.0	close	%0.0
Other advantages of the site			0.0%		-10.0%		-10.0%
Market condition at the time of evaluation	2022	2022	0.0%	2022	0.0%	2022	0.0%
Total Adjustments			-15.0%		-30.0%		-15.0%
Net market price after settlement (SAR)		10,200		9,100		6,800	
weighted weight		30.0%		20.0%		50.0%	
Average price per meter (SR / m2)	8,280						
The price per square meter after approximating the net area	8,300						

Evaluation results

Conclusion

- ✓ The second method: (cost method)

Cost method (substitution method)			
basements building surfaces	4,742		m2
The cost of building a square meter for basements	1,700		Riyal
Total basement costs	8,061,400		Riyal
Recurring roles building surfaces	6,158		m2
Building cost per meter/recurring roles	1,400		Riyal
Building construction costs/recurring floors	8,620,738		Riyal
Total construction costs	16,682,138		Riyal

Other costs	value	% of construction costs	
professional graphics	834,107	5.0%	%
Utility network	834,107	5.0%	%
Administration costs	1,668,214	10.0%	%
Financing costs (3 years/50%)	1,501,392	6.0%	%
Contractor's profit	3,336,428	20.0%	%
Total building costs before depreciation	24,856,386		Riyal
Life span of the building	40.0		year
Remaining economic life	30.0		year
Effective life	10.0		year
Gross depreciation rate	25.0%		%
Depreciation costs	6,214,096		Riyal
Net construction costs after depreciation	18,642,289		Riyal

Land area	2,380		m2
Land meter value	8,300		Riyal
total land value	19,754,000		Riyal
Total property value	38,396,289		Riyal
The value of the property (approx..)	38,396,000		Riyal

Evaluation results

Conclusion

✓ The third method: (the discounted cash flow method)

Assumptions of the discounted cash flow method	
Gross income in full employment	5,401,150
operating expenses	%10
Vacancy rate after stabilization	%15
cash flow period	4 years

To calculate the discount rate	
government bond rate of return	%3.0
Inflation rate	%2.0
market risk premium	%4.0
special risk premium	%2.0
Discount rate	%11.0

To calculate the last (recoverable) value	
capitalization factor	%9.0
growth rate	%2.0

	discounted cash flow				
	31-Dec-21	31-Dec-22	31-Dec-23	31-Dec-24	31-Dec-25
Gross income in full employment	5,401,150	5,401,150	5,401,150	5,401,150	5,401,150
annual growth rate of income	%0	%0	%5	%0	%0
Total income after annual increase	5,401,150	5,401,150	5,671,207	5,671,207	5,671,207
Expected occupancy rate	%80	%85	%85	%85	%85
Total Effective Income	4,320,920	4,590,977	4,820,526	4,820,526	4,820,526

Operation and maintenance expense ratio	%5	%5	%5	%5	%5
The value of operating and maintenance expenses	216,046	229,549	241,026	241,026	241,026
net operating income	4,104,874	4,361,428	4,579,500	4,579,500	4,579,500
last value (redeemable value)					51,900,997
Annual net cash flow	4,104,874	4,361,428	4,579,500	4,579,500	56,480,497

Total property value	52,293,263
Total value approx.	52,293,000

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, the discounted cash flow method is the most appropriate and best method for its evaluation.
- ✓ Based on following the standards and evaluation methods adopted and according to the client's requirements, valuation experts believe that the market value of the real estate, according to the following information, for the property No. (317812001040) in the city of (Riyadh) in the neighborhood of (Al Sahafa), an area of 2,380.00 m² is as follows:
- ✓ Income capitalization method has been adopted.

Total Value of Property
Land Area (m ²)
2,380.00
Total Value of Property (DCF)
52,293,000
Total Value of Property (written)
Only fifty two million, two hundred and ninety three thousand Riyals.

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ The property was not previewed from the inside.
- ❖ The property is mortgaged to Al Rajhi Investment Banking Company for 25,000,000 SAR.

Manager of the Valuation
Department
Abdullah Al Mahfouz
Membership Number(000273b1210)

نُتُهين
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 ، C.R.No.
رقم الضريبي ، 300046706100003 ، Vat No.

General Manager
Ahmed bin Ali Al Taalei
Membership Number(101000272)



الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

Appendices



Appendices

Title Deed image

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

الجمهورية العربية السورية
وزارة العدل
[٢٧٧]
كتابة العدل بشمال الرياض

الرقم : ٣١٧٨١٢٠٠١٠٤٠
التاريخ : ١٢ / ٦ / ١٤٤١ هـ

صك رهن وتملك عقار

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

فإن قطعة الأرض ١٢٩٠ و قطعة الأرض ١٢٩٨ من البلوك رقم ١٠٠ من المخطط رقم ٢٤١٣ الواقع في حي الصحافة بمدينة الرياض . وحدودها وأطوالها كالتالي:

شمالاً: قطعة رقم ١٢٩١ و ١٢٩٩ بطول: (٦٨) ثمانية و ستون متر
جنوباً: شارع عرض ٢٠ م بطول: (٦٨) ثمانية و ستون متر
شرقاً: شارع عرض ٢٠ م بطول: (٣٥) خمسة و ثلاثون متر
غرباً: شارع عرض ٤٠ م بطول: (٣٥) خمسة و ثلاثون متراً

ومساحتها : (٢٣٨٠) ألفان و ثلاثمائة و ثمانون متراً مربعاً فقط والمقام عليها عمارتين المملوكة ل/ شركة بيتك الحفظ للعقارات بموجب سجل تجاري رقم ١٠١٠٧١٥٤٤٨ في ٢٦ / ١٠ / ١٤٣٨ هـ بالصك الصادر من كتابة العدل الاولي بالرياض برقم ٣١٠١٠٥٠٥١٢٩٢ في ١٦ / ١١ / ١٤٣٨ هـ. قد تم رهنها وما أقيم أو سيقام عليها من بناء لصالح / شركة الراجحي المصرفية للاستثمار بموجب سجل تجاري رقم ١٠١٠٠٠٠٠٩٦ وتنتهي في ٢٩ / ٥ / ١٤٤٣ هـ ضماناً لوفائه ب/ مستحقات ماليه قدره ٢٥٠٠٠٠٠٠ خمسة وعشرون مليون ريال يتم سداد المديونية دفعة واحدة بعد ٦٠ شهر من تاريخ صرف التمويل تدفع في نهاية المدة وفي حالة عدم السداد فللمرتهن بيع العقار بالقيمة التي تنتهي عندها الرغبات واستيفاء ما في ذمة الراهن من مبلغ وما نقص يرجع فيه عليه بعد اكتمال مايلزم شرعاً وعليه جرى التصديق تحريراً في ١٢ / ٦ / ١٤٤١ هـ. و صلى الله على نبيينا محمد وآله وصحبه وسلم.

وزارة العدل
كتابة العدل بشمال الرياض
كتب العدل رقم (١٢)

قايصل بن عبدالله بن حمد المنيع
كاتب العدل

هذا المستند وحدة متطابقة - وضياح أو تكف صفحة منه يؤدي إلى عدم صحة أية نسخة
مصلحة مطابع الحكومة - ٢٩٣١٢٩ (هذا النموذج مخصص للاستخدام بالمحاسب الآلي ويمنع تقليده)
مصلحة مطابع الحكومة - ٢٩٣١٢٩



الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report

Al Haer Warehouses

Report no: 124435

Presented to

Al Ma'ather REIT Fund

نثميت
VALUATION

الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company

Executive Summary

Item	Statement	Item	Statement
Customer's Name	Al Ma'ather RIET Fund	Deed Number	910106051847
Beneficiaries of evaluation	Al Ma'ather RIET Fund	Deed Date	1438/11/21
The Purpose of evaluation	RIET Fund	Number of Plot	From 2788 to 2801
Type of Property	Warehouses	Sketch Number	3085
Address of Property	Kingdom of Saudi Arabia – Riyadh – Al-Masani'	Value Basis	Market Value
Area of Property	m2 13,544.45	The evaluation criteria used	International Valuation Standards 2022
Ownership Nature	full ownership	Preview Date	2022/06/19
Appraisal method used	Market method (comparative transactions method)	Valuation Date	2022/06/30
	Income Method (Income Capitalization Method) cost method	Date of Issuing the Report	2022/08/03
Real estate market value (SR)		17,557,000	

Description of Property

General Description	The property consists of warehouses in the city of Riyadh in the Al-Masani' district, with an area of 13,544.45 m ²
----------------------------	--

Site Description		Ownership Data	
Country	Kingdom of Saudi Arabia	Deed Number	910106051847
Region	Central	Date of Deed	1438/11/21
City	Riyadh	Plot Number	From 2788 to 2801
District	Al- Masani'	Plan Number	3085
Street	-	Block Number	-

Nature of Property	Rocky <input type="checkbox"/>	Sandy <input type="checkbox"/>	Salt-marsh <input type="checkbox"/>	Buried <input type="checkbox"/>	High <input type="checkbox"/>	Low <input type="checkbox"/>	Flat <input checked="" type="checkbox"/>
System of Use	Warehouses						

Property Description

Site borders and lengths				
Northern	Sidewalk	With a length of	75.00	m
Southern	A 25 meter wide street	With a length of	65.00	m
Eastern	A 20 meter wide street	With a length of	165.03	m
Western	A 20 meter wide street	With a length of	186.80	m

Available Services at the Site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Property Description

Important Information about the Property	
Name of Property	Al Haer Warehouses
Location	Al- Masani' District / Riyadh City
Type of Property	Warehouses
Age of Property	13 years
Land Area (m2)	13,544.45
Building Area	11,980.00
Number of Floors	Ground Floor
Components of Property	It consists of several warehouses
The value of the lease contracts (beginning of the next year)	1,547,000
Contracts Duration	Rental contracts that are renewed annually
Occupancy rate of units (%)	100%
Total Current Income (SR)	1,547,000
Operation and maintenance expenses (SR)	54,688
net operating income (SR)	1,492,312

A croquet and border image of the site



Site Analysis / Picture that show nature of Property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Site Analysis / Picture that show nature of Property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Risks of evaluation Process

Risks of the REIT real estate appraisal process

The REIT real estate appraisal process involves some risks that may affect the determination of the fair value of the property, the most important of which are:

1. Macroeconomic Risks:

The state's macroeconomic conditions may affect the value of any property, such as inflation rates, liquidity, interest rates, financing costs, taxes, and general movement in the local and international stock markets, as changing these indicators or one of them may negatively affect the value of the property.

2. Risks of not having a guarantee of achieving the target revenue:

Since the realization of revenues is the main factor in determining the value of REIT properties, therefore, any decrease in these revenues as a result of changing different market conditions may affect the value of the property.

3. Regulatory and legal Risks:

The regulatory, legal or legislative environment may witness some changes that may affect the value of the property, such as the emergence of some municipal legislation to limit some activities in specific places, or reduce the number of roles allowed in other places, which affects the final value of the property.

4. Risks of not having long-term contracts:

The absence or lack of long-term contracts greatly affects the value of the property, as the existence of such contracts gives a kind of stability to the property's income and therefore its value, while the absence of their presence can lead to fluctuations in the value of the property.

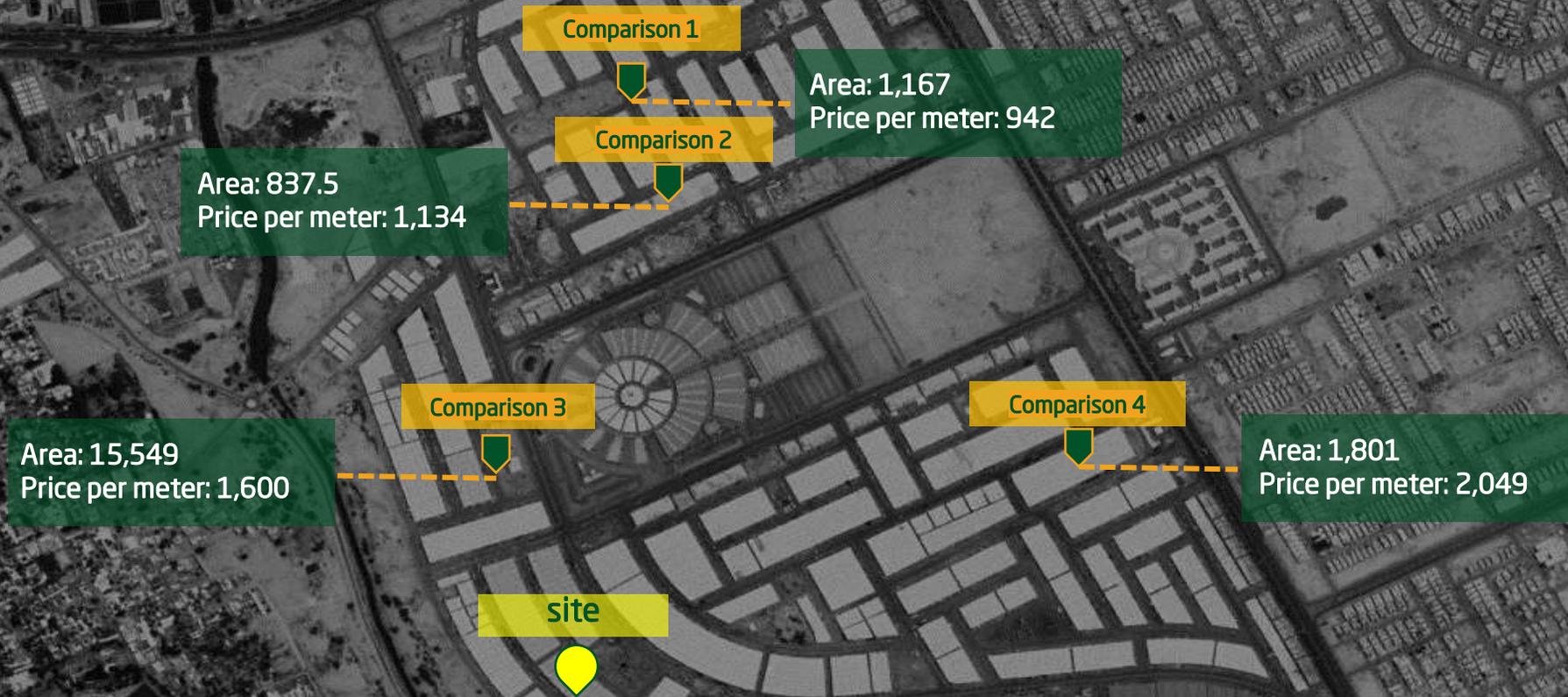
5. Competition risk:

The large supply of any commodity leads to competition in the prices offered to consumers, as well as in the real estate market, the increase in the supply of real estate units and the entry of new competitors to the market can lead to a decrease in service prices and consequently a decrease in revenues and thus the value of the property.

6. Forward-looking statements:

The valuation of some real estate, especially the new ones, which do not have an operational history, depends on the evaluator's expectations and his future reading of the market in general and the real estate market in particular.

Evaluation results | Land Comparisons



Evaluation results

Conclusion

- ✓ The first method: (residual value method)

1- Basic data about the project		
The area according to the Title Deed	13,544.5	m2
The method used for estimating building surfaces	construction factor	
Building coefficient according to the system	0.6	%
Building block by parameter	8,126.7	m2
The percentage of construction on the land according to the system	%60.0	m2
Floor space	8,126.7	m2
Number of roles by system (rounded to the nearest role)	1.0	floor

2- Development costs		
Construction meter cost for recurring roles	700	SR
Cost of building recurring roles	8,533,004	SR
Total Building Cost	8,533,004	SR
Additional expense ratio	%2.5	%
The cost of the additional expenses	213,325	SR
total project costs	8,746,329	SR

Evaluation results

Conclusion

- ✓ The first method: (residual value method)

3- Estimating the project's revenue		
3-1 Warehouses		
Number of roles assigned to warehouses	1.0	floor
Total building area for warehouses	12,190	m2
Percentage of warehouse occupants	%90.0	%
net warehouse space	10,971	%
Average rent per square meter	200	m2
Total Warehouse Revenue	2,194,201	SR
Occupancy rate	%90.0	%
Effective income for warehouses	1,974,781	SR
Operation and maintenance of warehouses	%0.0	SR
net income for warehouses	1,974,781	SR
net real estate income	1,974,781	SR

Evaluation results

Conclusion

- ✓ The first method: (residual value method)

4- Estimation of the value of the land		
capitalization rate	%9.0	%
Total project value	21,942,009	Riyal
Total development commission	8,746,329	Riyal
land value	13,195,680	Riyal
square meter value	974	Riyal
Meter value (approx.)	1,000	Riyal

Evaluation results

Conclusion

- ✓ The second method: (cost method)

Cost method (substitution method)			
basements building surfaces	11,980		m2
The cost of building a square meter for basements	400		Riyal
Total basement costs	4,792,000		Riyal
Recurring roles building surfaces	4,792,000		m2
Building cost per meter/recurring roles			Riyal
Building construction costs/recurring floors	value	% of construction costs	Riyal
Total construction costs	239,600	5.0%	Riyal
	239,600	5.0%	
Other costs	479,200	10.0%	
professional graphics	431,280	6.0%	%
Utility network	718,800	15.0%	%
Administration costs	6,900,480		%
Financing costs (3 years/50%)	40.0		%
Contractor's profit	26.0		%
Total building costs before depreciation	14.0		Riyal
Life span of the building	35.0%		year
Remaining economic life	2,415,168		year
Effective life	4,485,312		year
Gross depreciation rate			%
Depreciation costs	13,544		Riyal
Net construction costs after depreciation	1,000		Riyal
	13,544,450		
Land area	18,029,762		m2
Land meter value	18,030,000		Riyal

Evaluation results

Conclusion

- ✓ The third method: (the income capitalization method)

Income capitalization method	
clause	The value
Current Effective Income (SR)	1,547,000
Estimate the percentage of operating and maintenance expenses	3.5%
The value of operating and maintenance expenses (SAR)	54,688
net income (SR)	1,492,312
capitalization rate%	8.5%
Property value (SR)	17,556,614
Total value of the property approx.. (SAR)	17,557,000

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, the income capitalization method is the most appropriate and best method for its evaluation.
- ✓ Based on following the standards and evaluation methods adopted and in accordance with the requirements of the client, valuation experts believe that the market value of the property and according to the following information for the property, the deed number (910106051847) in the city of (Riyadh) in the (Al-Masana) district, its area is 13,544.45 m² as follows:
- ✓ Income capitalization method has been adopted.

Total Value of Property
Land Area (m ²)
13,544.45
Total Value of Property
17,557,000
Total Value of Property (written)
Only seventeen million five hundred and fifty-seven thousand Saudi riyals

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ The rental area sent from the customer is larger than the area of the building surfaces according to the building permit, so the area in the building permit was relied upon when estimating the value of the buildings

**Manager of the Valuation
Department**
Abdullah Al Mahfouz
Membership Number(000273b1210)

نُتُهين
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 C.R.No.
رقم الضريبي ، 300046706100003 Vat No.

General Manager
Ahmed bin Ali Al Taalei
Membership Number(101000272)



الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

Appendices



Appendices

Title Deed image



Building permit image

الجمهورية العربية السورية
 وزارة الشؤون البلدية
 أمانة منطقة أ

رقم الرخصة: ١٤٢٦/٧٤٠
 تاريخ الرخصة: ١٤٢٦-٠٢-٠٩
 تاريخ الإنتهاء: ١٤٢٥-٠٢-٠٩
 نوع الرخصة: تهيئة

اسم متقدم: رخصه بناء مستودع
 رقم الإيداع: ١٠٤٨٥٩٢٧١٦
 رقم المخطط التنظيمي: ٣٠٨٥
 رقم المسقوف: ١٤٢٦-٠٢-٠٩
 رقم التسليم: ٢٨٠١ إلى ٢٧٨٨
 نوع البناء: مخزن
 حي المصانع: حي المصانع
 مساحة الأرض: ١٣٥٣٥.٤٥ م^٢
 محيط الأسوار: ٥٠ م

الجهة	الحدود	الأبعاد	الإرتداد
شمال	متر متساوية ٠ م	٢٩	٢
شرق	شارع عرض ٢٠ م	١٤٢.٠٢	٤
جنوب	شارع عرض ٢٥ م	٧٩.١٥	٥
غرب	شارع عرض ٢٠ م	١٨٢.٨	٤

مكونات البناء	عدد الوحدات	المساحة	الإستخدام
دور أرضي	٢٨	١١٩٧٠.٠٠	مستودع
غرفة كهرباء	٠	١٠.٠٠	محطة معدنية
أسوار	٠	٧٥.٠٠	خدمات

م/ علي بن محمد التزوي
 مدير عام التخطيط العمراني
 م/ مسامحة إبراهيم المحمد
 م/ مسامحة إبراهيم المحمد
 م/ علي بن محمد التزوي
 مدير إقليم الرخص
 م/ عبد الله بن محمد بايونس
 رئيس إقليم الرخص

رقم الترخيص: ١٠٠٠٠١
 رقم المشروع: ٩٦٢٤
 رقم النظام: ٤٤ / ٨٧٤٩١٢٢
 متناسيب الشوارع المحيطة: مملوئ
 سداد الرسوم مبلغ وقدره: ٩٦٢٤ ريال بموجب الإيصال رقم: ٤٤ / ٨٧٤٩١٢٢ وتاريخ: ١٤٢٦-٠٢-٠٩ هـ

ملاحظات:
 ١- بموجب التقرير المسامي برقم (١١٣٢/١٦٧٧) بتاريخ ١٤٢٦-٠١-٢٨ هـ لإضافة غرفة الكهرباء ومساحة اعاد. ١٤٢٦-٠٢-٠٩ هـ
 ٢- أعطى الموافقة بموجب خطاب إدارة الدفاع المدني برقم (١١٣٧/١٣٧) بتاريخ ١٤٢٦-٠١-١٧ هـ ويجب التنسيق معوم قبل صرف شهادات إتمام البناء.
 ٣- أعطى الموافقة على إضافة غرفة الكهرباء بموجب خطاب شركة الكهرباء رقم (٥٠١٥٨٢٠١١٣) بتاريخ ١٤٢٦-٠١-١٩ هـ على أن تكون محطة معدنية ضمن المبنى أو بارتكافات تقامية بعمق (١٠٠ م) وعلى أن تكون الأرض قضاء ولا يوجد حرافق على الطبيعة تحول دون التنفيذ وان تلتزم شركة الكهرباء بما يترتب على ذلك تجاه الأمانة واصحاب العقدة. *****



الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report

Al Sulay Warehouses

Report no: 124436

نثمين
VALUATION

الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company

Presented to
Al Ma'ather REIT Fund

Executive Summary

Item	Statement	Item	Statement
Customer's Name	Al Ma'ather RIET Fund	Deed Number	310108046400
Beneficiaries of evaluation	Al Ma'ather RIET Fund	Deed Date	1438/11/23
The Purpose of evaluation	RIET Fund	Number of Plot	27
Type of Property	Warehouses	Sketch Number	1351
Address of Property	Kingdom of Saudi Arabia – Riyadh – Al Sulay	Value Basis	Market Value
Area of Property	50,985 m2	The evaluation criteria used	International Valuation Standards 2022
Ownership Nature	Full Ownership	Preview Date	2022/06/19
Appraisal method used	Market method (comparative transactions method) Income Method (Discounted Cash Flow Method) Cost method	Valuation Date	2022/06/30
		Date of Issuing the Report	2022/08/03
Real estate market value (SR)		42,984,000	

Description of Property

General Description	The property consists of warehouses in Riyadh, Al-Sulay district, with an area of 50,985 m ²
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Site Description		Ownership Data	
Country	Kingdom of Saudi Arabia	Deed Number	310108046400
Region	Central	Date of Deed	1438/11/23
City	Riyadh	Plot Number	27
District	Al - Sulay	Plan Number	1351
Street	-	Block Number	-

Nature of Property	Rocky <input type="checkbox"/>	Sandy <input type="checkbox"/>	Salt-marsh <input type="checkbox"/>	Buried <input type="checkbox"/>	High <input type="checkbox"/>	Low <input type="checkbox"/>	Flat <input checked="" type="checkbox"/>
System of Use	Mixed industrial (warehouses and light industrial) (according to building regulations)						

Description of Property

Site borders and lengths				
Northern	Owned by Khalifa Al Abdullah and associates	With a length of	262.50	m
Southern	A 36 meter wide street	With a length of	262.50	m
Eastern	A 36 meter wide street	With a length of	206.00	m
Western	Owned by Muhammad Al-Saleh Al-Nafi'	With a length of	206.00	m

Available Services at the Site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Description of Property

Important Information about the Property	
Name of Property	Al Sulay Warehouses
Location	Al-Sulay District / Riyadh City
Type of Property	Warehouses
Age of Property	28 years
Land Area (m2)	50,985
Building Area	38,348.00
Number of Floors	Ground Floor
Components of Property	It consists of several warehouses
The value of the lease contracts (beginning of the next year)	3,981,940
Contracts Duration	Rental contracts that renewed annually
Occupancy rate of units (%)	27 warehouses out of a total of 37
Total Current Income (SR)	3,719,040
Operation and maintenance expenses (SR)	101,722
net operating income (SR)	3,617,318

A croquet and border image of the site



Abu Obeida Ibn Al , Jarrah Road

Ring Road II

Eastern Ring Road

Southern Ring Road

Site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property

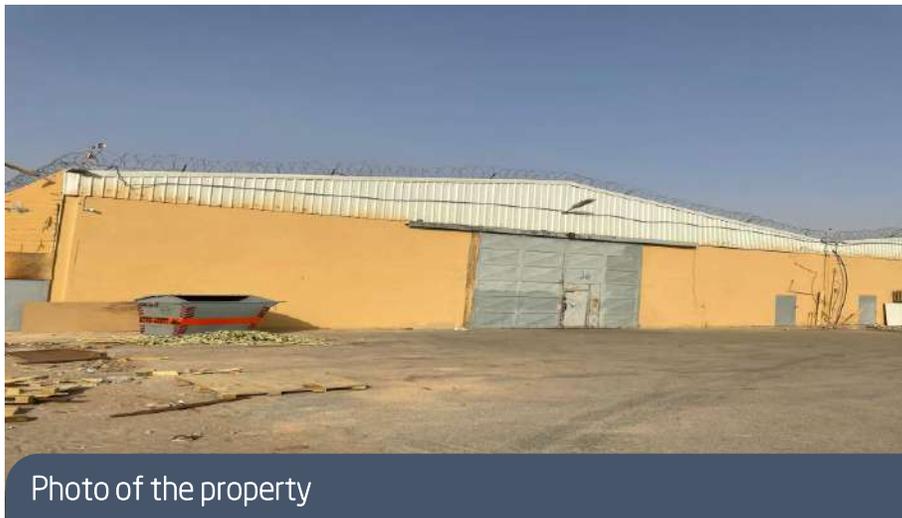


Photo of the property



Photo of the property

Site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Risks of evaluation Process

Risks of the REIT real estate appraisal process

The REIT real estate appraisal process involves some risks that may affect the determination of the fair value of the property, the most important of which are:

1. Macroeconomic Risks:

The state's macroeconomic conditions may affect the value of any property, such as inflation rates, liquidity, interest rates, financing costs, taxes, and general movement in the local and international stock markets, as changing these indicators or one of them may negatively affect the value of the property.

2. Risks of not having a guarantee of achieving the target revenue:

Since the realization of revenues is the main factor in determining the value of REIT properties, therefore, any decrease in these revenues as a result of changing different market conditions may affect the value of the property.

3. Regulatory and legal Risks:

The regulatory, legal or legislative environment may witness some changes that may affect the value of the property, such as the emergence of some municipal legislation to limit some activities in specific places, or reduce the number of roles allowed in other places, which affects the final value of the property.

4. Risks of not having long-term contracts:

The absence or lack of long-term contracts greatly affects the value of the property, as the existence of such contracts gives a kind of stability to the property's income and therefore its value, while the absence of their presence can lead to fluctuations in the value of the property.

5. Competition risk:

The large supply of any commodity leads to competition in the prices offered to consumers, as well as in the real estate market, the increase in the supply of real estate units and the entry of new competitors to the market can lead to a decrease in service prices and consequently a decrease in revenues and thus the value of the property.

6. Forward-looking statements:

The valuation of some real estate, especially the new ones, which do not have an operational history, depends on the evaluator's expectations and his future reading of the market in general and the real estate market in particular.

Evaluation results | Land Comparisons

Area : 21,532
price per meter :1,150

Area : 2,680
price per meter :223

Area : 4,200
price per meter :1,247

Area : 4,973.83
price per meter :1,100

site

comparison3

comparison3

comparison2

comparison1

Area : 1,490
price per meter :190

comparison4

Area : 3,360
price per meter :1,637

Area : 3,000
price per meter :140

comparison2

land sales	🛡️
Warehouse rentals	🏠

Evaluation results

conclusion

- ✓ The first method: (comparison adjustment method)

settlements	The property being evaluated	Compare 1	- + %0	Compare 2	- + %0	Compare 3	- + %0	Compare 4	0% + -
square meter price		1,150		1,100		1,247		1,637	
Area (m2)	50,985.0	21,533	-15.0%	4,974	-60.0%	4,200	-60.0%	3,360	-60.0%
type of use	Warehouses and light industrial	warehouses	0.0%	warehouses	0.0%	warehouses	0.0%	warehouses	0.0%
Streets and their width	3	4	-5.0%	1	-10.0%	3	0.0%	2	0.0%
Ease of access	Good	Good	0.0%	Good	0.0%	Good	0.0%	Good	0.0%
Proximity to the main road	2 roads	2	0.0%	2	0.0%	1	5.0%	1	5.0%
Proximity to amenities	close	close	0.0%	close	0.0%	close	0.0%	close	0.0%
Other advantages of the site			0.0%		0.0%		0.0%		0.0%
Market condition at the time of evaluation	2022	2022	0.0%	2022	0.0%	2022	0.0%	2022	0.0%
Total Adjustments			-20.0%		-70.0%		-55.0%		-55.0%
Net market price after settlement (SAR)		920		330		561		737	
weighted weight		50.0%		10.0%		20.0%		20.0%	
Average price per meter (SR / m2)	753								
The price per square meter after approximating the net area	750								

Evaluation results

conclusion

- ✓ The second method: (cost method)

Cost method (substitution method)			
Recurring roles building surfaces	38,348		m2
Building cost per meter/recurring roles	500		SR
Building construction costs/recurring floors	19,174,000		SR
Total construction costs	19,174,000		SR

Other costs	value	% of construction costs	
professional graphics	958,700	5.0%	%
Utility network	958,700	5.0%	%
Administration costs	1,917,400	10.0%	%
Financing costs (3 years/50%)	1,725,660	6.0%	%
Contractor's profit	3,834,800	20.0%	%
Total building costs before depreciation	28,569,260		SR
Life span of the building	40.0		Year
Remaining economic life	12.0		year
Effective life	28.0		year
Gross depreciation rate	70.0%		%
Depreciation costs	19,998,482		SR
Net construction costs after depreciation	8,570,778		SR

Land area	50,985		m2
Land meter value	750		SR
total land value	38,238,750		SR
Total property value	46,809,528		SR
The value of the property (approx..)	46,810,000		SR

Evaluation results

conclusion

- ✓ The third method: (cash flow method)

Assumptions of the discounted cash flow method	
Gross income in full employment	5,752,200
operating expenses	5%
Vacancy rate after stabilization	30%
cash flow period	5 Years

To calculate the discount rate	
government bond rate of return	3.0%
Inflation rate	2.0%
market risk premium	4.0%
special risk premium	3.0%
Discount rate	12.0%

To calculate the last (recoverable) value	
capitalization factor	9.0%
growth rate	2.0%

	discounted cash flow				
	31-Dec-22	31-Dec-23	31-Dec-24	31-Dec-25	31-Dec-26
Gross income in full employment	5,752,200	5,752,200	5,752,200	5,752,200	5,752,200
Expected occupancy rate	70%	70%	70%	70%	70%
Total Effective Income	4,026,540	4,026,540	4,026,540	4,026,540	4,026,540
Operation and maintenance expense ratio	5%	5%	5%	5%	5%
The value of operating and maintenance expenses	201,327	201,327	201,327	201,327	201,327
net operating income	3,825,213	3,825,213	3,825,213	3,825,213	3,825,213
last value (redeemable value)					43,352,414
Annual net cash flow	3,825,213	3,825,213	3,825,213	3,825,213	47,177,627

Total property value	42,983,864
Total value approx..	42,984,000

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, the discounted cash flow method is the most appropriate and best method for its evaluation.
- ✓ Based on following the standards and evaluation methods adopted and in accordance with the requirements of the client, valuation experts believe that the market value of the property, according to the following information, for the property No. (310108046400) in the city of (Riyadh) in the neighborhood of (Al-Sulay), its area is 50,985 m2 as follows:

Total Value of Property
Land Area (m2)
50,985,00
Total Value of Property (DCF)
42,984,000
Total Value of Property (written)
Only forty-two million nine hundred and eighty-four thousand Saudi riyals

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ There is a difference between the plot number in the instrument and the building systems in Riyadh
- ❖ The net land area is 50,985, where a 15-meter-wide street along the western limit and an area of 3,090 square meters has been cut, with a net land area of 50,985 meters.
- ❖ The western limit after the cut-off became a 15-meter street.

Manager of the Valuation

Department

Abdullah Al Mahfouz

Membership Number(000273b1210)

نُتُهين
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 C.R.No.
رقم الضريبي ، 300046706100003 Vat No.

General Manager

Ahmed bin Ali Al Taalei

Membership Number(1010000272)





الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

Appendices



Appendices



الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report

Al Quds Usufruct

Report no: 124438

Presented to

Al Ma'ather REIT Fund

نثمين
VALUATION

الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company

Executive Summary

Item	Statement	Item	Statement
Customer's Name	Al Ma'ather RIET Fund	Deed Number	16\868
Beneficiaries of evaluation	Al Ma'ather RIET Fund	Deed Date	1404/3/30
The Purpose of evaluation	RIET Fund	Number of Plot	1473
Type of Property	Commercial and Office building	Sketch Number	2304
Address of Property	Kingdom of Saudi Arabia – Riyadh – Al Quds	Value Basis	Market Value
Area of Property	895.5 m2	The evaluation criteria used	International Valuation Standards 2022
Ownership Nature	usufruct	Preview Date	2022/06/19
Appraisal method used	Market method (comparative transactions method) Income Method (Discounted Cash Flow)	Valuation Date	2022/06/30
		Date of Issuing the Report	2022/08/03
Real estate market value (SR)		1,110,000	

Description of Property

General Description	The property is a commercial office building in Riyadh, Al-Quds district, with an area of 895.5 m ²
---------------------	--

Description of Location	
Country	Kingdom of Saudi Arabia
Region	Central
City	Riyadh
District	Al Quds
Street	-

Ownership Data	
Deed Number	16\868
Deed Date	1404/3/30
Plot Number	1473
Plan Number	2304
	-

Nature of property	Rocky <input type="checkbox"/>	Sandy <input type="checkbox"/>	<input type="checkbox"/> Salt-marsh	Buried <input type="checkbox"/>	High <input type="checkbox"/>	Low <input type="checkbox"/>	<input checked="" type="checkbox"/> Flat
System of use	Residential - Commercial - Office (according to building regulations)						

Description of the Property

Site borders and lengths				
Northern	A 60 meter wide street	With a length	27	m
Southern	Plot no: 1464	With a length	30	m
Eastern	Plot no; 1473 A	With a length	30	m
Western	A 15 meter wide street	With a length	27	m

Available Services at the Site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Description of the Property

Important information about the property	
Name of the Property	Al Quds usufruct
Location	Al Quds District / Riyadh City
Type of Property	Commercial Showrooms
Property's Age	7
Land Area (m2)	895.50
Building Area	1,317.84
Number of Floors	Ground floor + two scales and upper annexes
Components of the Property	It consists of trade fairs and offices
The value of the current lease contracts	The usufruct expires on April 14, 2027
Contract duration	annually renewed
Occupancy rate of units (%)	100
Total Current Income (SR)	470,000
Operation and maintenance expenses (SR)	275,000
Net operating income (SR)	3,537.00
Current net operating income (SR)	191,463

A Croquet and border image to the site

Imam Abdullah Bin Saud Bin Abdulaziz Road

King Abdullah Road

Khalid Bin Alwaleed Street

Eastern Ring Road



Site Analysis / Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Site Analysis / Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Evaluation results | Rental Comparisons

Area : 1,200
Rental price :12,000

site

comparison4

comparison3

Area : 3,900
Rental price :9,000

comparison5

Area : 1,077
Rental price :14,000

comparison1

Area : 108
Rental price :60,000

comparison2

Area : 150
Rental price :80,000

Evaluation results| Discounted cash flow method

To calculate the discount rate	
government bond rate of return	3.0%
government bond rate of return	2.0%
market risk premium	3.0%
special risk premium	2.0%
Discount rate	10.0%

	discounted cash flow					
	31-Dec-22	31-Dec-23	31-Dec-24	31-Dec-25	31-Dec-26	14-Apr-27
The total income of the exhibitions in the event of full operation	533,000	533,000	533,000	533,000	533,000	152,286
Effective income for exhibitions	90%	90%	90%	90%	90%	90%
Expected occupancy rate of exhibitions	479,700	479,700	479,700	479,700	479,700	137,057
Total office income in full employment	110,400	110,400	110,400	110,400	110,400	28,813
Expected occupancy rate for offices	80%	80%	80%	80%	80%	80%
Effective income for offices	88,320	88,320	88,320	88,320	88,320	23,051
Total effective income in full employment	568,020	568,020	568,020	568,020	568,020	160,108
Annual increase rate	0.0%	3.0%	3.0%	3.0%	3.0%	0.0%
Total income after annual increase	568,020	585,061	602,612	620,691	639,312	160,108
Operation and maintenance expense ratio	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Operation and maintenance expenses	11,360	11,701	12,052	12,414	12,786	3,202
Benefit rental as per client contract	275,000	350,000	350,000	350,000	350,000	91,346
Total cost	286,360	361,701	362,052	362,414	362,786	94,548
net cash flow	281,660	223,359	240,560	258,277	276,525	65,559
Total net present value	1,109,856					
Total value approx..	1,110,000					

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, the discounted cash flow method is the most appropriate and best method for its evaluation.
- ✓ Based on following the standards and evaluation methods adopted and in accordance with the client's requirements, valuation experts believe that the market value of the property and according to the following information for the property Deed No. (16/868) in the city of (Riyadh) in the neighborhood of (Al-Quds), an area of 895.5 m² is as follows:
- ✓ The discounted cash flow method has been adopted.

Total market value of usufruct
Land Area (m2)
895.00
Total Value of Property (DCF)
1,109,856
Total Value of Property (approx..)
1,110,000
Total Value of Property (written)
Only one million one hundred and ten thousand Saudi riyals

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ The Usufruct from the property expires April 14, 2027 according to the customer's data, and we did not see a picture of the Usufruct contract.

Manager of the Valuation
Department
Abdullah Al Mahfouz
Membership Number(000273b1210)

نُتُهِيِن
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 ،
رقم الضريبي ، 300046706100003 ، Vat No.

General Manager
Ahmed bin Ali Al Taalei
Membership Number(101000272)



الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

Appendices



Appendices



الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report

Waddi Laban Usufruct

Report no: 124440

نثميت
VALUATION

الشركة السعودية لتقييم وتثمين الأصول
Saudi Asset Valuation Company

Presented to
Al Ma'ather REIT Fund

Executive Summary

Item	Statement	Item	Statement
Customer's Name	Al Ma'ather REIT Fund	Deed Number	17\91
Beneficiaries of evaluation	Al Ma'ather REIT Fund	Deed Date	1404\2\10
The Purpose of evaluation	REIT Fund	Number of Plot	7948
Type of Property	Residential & commercial Block	Sketch Number	2351
Address of Property	Kingdom of Saudi Arabia - Riyadh - Dhohrat Laban	Value Basis	Market Value
Area of Property	895.5 m2	The evaluation criteria used	International Valuation Standards 2022
Ownership Nature	Usufruct	Preview Date	2022/06/28
Appraisal method used	Market method (comparative transactions method) Income Method (discounted cash flow method)	Valuation Date	2022/06/30
		Date of Issuing the Report	2022/08/03
Property Market Value (SR)		1,437,000	

Property Description

General Description	The property is a residential commercial building in Riyadh, Dhohrat Laban district, with an area of 895.5 m ²
---------------------	---

Description of Location	
Country	Kingdom of Saudi Arabia
Region	Central
City	Riyadh
District	Dhohrat Laban
Street	-

Ownership Data	
Deed Number	17\91
Deed Date	1404\2\10
Plot Number	7948
Plan Number	2351
Block Number	-

Nature of property	Rocky <input type="checkbox"/>	Sandy <input type="checkbox"/>	<input type="checkbox"/> Salt-marsh	Buried <input type="checkbox"/>	High <input type="checkbox"/>	Low <input type="checkbox"/>	<input checked="" type="checkbox"/> Flat
System of use	Residential - Commercial - offices						

Property Description

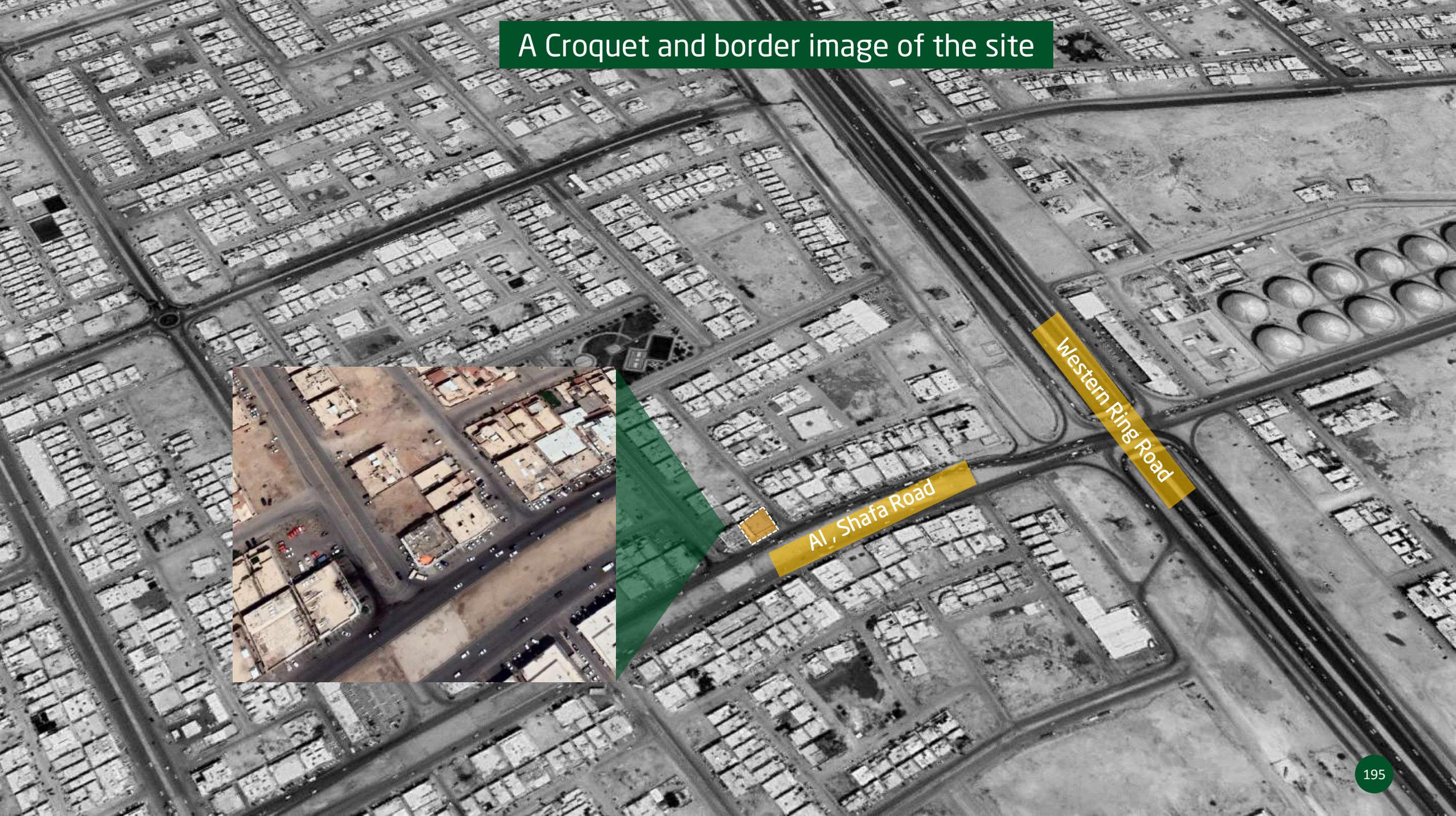
Site borders and lengths				
Northern	Plot no: 7946	With a length	20	m
Southern	A 20 meter wide street	With a length	27	m
Eastern	A 60 meter wide street	With a length	27	m
Western	Plot no: 7949	With a length	30	m

Available Services at the Site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Property Description

Important information about the property	
Name of the Property	Waddi Laban usufruct
Location	Dhahrat Laban District / Riyadh City
Type of Property	Commercial and Residential
Property's Age	6
Land Area (m2)	895.50
Building Area	1,695, 02
Number of Floors	Ground floor + two scales , first and upper annexes
Components of the Property	It consists of commercial showrooms and apartments.
The value of the current lease contracts	The usufruct expires on February 5, 2027
Contract duration	annual contracts
Occupancy rate of units (%)	%100
Total Current Income (SR)	662,689
Operation and maintenance expenses (SR)	200,000
Net operating income (SR)	11,775.76
Current net operating income (SR)	450,914

A Croquet and border image of the site



Pictures showing the nature of property | Site Analysis



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Evaluation results | Land Comparisons

Area : 1800m
price per meter :3.350

comparison1

site

comparison3

Area : 1200m
price per meter :3.335

comparison2

Area : 1800m
price per meter :2.400

Evaluation results | Comparisons Map/Rentals

Area : 50M
Rental price :25,000

comparison2

Area : 1800M
Rental price:180,000

comparison3

site

Area : 216M
Rental price :70,000

comparison1

Evaluation results | Discounted cash flow method

To calculate the discount rate	
government bond yield rate	3.0%
Inflation rate	2.0%
market risk premium	4.0%
special risk premium	2.0%
Discount rate	11.0%

	discounted cash flow					
	31-Dec-22	31-Dec-23	31-Dec-24	31-Dec-25	31-Dec-26	5-Feb-27
Gross income	662,688	707,688	430,000	430,000	430,000	41,233
Annual increase rate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total income after annual increase	662,688	662,688	662,688	662,688	662,688	41,233
Expected occupancy rate	100.0%	100.0%	85.0%	85.0%	85.0%	85.0%
Total Effective Income	662,688	662,688	563,285	563,285	563,285	35,048
Operation and maintenance expense ratio	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Operation and maintenance expenses	66,269	66,269	56,329	56,329	56,329	3,505
Benefit rental as per client contract	200,000	200,000	200,000	200,000	200,000	19,178
Total cost	266,269	266,269	256,329	256,329	256,329	22,683
net cash flow	396,420	396,420	306,957	306,957	306,957	12,365
Total net present value	1,437,200					
Total value approx..	1,437,000					

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, the discounted cash flow method is the most appropriate and best method for its evaluation.
- ✓ Based on following the standards and evaluation methods adopted and in accordance with the requirements of the client, appraisal experts believe that the market value of the property and according to the following information for the property Deed No. (17/91) in the city of (Riyadh) in the neighborhood of (Dhohrat Laban), an area of 895.5 m2 is as follows:
- ✓ The discounted cash flow method has been adopted.

Total market value of usufruct
Land Area (m2)
895.50
Total Value of Property (DCF)
1,437,200
Total Value of Property (approx..)
1,437,200
Total market value of usufruct (written)
Only one million four hundred and thirty-seven thousand Saudi riyals

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ The Usufruct from the property expires On February 5, 2027 according to the customer's evidence, and we did not see a picture of the Usufruct contract

Manager of the Valuation
Department
Abdullah Al Mahfouz
Membership Number(000273b1210)

نُتُهِيْن
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 ، C.R.No.
رقم الضريبي ، 300046706100003 ، Vat No.

General Manager
Ahmed bin Ali Al Taalei
Membership Number(101000272)



الشركة السعودية لتقييم وتقييم الأصول
Saudi Asset Valuation Company

Appendices



Appendices

Building permit image

الجمهورية العربية السورية
إدارة الشؤون البلدية
أمانة منطقة دمشق
إدارة رخص البناء

رقم الرخصة: ١٤٣٣/١٤٤٤
 تاريخ الرخصة: ١٤٣٣.٠٤.١٤
 تاريخ الإنشاء: ١٤٣٤.٠٤.١٤
 نوع الرخصة: إصدار

رقم الملف: ١٠٠٦٢٧٤٠٠٠
 تاريخه: ١٤٣٢.٠٤.١٤
 رقم الرخصة: ١٤٣٣/١٤٤٤

موضوع: **بناء عمارة سكنية تجارية**

رقم التسجيل: ١٠٠٦٢٧٤٠٠٠
 رقم المخطط: ٧٢٩٤
 رقم المخطط التطبيقي: ٢٣٨٤
 رقم الحيازة:
 نوع البناء:
 مساحة الأرض: ١٠٠٠٠ م^٢
 محيط الاسوار: ١٠٠ م
 المنطقة المسموح بها: منطقة ١

الجهة	الحدود	الارتفاع	العمق
شمال	قطر رقم ٧٢٩٤	٢٠	٢
شرق	شارع عرض ١٠ م	٢٧	٤
جنوب	شارع عرض ١٠ م	٢٧	٦
غرب	قطر رقم ٧٢٩٤	٢٠	٢

مكونات البناء	عدد الوحدات	المساحة	الاستخدام
مخازن	١	٢٤٤,٤٩	مخازن
إبريق	٤	٢٤٤,٤٩	مخازن
إبريق سكني	٤	٥٧٣,٢٨	سكني
مبنى طوبى	٢	٢٨٤,٤٤	سكني
اسوار	١	٥٠٠,٠٠	اسوار

الكتب المصمم: **إبراهيم كحلان**
 رقم الترخيص: ٢٣٢٠
 رقم المشروع: ٥٥
 رقم النظام:
 مساحة الفراغ المبنية:
 مساحة الأرض: ١٠٠٠٠ م^٢
 رقم المخطط: ٧٢٩٤
 رقم المخطط التطبيقي: ٢٣٨٤
 تاريخ الإصدار: ١٤٣٣.٠٤.١٤

ملاحظات:
 ١- تاريخ الرخصة: إصدار رخصة قديمة.
 ٢- بموجب نظام رخصة البناء القوية الصادر.
 ٣- بموجب القرار المنعفي رقم ١٤٣٣/١٤٤٤ بتاريخ ١٤٣٣.٠٤.١٤ الصادر من إدارة عملة لقرية.
 ٤- منطقة القصر: ١٠٠٠ م.
 ٥- تاريخ المخطط القوية: من تاريخ الأذن الأول من تاريخ حيازة الفراغ.
 ٦- تاريخ الرخصة: تاريخ إصدار الرخصة.
 ٧- تاريخ الإنشاء: تاريخ الإنشاء.
 ٨- تاريخ الرخصة: تاريخ إصدار الرخصة.
 ٩- تاريخ الإنشاء: تاريخ الإنشاء.
 ١٠- تاريخ الرخصة: تاريخ إصدار الرخصة.
 ١١- تاريخ الإنشاء: تاريخ الإنشاء.
 ١٢- تاريخ الرخصة: تاريخ إصدار الرخصة.
 ١٣- تاريخ الإنشاء: تاريخ الإنشاء.

مدير إدارة التخطيط العمراني: **محمد علي**
 مدير إدارة الترخيص: **محمد علي**
 مدير إدارة المخططات: **محمد علي**
 مدير إدارة الترخيص: **محمد علي**

يجب الالتزام بالترتيب الموضح خلف الرخصة.



الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report

Al Dabab Usufruct

Report no: 124442

نثميت
VALUATION

الشركة السعودية لتقييم وتثمين الأصول
Saudi Asset Valuation Company

Presented to
Al Ma'ather REIT Fund

Executive Summary

Item	Statement	Item	Statement
Customer's Name	Al Ma'ather REIT Fund	Deed Number	1\512
Beneficiaries of evaluation	Al Ma'ather REIT Fund	Deed Date	1393\05\01
The Purpose of evaluation	REIT Fund	Number of Plot	-
Type of Property	commercial office building	Sketch Number	-
Address of Property	Kingdom of Saudi Arabia - Riyadh – Al Murabba	Value Basis	Market Value
Area of Property	781.94 m2	The evaluation criteria used	International Valuation Standards 2022
Ownership Nature	Usufruct	Preview Date	2022/06/28
Appraisal method used	Market method (comparative transactions method) Income Method (discounted cash flow method)	Valuation Date	2022/06/30
		Date of Issuing the Report	2022/08/03
Property Market Value (SR)		3,905,000	

Property Description

General Description The property is a commercial office building in Riyadh, Al Murabba district, with an area of 781.94 m²

Description of Location	
Country	Kingdom of Saudi Arabia
Region	Central
City	Riyadh
District	Al Murabba
Street	-

Ownership Data	
Deed Number	512 / 1
Deed Date	1393\05\01
Plot Number	-
Plan Number	-
Block Number	-

Nature of property	<input type="checkbox"/> Rocky <input type="checkbox"/> Sandy <input type="checkbox"/> Salt-marsh <input type="checkbox"/> Buried <input type="checkbox"/> High <input type="checkbox"/> Low <input checked="" type="checkbox"/> Flat
System of use	Commercial - offices

Property Description

Site borders and lengths				
Northern	A street that is 30 meters wide	With a length	23.0	m
Southern	A street that is 30 meters wide	With a length	27.7	m
Eastern	A neighbor	With a length	30	m
Western	A neighbor	With a length	24.4	m

Available Services at the Site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Property Description

Important information about the property	
Name of the Property	Al Dabab usufruct
Location	Al Moraba 'a District / Riyadh City
Type of Property	Commercial and Residential
Property's Age	4
Land Area (m2)	781,94
Building Area	3,080.48
Number of Floors	Basement, ground floor,+ 6 recurring floors
Components of the Property	It consists of commercial showrooms and offices.
The value of the current lease contracts	The usufruct expires on May 18, 2031
Contract duration	One lease contract expiring 2022
Occupancy rate of units (%)	100%
Total Current Income (SR)	900,000
Annual utility rent (SR)	350,000
Operation and maintenance expenses (SR)	0.00
Net operating income (SR)	550,000

A croquet and border image of the site



Imam Abdullah Bin Faisal Bin Turki Road

Prince Abdulaziz Bin Mas'ad Bin Jallawi Street

Al-washm Street

site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Evaluation results | Comparisons Map / Territories

Area : 437m
price per meter :4.800

site

comparison1

comparison2

Area : 807M
price per meter :6.200

comparison3

Area : 437M
price per meter :5.720

Evaluation results | Rental Comparisons

Area : 512m
Rental price :240,000

comparison2

Area : 60m
Rental price :60,000

comparison1

site

Evaluation results | Discounted cash flow method

To calculate Discount rate	
government bond rate of return	3.0%
Inflation rate	2.0%
market risk premium	4.0%
special risk premium	2.0%
Discount rate	11.0%

	discounted cash flow									
	31-Dec-22	31-Dec-23	31-Dec-24	31-Dec-25	31-Dec-26	31-Dec-27	31-Dec-28	31-Dec-29	31-Dec-30	18-May-31
The total income of the fairs in the state of full operation		161,872	161,872	161,872	161,872	161,872	161,872	161,872	161,872	61,369
Total office income in full employment		604,020	604,020	604,020	604,020	604,020	604,020	604,020	604,020	228,997
Total income of the property in full operation	900,000	765,892	765,892	765,892	765,892	765,892	765,892	765,892	765,892	290,366
Annual increase rate	0.0%	0.0%	3.0%	0.0%	0.0%	3.0%	0.0%	0.0%	3.0%	0.0%
Total income after the expected increase	900,000	765,892	788,869	788,869	788,869	812,535	812,535	812,535	836,911	290,366
Expected occupancy rate	100.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%
Total Effective Income	900,000	574,419	591,652	591,652	591,652	609,401	609,401	609,401	627,683	217,774
Operation and maintenance expense ratio	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Operation and maintenance expenses	0	28,721	29,583	29,583	29,583	30,470	30,470	30,470	31,384	10,889
Benefit rental as per client contract	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	33,562
Total cost	350,000	378,721	379,583	379,583	379,583	380,470	380,470	380,470	381,384	44,450
net cash flow	900,000	545,698	562,069	562,069	562,069	578,931	578,931	578,931	596,299	206,886
Total net present value		3,905,039								
Total value approx..		3,905,000								

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, the discounted cash flow method is the most appropriate and best method for its evaluation.
- ✓ Based on following the standards and evaluation methods adopted and in accordance with the requirements of the client, valuation experts believe that the market value of the property and according to the following information for the property No. (512/1) in the city of (Riyadh) in the neighborhood of (Dhohrat Laban), an area of 781.94 m2 is as follows:
- ✓ The discounted cash flow method has been adopted.

Total market value of usufruct
Land Area (m2)
781.94
Total Value of Property
3,905,039
Total Value of Property (Approx.)
3,905,000
Total market value of usufruct (written)
Only three million nine hundred and five thousand Saudi riyals

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ The Usufruct from the property expires May 18, 2031 according to the customer's data, and we did not see a picture of the Usufruct contract

Manager of the Valuation
Department
Abdullah Al Mahfouz
Membership Number(000273b1210)

نُتُهِيْن
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 C.R.No.
رقم الضريبي ، 300046706100003 Vat No.

General Manager
Ahmed bin Ali Al Taalei
Membership Number(101000272)



الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

Appendices



Appendices



الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report

Towlan Suites Hotel

Report no: 124444

نثمين
VALUATION

الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company

Presented to
Al Ma'ather REIT Fund

Executive Summary

Item	Statement	Item	Statement
Customer's Name	Al Ma'ather REIT Fund	Deed Number	314003007390
Beneficiaries of evaluation	Al Ma'ather REIT Fund	Deed Date	1443/6/17
The Purpose of evaluation	REIT Fund	Number of Plot	56 g 54
Type of Property	Hotel	Sketch Number	349 / 2
Address of Property	Kingdom of Saudi Arabia – Al Khobar- Al-Aqrabeya	Value Basis	Market Value
Area of Property	1,750.00 m2	The evaluation criteria used	International Valuation Standards 2022
Ownership Nature	mortgaged	Preview Date	2022/06/27
Appraisal method used	Market method (comparative transactions method)	Valuation Date	2022/06/30
	Income Method (Income Capitalization Method) cost method	Date of Issuing the Report	2022/08/03
Property Market Value (SR)		26,378,000	

Property Description

General Description	The property is a hotel in Al-Khobar, Al-Aqrabeya district, with an area of 1,750.00 m ²
----------------------------	---

Description of Location	
Country	Kingdom of Saudi Arabia
Region	Central
City	Al Khobar
District	Al-Aqrabeya
Street	-

Ownership Data	
Deed Number	314003007390
Deed Date	1443/6/17
Plot Number	56 g 54
Plan Number	349 / 2
Block Number	-

Nature of property	Rocky <input type="checkbox"/>	Sandy <input type="checkbox"/>	<input type="checkbox"/> Salt-marsh	Buried <input type="checkbox"/>	High <input type="checkbox"/>	Low <input type="checkbox"/>	<input checked="" type="checkbox"/> Flat
System of use	Commercial						

Property Description

Site borders and lengths				
Northern	Coupons No. 53 and 55	With a length	50.00	m
Southern	A Street width 30 meter	With a length	50.00	m
Eastern	8 meter wide corridor	With a length	35.00	m
Western	Plot No. 58	With a length	35.00	m

Available Services at the Site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Property Description

Important information about the property	
Name of the Property	Towlan Suites Hotel
Location	Al-Aqrabeya District / Al Khobar
Type of Property	Hotel Apartments
Property's Age	10 years
Land Area m2	1,750
Building Area	6,275.88
Number of Floors	Two Basements, ground floor,+ 4 recurring floors
Components of the Property	It consists of 56 hotel rooms.
The value of the current lease contracts	2,310,000
Contract duration	One lease contract expires at the end of 2029
Occupancy rate of units (%)	100%
Total Current Income (SR)	2,310,000
Operation and maintenance expenses (SR)	There are no operating and maintenance expenses
Net operating income (SR)	2,310,000

A Croquet and border image of the Site



Prince Faisal Bin Fahd Road

Zaid Bin Al , Khattab Road

King Khalid Road

site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property

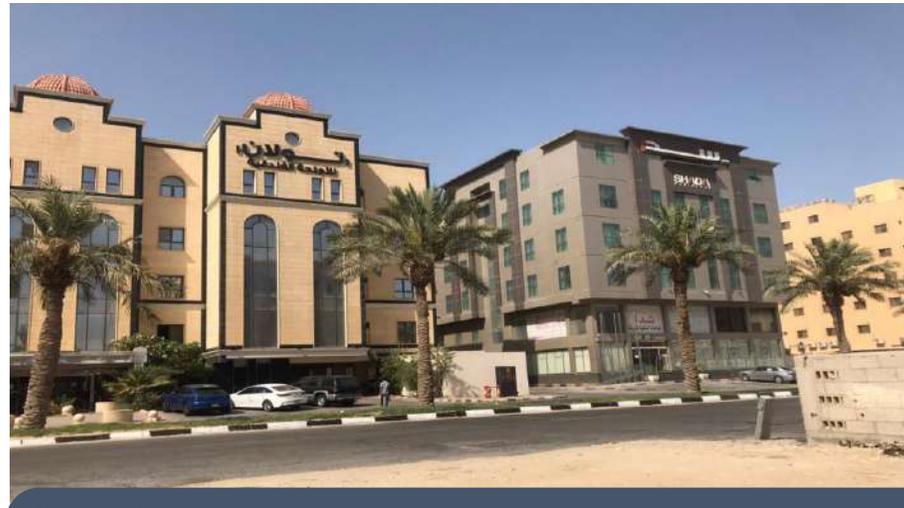


Photo of the property



Photo of the property

site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Risks of evaluation Process

Risks of the REIT real estate appraisal process

The REIT real estate appraisal process involves some risks that may affect the determination of the fair value of the property, the most important of which are:

1 . Macroeconomic Risks:

The state's macroeconomic conditions may affect the value of any property, such as inflation rates, liquidity, interest rates, financing costs, taxes, and general movement in the local and international stock markets, as changing these indicators or one of them may negatively affect the value of the property.

2. Risks of not having a guarantee of achieving the target revenue:

Since the realization of revenues is the main factor in determining the value of REIT properties, therefore, any decrease in these revenues as a result of changing different market conditions may affect the value of the property.

3. Regulatory and legal Risks:

The regulatory, legal or legislative environment may witness some changes that may affect the value of the property, such as the emergence of some municipal legislation to limit some activities in specific places, or reduce the number of roles allowed in other places, which affects the final value of the property.

4. Risks of not having long-term contracts:

The absence or lack of long-term contracts greatly affects the value of the property, as the existence of such contracts gives a kind of stability to the property's income and therefore its value, while the absence of their presence can lead to fluctuations in the value of the property.

5. Competition risk:

The large supply of any commodity leads to competition in the prices offered to consumers, as well as in the real estate market, the increase in the supply of real estate units and the entry of new competitors to the market can lead to a decrease in service prices and consequently a decrease in revenues and thus the value of the property.

6. Forward-looking statements:

The valuation of some real estate, especially the new ones, which do not have an operational history, depends on the evaluator's expectations and his future reading of the market in general and the real estate market in particular.

Evaluation results

Conclusion

- ✓ The first method: (residual value method)

1- Basic data about the project		
The area according to the Title Deed	1,750	m2
The method used for estimating building surfaces	construction factor	
Building coefficient according to the system	1.0	%
Building block by parameter	1,750.0	m2
The percentage of construction on the land according to the system	35.0%	m2
Floor space	612.5	m2
Number of roles by system (rounded to the nearest role)	3.0	floor
Coverage of underground parking	0.0%	%
2- Development costs		
Construction meter cost for recurring roles	2,500	Riyal
Cost of building recurring roles	11,375,000	Riyal
Total Building Cost	11,375,000	Riyal
Additional expense ratio	2.5%	%
The cost of the additional expenses	284,375	Riyal
total project costs	11,659,375	Riyal

Evaluation results

Conclusion

✓ The first method: (residual value method)

3- Estimating the project's revenue						
3-4 Hotel / Hotel Apartment						
property type	1 - 3 star hotel					
The number of floors allocated to the hotel / apartments	4.0		floor			
Total building area	18,200		m2			
First round	1.0		floor			
Exploitation rate in the first floor	85.0%		%			
Net leasable area on the first floor	967		m2			
The number of recurring roles	3.0		floor			
Exploitation rate of recurring roles	88.0%		%			
Net leasable space in recurring roles	3,003		m2			
Hotel net leasable area	3,970		m2			
	allotted ratio	net building area	average unit area	the number		
First model (one room)	40.0%	1,201	35	28.0		
The second model (two rooms)	40.0%	1,201	85	24.0		
The third model (3 rooms)	10.0%	300	115	4.0		
Fourth model (4 rooms)	10.0%	300	0	0.0		
				56.0		
Estimated income by season			weekend	Festive holidays	season days	The rest of the year
The number of days			104	12	60	189
Occupancy rate			50.0%	90.0%	60.0%	30.0%
Average daily rent						
First model (one room)			260.0	325.0	325.0	220.0
The second model (two rooms)			520.0	700.0	700.0	450.0
The third model (3 rooms)			830.0	1,000.0	1,000.0	700.0
Fourth model (4 rooms)						
effective income						
First model (one room)	0.0	0.0	378,560.0	98,280.0	327,600.0	349,272.0
The second model (two rooms)	0.0	0.0	648,960.0	181,440.0	604,800.0	612,360.0
The third model (3 rooms)	0.0	0.0	172,640.0	43,200.0	144,000.0	158,760.0
Income by season	0	0	1,200,160	322,920	1,076,400	1,120,392
Effective income for rooms	3,719,872	SR				
Total Effective Income	3,719,872	SR				
Room operating expense ratio	40.0%	%				
The value of operating expenses for rooms	1,487,949	SR				
Ratio of operating expenses to other income	70.0%	%				
Total operating and maintenance expenses	1,487,948.8	SR				
net operating income of the hotel	2,231,923.2	SR				
net real estate gross income	2,231,923	SR				

Evaluation results

Conclusion

- ✓ The first method: (residual value method)

4- Estimation of the value of the land		
capitalization rate	10.0%	%
Total project value	22,319,232	SR
Total development commission	11,659,375	SR
Land value	10,659,857	SR
square meter value	6,091	SR
Meter value (approx..)	6,100	SR

Evaluation results

Conclusion

- ✓ The second method: (cost method)

Cost method (substitution method)			
basements building surfaces	1,136		m2
The cost of building a square meter for basements	1,700		Riyal
Total basement costs	1,931,319		Riyal
Recurring roles building surfaces	5,112		m2
Building cost per meter/recurring roles	1,700		Riyal
Building construction costs/recurring floors	8,690,927		Riyal
Total construction costs	10,622,246		Riyal
Other costs	value	% of construction costs	
professional graphics	531,112	%5.0	%
Utility network	531,112	%5.0	%
Administration costs	1,062,225	%10.0	%
Financing costs (3 years/50%)	956,002	%6.0	%
Contractor's profit	2,124,449	%20.0	%
Total building costs before depreciation	15,827,147		Riyal
Life span of the building	40.0		year
Remaining economic life	29.0		year
Effective life	11.0		year
Gross depreciation rate	%27.5		%
Depreciation costs	4,352,465		Riyal
Net construction costs after depreciation	11,474,681		Riyal
Land area			m2
Land meter value	1,750		Riyal
total land value	6,100		Riyal
Total property value	10,675,000		Riyal
The value of the property (approx..)	22,149,681		Riyal

Evaluation results

Conclusion

✓ The third method: (discounted cash flow method)

Assumptions of the discounted cash flow method	
Gross income in full employment	2,635,000
operating expenses	%0
Vacancy rate after stabilization	%0
cash flow period	11 years

To calculate the discount rate	
government bond rate of return	%3.0
Inflation rate	%2.0
market risk premium	%3.5
special risk premium	%2.0
Discount rate	%10.5

To calculate the last (recoverable) value	
capitalization factor	%9.0
growth rate	%2.0

	discounted cash flow							
	31-Dec-22	31-Dec-23	31-Dec-24	31-Dec-25	31-Dec-26	31-Dec-27	31-Dec-28	31-Dec-29
Total Effective Income	2,310,000	2,310,000	2,310,000	2,310,000	2,310,000	2,310,000	2,310,000	2,310,000
net operating income	2,310,000	2,310,000	2,310,000	2,310,000	2,310,000	2,310,000	2,310,000	2,310,000
last value (redeemable value)								26,180,000
Annual net cash flow	2,310,000	2,310,000	2,310,000	2,310,000	2,310,000	2,310,000	2,310,000	28,490,000

Total property value	26,377,742
Total value approx..	26,378,000

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, discounted cash flow method is the most appropriate and best method for its evaluation.
- ✓ Based on following the standards and evaluation methods adopted and according to the client's requirements, valuation experts believe that the market value of the property and according to the following information for the property, the deed number (314003007390) in the city of (Al-Khobar) in the (Al-Aqrabia) neighborhood, its area is 1,750.00 m2 as follows:
- ✓ **Discounted cash flow method has been adopted.**

Total Property Value
Land Area (m2)
1,750,00
Total Property Value (DCF)
26,378,000
Total Property Value (Written)
Only twenty-six million three hundred and seventy-eight thousand Saudi riyals

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ The property is mortgaged to Al Rajhi Investment Banking Company for SAR 195,568,771.30

Manager of the Valuation

Department

Abdullah Al Mahfouz

Membership Number(000273b1210)

نُتُهين
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 C.R.No.
رقم الضريبي ، 300046706100003 Vat No.

General Manager

Ahmed bin Ali Al Taalei

Membership Number(1010000272)





الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

Appendices



Appendices

Title deed

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

المملكة العربية السعودية
وزارة العدل
[٢٧٧]

صك

تاريخ الصك: ١٤٤٣/٦/١٧ هـ
رقم الصك: ٣١٤٠٠٣٠٠٧٣٩٠

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:
فإن الواقع في حي العليا بمدينة الخبر . القطعتين رقم 54 و 56 بالمخطط رقم 2 / 349 بحى
العقريية بمحافظة الخبر وحدودها وأطوالها كالتالي:
شمالاً: قسمتين رقم 53 و 55 بطول: (50) خمسون متر
جنوباً: شارع عرض 30 متر بطول: (50) خمسون متر
شرقاً: ممر عرض 8 متر بطول: (35) خمسة و ثلاثون متر
غرباً: قطعة رقم 58 بطول: (35) خمسة و ثلاثون متر
ومساحتها : (1750) ألف و سبعمائة و خمسون متر مربعاً فقط
المملوكة لـ/ شركة بيتك الحفظ للعقارات بموجب سجل تجاري رقم 1010715448 في 26 / 10 /
1438 هـ وتنتهي في 26 / 10 / 1443 هـ بالصك الصادر من كتابة العدل بشمال الرياض برقم
917819000735 في 6 / 1 / 1441 هـ . قد تم رهنها وما أقيم أو سيقام عليها من بناء لصالح /
شركة الراجحي المصرفية للاستثمار بموجب سجل تجاري رقم 1010000096 وتنتهي في 29 / 5 /
1444 هـ ضمانا لوفائه بـ/ بما عليه من مستحقات مالية لصالح مصرف الراجحي بموجب سجل
تجاري رقم 1010000096 بمبلغ وقدره (3.195568771) مائة و خمسة و تسعون مليوناً و
خمس مائة و ثمانية و ستون ألفاً و سبعمائة و واحد و سبعون ريال و ثلاثون هللة) ريال المجاز من
الهيئة الشرعية برقم 1075 في 7 / 9 / 1436 هـ ، على أن يتم سداد المديونية بالكامل نهاية الفترة
المتفق عليها (60) شهر من تاريخ اليوم 20 / 01 / 2022م وفي حالة عدم السداد فللمرتهن بيع
العقار بالقيمة التي تنتهي عندها الرغبات واستيفاء ما في ذمة الراهن من مبلغ وما نقص يرجع فيه
عليه بعد اكمال ما يلزم شرعاً وعليه جرى التصديق تحريراً في 17 / 6 / 1443 هـ وصلّى 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 - ٢٤٢١٥٨ (هذا النموذج مخصص للاستخدام بالنقاس الآلي ويمنع تقليده)
نموذج رقم (١٢-٣-١٠)

صفحة رقم 1 من 1





الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report

Al Nokhba Schools in Onaizah

Report no: 124446

Presented to

Al Ma'ather REIT Fund

نثميت
VALUATION

الشركة السعودية لتقييم وتثمين الأصول
Saudi Asset Valuation Company

Executive Summary

Item	Statement	Item	Statement
Customer's Name	Al Ma'ather REIT Fund	Deed Number	314003007389 814003007409 914003007410 514003007411 814003007412
Beneficiaries of evaluation	Al Ma'ather REIT Fund	Deed Date	1443/6/17 1443/6/23
The Purpose of evaluation	REIT Fund	Number of Plot	1029 ,1035 ,1034 ,1036 ,1031
Type of Property	Schools	Sketch Number	1/ق/245
Address of Property	Kingdom of Saudi Arabia – Onaizah - Al Fahd	Value Basis	Market Value
Area of Property	6,694.00 m2	The evaluation criteria used	International Valuation Standards 2022
Ownership Nature	mortgaged	Preview Date	2022/06/27
Appraisal method used	Market method (comparative transactions method)	Valuation Date	2022/06/30
	Income Method (Income Capitalization Method) cost method	Date of Issuing the Report	2022/08/03
Property Market Value (SR)		29,278,000	

Property Description

General Description	The property consists of schools in Onaizah, Al Fahd District, with an area of 6,694.00 m ²
----------------------------	--

Description of Location	
Country	Kingdom of Saudi Arabia
Region	Al-Qassim
City	Onaizah
District	Al Fahd
Street	-

Ownership Data	
Deed Number	814003007409 914003007410 514003007411 814003007412 314003007389
Deed Date	1443/6/23 1443/6/17
Plot Number	,1035 ,1034 ,1036 ,1031 1029
Plan Number	1/ق/245
Block	245 / plot 1

Nature of property	Rocky <input type="checkbox"/>	Sandy <input type="checkbox"/>	<input type="checkbox"/> Salt-marsh	Buried <input type="checkbox"/>	High <input type="checkbox"/>	Low <input type="checkbox"/>	<input checked="" type="checkbox"/> Flat
System of use	school						

Property Description

Site borders and lengths				
Northern	According to the deeds	With a length	According to the deeds	m
Southern	According to the deeds	With a length	According to the deeds	m
Eastern	According to the deeds	With a length	According to the deeds	m
Western	According to the deeds	With a length	According to the deeds	m

Available Services at the Site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Property Description

Important information about the property	
Name of the Property	Al Nokhba Schools at Onaizah
Location	Al-Fahd District / Onaizah
Type of Property	A school
Property's Age	New
Land Area (m2)	6,694
Building Area	10,522.17
Number of Floors	Basement, ground floor,+ 2 recurring floors
Components of the Property	It's a school
The value of the current lease contracts	2,635,000
Contract duration	Rental contracts expire at the end of 2034
Occupancy rate of units (%)	%100
Total Current Income (SR)	2,635,000
Operation and maintenance expenses (SR)	There are no operating and maintenance expenses
Net operating income (SR)	2,635,000

A Croquet and border image of the site



Prince Sultan Bin Abdulaziz Road

Sheikh Mohammed Bin Athaimin Road

Omar Ibn Al , Khattab Road

site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

evaluation results | Comparison map

Area : 1047M
price per meter :693

site

comparison1

comparison2

Area : 1060M
price per meter :632

Area : 530M
price per meter :650

comparisor.4

comparisor3

Area : 1034M
price per meter :643

Evaluation results

Conclusion

✓ The first method: (comparison adjustment)

settlements	The property being evaluated	Compare 1	- + %0	Compare 2	- + %0	Compare 3	- + %0	Compare 4	- + %0
square meter price		639		632		643		650	
Area (m2)	6,694.0	1,047	%30.0-	1,060	%30.0-	1,034	%30.0-	530	%40.0-
type of use	educational facility	residential	%30.0-	residential	%30.0-	residential	%30.0-	residential	%30.0-
Streets and their width	2	2	%0.0	1	%5.0	3	%5.0-	1	%5.0
Ease of access	good	good	%0.0	good	%0.0	good	%0.0	good	%0.0
Proximity to the main road	2 roads	2 roads	%0.0						
Proximity to amenities	close	close	%0.0	close	%0.0	close	%0.0	close	%0.0
Other advantages of the site			%30.0		%30.0		%30.0		%30.0
Market condition at the time of evaluation	2022	2022	%0.0	2022	%0.0	2022	%0.0	2022	%0.0
Total Adjustments			%30.0-		%25.0-		%35.0-		%35.0-
Net market price after settlement (SAR)		447		474		418		423	
weighted weight		%30.0		%30.0		%20.0		%20.0	
Average price per meter (SR / m2)	444								
The price per square meter after approximating the net area	450								

Evaluation results

Conclusion

- ✓ The second method: (cost method)

Cost method (substitution method)			
basements building surfaces	735		m2
The cost of building a square meter for basements	1,700		SR
Total basement costs	1,249,806		SR
Recurring roles building surfaces	9,787		m2
Building cost per meter/recurring roles	1,700		SR
Building construction costs/recurring floors	16,637,883		SR
Total construction costs	17,887,689		SR

Other costs	value	% of construction costs	
professional graphics	894,384	%5.0	%
Utility network	894,384	%5.0	%
Administration costs	1,788,769	%10.0	%
Financing costs (3 years/50%)	1,609,892	%6.0	%
Contractor's profit	3,577,538	%20.0	%
Total building costs before depreciation	26,652,657		SR
Life span of the building	45.0		year
Remaining economic life	44.0		year
Effective life	1.0		year
Gross depreciation rate	%2.2		%
Depreciation costs	592,281		SR
Net construction costs after depreciation	26,060,375		SR

Land area	6,694		m2
Land meter value	450		SR
total land value	3,012,300		SR
Total property value	29,072,675		SR
The value of the property (approx..)	29,073,000		SR

Evaluation results

Conclusion

- ✓ The third method: (the income capitalization method)

Income capitalization method (as per current situation)	
Clause	The value
Current Effective Income (SR)	2,635,000
net income (SR)	2,635,000
capitalization rate %	%9.0
Property value (SR)	29,277,778
Total value of the property approx..(SAR	29,278,000

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, the income capitalization method is the most appropriate and best method for its evaluation.
- ✓ Based on following the standards and evaluation methods adopted and according to the client's requirements, valuation experts believe that the market value of the property and according to the following information for the property, the deed number (-) in the city of (Onaizah) in the (Fahd) neighborhood, its area is 6,694.00 m2 as follows:
- ✓ Income capitalization method has been adopted.

Total Value of the Property
Land Area (m2)
6,694.00
Total Value of the Property (Income Capitalization)
29,278,000
Total Value of the Property (Written)
Only twenty nine million, two hundred and seventy eight thousand Saudi Riyals.

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ The property is mortgaged to Al Rajhi Investment Banking Company for SAR 195,568,771.30

Manager of the Valuation

Department

Abdullah Al Mahfouz

Membership Number(000273b1210)

نُتُهين
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 ،
رقم الضريبي ، 300046706100003 ، Vat No.

General Manager

Ahmed bin Ali Al Taalei

Membership Number(101000272)





الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

Appendices



Appendices

Title deed

الجمهورية العربية السورية
وزارة العدل
دائرة التسجيل
(٢٧٧)

تاريخ الصك: ١٤٣٢/٠٧/٢٢ هـ
رقم الصك: ٩٧١-٠٠-٧٤١٠ هـ

صك

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:
فإن قطعة الأرض رقم 1029 من المخطط رقم 245 / 3 / 1 الواقع في حي القيد بمدينة حمزة، ويحدها بأطرافها كالتالي:
شمالاً: جزء من القطعة رقم 1028 بطول (29) تسعة وعشرون متر
جنوباً: شارع عرض 20 متر، بطول (25) تسعة وعشرون متر
شرقاً: مكتب إدارة تلك الأرض، بطول (62) اثنين وستون متر
غرباً: قطعة رقم 1031 بطول (62) اثنين وستون متر
وساحتها: (1798) ألف و سبعمائة و ثمانية و تسعون متر مربعاً فقط
المملوكة لـ شركة بيك الخط للطائرات بموجب سجل تجاري رقم 1010715448 في 26 / 10 / 1438 هـ، وتتوسط في 26 / 10 / 1443 هـ، بالملك الصادر من كتابة العدل بشمال الرياض برقم شركة الرأسمالي العمري للاستثمار بموجب سجل تجاري رقم 1010000096 وتتوسط في 29 / 05 / 1444 هـ، فسمان لولاه / ٢ مبلغ (١٩٩٥٦٦٧١.30 ريال) (أمة واحدة وتسعون مليون وخمسة وثمان وستون ألف و سبعمائة وأحد وسبعون ريال وثلاثون مائة) بموجب العقد المبرم بين المصروف والمصرف بتاريخ 07 / 09 / 1436 هـ، علماً أن اجارة الهيئة الشرعية سارية المآل بوز عليها ما عدلها او يلغها وان تنفيذ هذا العقد المبرم للتصرف القضوي على العمل قد تم او سيتم وفق قرارات الهيئة الشرعية ولا يتخللها على ان يتم سداد الهيئة الشرعية سارية المآل بوز عليها ما عدلها
أعلى حدوده بالكامل في نهاية الفترة الملتقى عليها 60 شهر من تاريخ 2022 / 01 / 25 وتعدى في تاريخ 01 / 05 / 2027، وفي حالة عدم السداد للمدينين بوز العقار بالمدينة التي تنتمي خلالها الرعايات واستيفاء ما في ذمة الراهن من مبلغ وما نقص بزوج

صحت هذه الوثيقة من وزارة العدل، ووجب التحقق من صحتها الإلكترونية بواسطة
رقم الصك: ٩٧١-٠٠-٧٤١٠ هـ
صفحة رقم 1 من 2

الجمهورية العربية السورية
وزارة العدل
دائرة التسجيل
(٢٧٧)

تاريخ الصك: ١٤٣٢/٠٧/٢٢ هـ
رقم الصك: ٩٧١-٠٠-٧٤١٠ هـ

صك

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:
فإن قطعة الأرض رقم 1035 من المخطط رقم 245 / 3 / 1 الواقع في حي القيد بمدينة حمزة، ويحدها بأطرافها كالتالي:
شمالاً: جزء من القطعة رقم 1034 بطول (25) خمسة وعشرون متر
جنوباً: شارع عرض 20م بطول (25) خمسة وعشرون متر
شرقاً: جزء من القطعة رقم 1031 بطول (32) اثنين وثلاثون متر
غرباً: قطعة رقم 1036 بطول (32) اثنين وثلاثون متر
وساحتها: (800) ثمانمائة متر مربعاً فقط بما على محضر الفحص الفنية رقم 272072 في 2 / 1435 / 4 هـ، ويصدره بلدية محافظة حمزة والتقي في هذه الاثارة برقم 35951470 في 3 / 4 / 1435 هـ.
المملوكة لـ شركة بيك الخط للطائرات بموجب سجل تجاري رقم 1010715448 في 26 / 10 / 1438 هـ، وتتوسط في 26 / 10 / 1443 هـ، بالملك الصادر من كتابة العدل بالرياش برقم شركة الرأسمالي العمري للاستثمار بموجب سجل تجاري رقم 1010000096 وتتوسط في 29 / 05 / 1444 هـ، فسمان لولاه / ٢ مبلغ (199566771.30 ريال) (أمة واحدة وتسعون مليون وخمسة وثمان وستون ألف و سبعمائة وأحد وسبعون ريال وثلاثون مائة) بموجب العقد المبرم بين المصروف والمصرف بتاريخ 07 / 09 / 1436 هـ، علماً أن اجارة الهيئة الشرعية سارية المآل بوز عليها ما عدلها او يلغها وان تنفيذ هذا العقد المبرم للتصرف القضوي على العمل قد تم او سيتم وفق قرارات الهيئة الشرعية ولا يتخللها على ان يتم سداد الهيئة الشرعية سارية المآل بوز عليها ما عدلها
أعلى حدوده بالكامل في نهاية الفترة الملتقى عليها 60 شهر من تاريخ 2022 / 01 / 25 وتعدى في تاريخ 01 / 05 / 2027، وفي حالة عدم السداد للمدينين بوز العقار بالمدينة التي تنتمي خلالها الرعايات واستيفاء ما في ذمة الراهن من مبلغ وما نقص بزوج

صحت هذه الوثيقة من وزارة العدل، ووجب التحقق من صحتها الإلكترونية بواسطة
رقم الصك: ٩٧١-٠٠-٧٤١٠ هـ
صفحة رقم 1 من 2

الجمهورية العربية السورية
وزارة العدل
دائرة التسجيل
(٢٧٧)

تاريخ الصك: ١٤٣٢/٠٧/٢٢ هـ
رقم الصك: ٩٧١-٠٠-٧٤١٠ هـ

صك

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:
فإن قطعة الأرض رقم 1036 من المخطط رقم 245 / 3 / 1 الواقع في حي القيد بمدينة حمزة، ويحدها بأطرافها كالتالي:
شمالاً: جزء من القطعة رقم 1034 بطول (24.8) أربعة وعشرون متر و تسعون سنتيمتر
جنوباً: شارع عرض 20م بطول (34.7) أربعة وثلاثون متر و سبعون سنتيمتر و مساحة 30.20 م²
شرقاً: قطعة رقم 1035 بطول (32) اثنين وثلاثون متر
غرباً: شارع عرض 20م بطول (28.1) ثمانية وعشرون متر و عشرة سنتيمتر
وساحتها: (925) تسعمائة و خمسة و عشرون متر مربعاً فقط بما على محضر الفحص الفنية رقم 272072 في 2 / 1435 / 4 هـ، ويصدره بلدية محافظة حمزة والتقي في هذه الاثارة برقم 35951470 في 3 / 4 / 1435 هـ.
المملوكة لـ شركة بيك الخط للطائرات بموجب سجل تجاري رقم 1010715448 في 26 / 10 / 1438 هـ، وتتوسط في 26 / 10 / 1443 هـ، بالملك الصادر من كتابة العدل بالرياش برقم شركة الرأسمالي العمري للاستثمار بموجب سجل تجاري رقم 1010000096 وتتوسط في 29 / 05 / 1444 هـ، فسمان لولاه / ٢ مبلغ (199566771.30 ريال) (أمة واحدة وتسعون مليون وخمسة وثمان وستون ألف و سبعمائة وأحد وسبعون ريال وثلاثون مائة) بموجب العقد المبرم بين المصروف والمصرف بتاريخ 07 / 09 / 1436 هـ، علماً أن اجارة الهيئة الشرعية سارية المآل بوز عليها ما عدلها او يلغها وان تنفيذ هذا العقد المبرم للتصرف القضوي على العمل قد تم او سيتم وفق قرارات الهيئة الشرعية ولا يتخللها على ان يتم سداد الهيئة الشرعية كما هو متفق عليه في عقد التصرفات المشار اليه اعلاه حدوده بالكامل في نهاية الفترة
صحت هذه الوثيقة من وزارة العدل، ووجب التحقق من صحتها الإلكترونية بواسطة
رقم الصك: ٩٧١-٠٠-٧٤١٠ هـ
صفحة رقم 1 من 2

الجمهورية العربية السورية
وزارة العدل
دائرة التسجيل
(٢٧٧)

تاريخ الصك: ١٤٣٢/٠٧/٢٢ هـ
رقم الصك: ٩٧١-٠٠-٧٤١٠ هـ

صك

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:
فإن قطعة الأرض رقم 1037 من المخطط رقم 245 / 3 / 1 الواقع في حي القيد بمدينة حمزة، ويحدها بأطرافها كالتالي:
شمالاً: جزء من القطعة رقم 1034 بطول (24.8) أربعة وعشرون متر و تسعون سنتيمتر
جنوباً: شارع عرض 20م بطول (34.7) أربعة وثلاثون متر و سبعون سنتيمتر و مساحة 30.20 م²
شرقاً: قطعة رقم 1035 بطول (32) اثنين وثلاثون متر
غرباً: شارع عرض 20م بطول (28.1) ثمانية وعشرون متر و عشرة سنتيمتر
وساحتها: (925) تسعمائة و خمسة و عشرون متر مربعاً فقط بما على محضر الفحص الفنية رقم 272072 في 2 / 1435 / 4 هـ، ويصدره بلدية محافظة حمزة والتقي في هذه الاثارة برقم 35951470 في 3 / 4 / 1435 هـ.
المملوكة لـ شركة بيك الخط للطائرات بموجب سجل تجاري رقم 1010715448 في 26 / 10 / 1438 هـ، وتتوسط في 26 / 10 / 1443 هـ، بالملك الصادر من كتابة العدل بشمال الرياض برقم شركة الرأسمالي العمري للاستثمار بموجب سجل تجاري رقم 1010000096 وتتوسط في 29 / 05 / 1444 هـ، فسمان لولاه / ٢ مبلغ (١٩٩٥٦٦٧١.30 ريال) (أمة واحدة وتسعون مليون وخمسة وثمان وستون ألف و سبعمائة وأحد وسبعون ريال وثلاثون مائة) بموجب العقد المبرم بين المصروف والمصرف بتاريخ 07 / 09 / 1436 هـ، علماً أن اجارة الهيئة الشرعية سارية المآل بوز عليها ما عدلها او يلغها وان تنفيذ هذا العقد المبرم للتصرف القضوي على العمل قد تم او سيتم وفق قرارات الهيئة الشرعية ولا يتخللها على ان يتم سداد الهيئة الشرعية سارية المآل بوز عليها ما عدلها
أعلى حدوده بالكامل في نهاية الفترة الملتقى عليها 60 شهر من تاريخ 2022 / 01 / 25 وتعدى في تاريخ 01 / 05 / 2027، وفي حالة عدم السداد للمدينين بوز العقار بالمدينة التي تنتمي خلالها الرعايات واستيفاء ما في ذمة الراهن من مبلغ وما نقص بزوج

صحت هذه الوثيقة من وزارة العدل، ووجب التحقق من صحتها الإلكترونية بواسطة
رقم الصك: ٩٧١-٠٠-٧٤١٠ هـ
صفحة رقم 1 من 2

الجمهورية العربية السورية
وزارة العدل
دائرة التسجيل
(٢٧٧)

تاريخ الصك: ١٤٣٢/٠٧/٢٢ هـ
رقم الصك: ٩٧١-٠٠-٧٤١٠ هـ

صك

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:
فإن قطعة الأرض رقم 1031 من المخطط رقم 245 / 3 / 1 الواقع في حي القيد بمدينة حمزة، ويحدها بأطرافها كالتالي:
جنوباً: شارع عرض 20م بطول (29) تسعة وعشرون متر
شرقاً: قطعة رقم 1029 بطول (62) اثنين وستون متر
غرباً: قطعة رقم 1034 و قطعة رقم 1036 بطول (62) اثنين وستون متر
وساحتها: (1798) ألف و سبعمائة و ثمانية و تسعون متر مربعاً فقط بما على محضر الفحص الفنية رقم 272072 في 2 / 1435 / 4 هـ، ويصدره بلدية محافظة حمزة والتقي في هذه الاثارة برقم 35951470 في 3 / 4 / 1435 هـ.
المملوكة لـ شركة بيك الخط للطائرات بموجب سجل تجاري رقم 1010715448 في 26 / 10 / 1438 هـ، وتتوسط في 26 / 10 / 1443 هـ، بالملك الصادر من كتابة العدل بشمال الرياض برقم شركة الرأسمالي العمري للاستثمار بموجب سجل تجاري رقم 1010000096 وتتوسط في 29 / 05 / 1444 هـ، فسمان لولاه / ٢ مبلغ (١٩٩٥٦٦٧١.30 ريال) (أمة واحدة وتسعون مليون وخمسة وثمان وستون ألف و سبعمائة وأحد وسبعون ريال وثلاثون مائة) بموجب العقد المبرم بين المصروف والمصرف بتاريخ 07 / 09 / 1436 هـ، علماً أن اجارة الهيئة الشرعية سارية المآل بوز عليها ما عدلها او يلغها وان تنفيذ هذا العقد المبرم للتصرف القضوي على العمل قد تم او سيتم وفق قرارات الهيئة الشرعية ولا يتخللها على ان يتم سداد الهيئة الشرعية كما هو متفق عليه في عقد التصرفات المشار اليه اعلاه حدوده بالكامل في نهاية الفترة الملتقى عليها 60 شهر من تاريخ 2022 / 01 / 25 وتعدى في تاريخ 01 / 05 / 2027، وفي حالة عدم السداد للمدينين بوز العقار بالمدينة التي تنتمي خلالها الرعايات واستيفاء ما في ذمة الراهن من مبلغ وما نقص بزوج

صحت هذه الوثيقة من وزارة العدل، ووجب التحقق من صحتها الإلكترونية بواسطة
رقم الصك: ٩٧١-٠٠-٧٤١٠ هـ
صفحة رقم 1 من 2



الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report

Al Salam Schools in Riyadh

Report no: 124445

نثميت
VALUATION

الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company

Presented to
Al Ma'ather REIT Fund

Executive Summary

Item	Statement	Item	Statement
Customer's Name	Al Ma'ather REIT Fund	Deed Number	310146000228
Beneficiaries of evaluation	Al Ma'ather REIT Fund	Deed Date	22/6/1443
The Purpose of evaluation	REIT Fund	Number of Plot	Without
Type of Property	Schools	Sketch Number	2207
Address of Property	Kingdom of Saudi Arabia – Riyadh - Al Salam	Value Basis	Market Value
Area of Property	10,000.00 m2	The evaluation criteria used	International Valuation Standards 2022
Ownership Nature	mortgaged	Preview Date	2022/06/29
Appraisal method used	Market method (comparative transactions method)	Valuation Date	2022/06/30
	Income Method (discounted cash flow method) cost method	Date of Issuing the Report	2022/08/03
Market Value of the Property (SR)		45,307,000	

Property Description

General Description	The property consists of schools in the city of Riyadh in Al-Salam district, with an area of 10,000.00 m ²
----------------------------	---

Description of Location	
Country	Kingdom of Saudi Arabia
Region	Central
City	Riyadh
District	Al Salam
Street	-

Ownership Data	
Deed Number	310146000228
Deed Date	22/6/1443
Plot Number	Without
Plan Number	2207
Block	-

Nature of property	Rocky <input type="checkbox"/>	Sandy <input type="checkbox"/>	<input type="checkbox"/> Salt-marsh	Buried <input type="checkbox"/>	High <input type="checkbox"/>	Low <input type="checkbox"/>	<input checked="" type="checkbox"/> Flat
System of use	School						

Property Description

Site borders and lengths				
Northern	A 20 m street wide and Block 9	With a length	100.00	m
Southern	A parking area then a 15 m street wide	With a length	100.00	m
Eastern	A 15 m street wide	With a length	100.00	m
Western	A 15 m street wide then Block 22	With a length	100.00	m

Available Services at the Site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Property Description

Important information about the property	
Name of the Property	Al Salam Schools at Riyadh
Location	Al-Salam District / Riyadh city
Type of Property	A school
Property's Age	New
Land Area (m2)	10,000.00
Building Area	18,634.10
Number of Floors	Basement, ground floor,+ 2 recurring floors + annexes
Components of the Property	It's a school
The value of the current lease contracts	3,600,000 riyals for the first five years, then 4,230,000 for the last five years
Contract duration	10 years ending in 2031
Occupancy rate of units (%)	%100
Total Current Income (SR)	3,600,000
Operation and maintenance expenses (SR)	There are no operating and maintenance expenses
Net operating income (SR)	3,600,000

A Croquet and border image of the site



site analysis | Pictures showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Risks of evaluation Process

Risks of the REIT real estate appraisal process

The REIT real estate appraisal process involves some risks that may affect the determination of the fair value of the property, the most important of which are:

1. Macroeconomic Risks:

The state's macroeconomic conditions may affect the value of any property, such as inflation rates, liquidity, interest rates, financing costs, taxes, and general movement in the local and international stock markets, as changing these indicators or one of them may negatively affect the value of the property.

2. Risks of not having a guarantee of achieving the target revenue:

Since the realization of revenues is the main factor in determining the value of REIT properties, therefore, any decrease in these revenues as a result of changing different market conditions may affect the value of the property.

3. Regulatory and legal Risks:

The regulatory, legal or legislative environment may witness some changes that may affect the value of the property, such as the emergence of some municipal legislation to limit some activities in specific places, or reduce the number of roles allowed in other places, which affects the final value of the property.

4. Risks of not having long-term contracts:

The absence or lack of long-term contracts greatly affects the value of the property, as the existence of such contracts gives a kind of stability to the property's income and therefore its value, while the absence of their presence can lead to fluctuations in the value of the property.

5. Competition risk:

The large supply of any commodity leads to competition in the prices offered to consumers, as well as in the real estate market, the increase in the supply of real estate units and the entry of new competitors to the market can lead to a decrease in service prices and consequently a decrease in revenues and thus the value of the property.

6. Forward-looking statements:

The valuation of some real estate, especially the new ones, which do not have an operational history, depends on the evaluator's expectations and his future reading of the market in general and the real estate market in particular.

Evaluation results

Conclusion

- ✓ The first method: (residual value method)

First: Land data and area division			
data	scenario1	scenario2	scenario3
Raw land area (m2)	10,000	10,000	10,000
Land area after development (m2)	8,500	8,500	8,500
Residential part area (m2)	8,500	8,500	8,500
Secondly, the estimate of sales			
data	scenario1	scenario2	scenario3
The average value per residential meter m/SR	2,800	3,000	3,200
Revenue from land (residential) SR	23,800,000	25,500,000	27,200,000
Total Income from the Land (SAR)	23,800,000	25,500,000	27,200,000
Years of development (year)	0.50	0.50	0.50
annual profit	20.0%	17.0%	15.0%
Profit margin (%)	10.0%	8.5%	7.5%
The value of the profit from the land (riyals)	2,163,636	1,997,696	1,897,674
The value of the land after deducting the profit margin (SR)	21,636,364	23,502,304	25,302,326

✓ The first method: (residual value method)

Third, development costs			
data	scenario1	scenario2	scenario3
Meter development cost (SR/m2)	15	15	15
Development cost value (SR)	150,000	150,000	150,000
Value after deducting development cost (SR)	21,486,364	23,352,304	25,152,326
Marketing commission percentage (%)	2.5%	2.5%	2.5%
Marketing commission value (SR)	595,000	637,500	680,000
Value after deducting marketing commission (SR)	20,891,364	22,714,804	24,472,326
The value of engineering consultancy from development cost (%)	1.0	1.0	1.0
Value of engineering consultancy (SR)	10,000	10,000	10,000
The value after deducting the value of engineering consultancy (SR)	20,881,364	22,704,804	24,462,326
Value after deducting funding provisions	20,881,364	22,704,804	24,462,326
Fourth: The value of the property			
data	scenario1	scenario2	scenario3
Risk Percentage(%)	0.0%	0.0%	0.0%
The value of the land is raw after deducting profit, development and other costs (SR(20,881,364	22,704,804	24,462,326
Real estate tax(%)	5.0%	5.0%	5.0%
Tax Amount (SAR(1,044,068	1,135,240	1,223,116
The value of the land is raw after tax deduction (SR(19,837,295	21,569,564	23,239,209
Price per meter of raw (SR/m2(1,984	2,157	2,324
Scenario relative weight(%)	40%	40%	20%
Total property value (SR(19,837,295	21,569,564	23,239,209
total land value		21,210,586	
Average value per square meter		2,121.1	
Discount rate for educational use		40%	
The value of the land meter after the reduction		1,273	
The value of a meter of land is approx..		1,300.0	

Evaluation results

Conclusion

- ✓ The second method: (cost method)

Cost method (substitution method)			
basements building surfaces	5,139		m2
The cost of building a square meter for basements	1,500		Riyal
Total basement costs	7,708,740		Riyal
Recurring roles building surfaces	13,210		m2
Building cost per meter/recurring roles	1,300		Riyal
Building construction costs/recurring floors	17,172,922		Riyal
Total construction costs	24,881,662		Riyal

Other costs	The value	% of construction costs	
professional graphics	1,244,083	5.0%	%
Utility network	1,244,083	5.0%	%
Administration costs	2,488,166	10.0%	%
Financing costs (3 years/50%)	2,239,350	6.0%	%
Contractor's profit	4,976,332	20.0%	%
Total building costs before depreciation	37,073,676		Riyal
Life span of the building	40.0		year
Remaining economic life	39.5		year
Effective life	0.5		year
Gross depreciation rate	1.3%		%
Depreciation costs	463,421		Riyal
Net construction costs after depreciation	36,610,255		Riyal

Land area	10,000		m2
Land meter value	1,300		Riyal
total land value	13,000,000		Riyal
Total property value	49,610,255		Riyal
The value of the property (approx..)	49,610,000		Riyal

Evaluation results

Conclusion

✓ The third method: (discounted cash flow method)

Assumptions of the discounted cash flow method	
Gross income in full employment	3,600,000
operating expenses	0%
Vacancy rate after stabilization	0%
cash flow period	11 years

To calculate the discount rate	
government bond rate of return	3.0%
Inflation rate	2.0%
market risk premium	4.0%
special risk premium	2.0%
Discount rate	11.0%

To calculate the last (recoverable) value	
capitalization factor	8.5%
growth rate	2.0%

	discounted cash flow									
	31-Dec-22	31-Dec-23	31-Dec-24	31-Dec-25	31-Dec-26	31-Dec-27	31-Dec-28	31-Dec-29	31-Dec-30	31-Dec-31
Total Effective Income	3,600,000	3,600,000	3,600,000	3,600,000	4,230,000	4,230,000	4,230,000	4,230,000	4,230,000	4,230,000
Operation and maintenance expense ratio	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
The value of operating and maintenance expenses	0	0	0	0	0	0	0	0	0	0
net operating income	3,600,000	3,600,000	3,600,000	3,600,000	4,230,000	4,230,000	4,230,000	4,230,000	4,230,000	4,230,000
last value (redeemable value)										50,760,000
Annual net cash flow	3,600,000	3,600,000	3,600,000	3,600,000	4,230,000	4,230,000	4,230,000	4,230,000	4,230,000	54,990,000

Total property value	45,306,614
Total value approx..	45,307,000

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, **the discounted cash flow method** is the most appropriate and best method for its evaluation.
- ✓ Based on following the standards and evaluation methods adopted and according to the client's requirements, valuation experts believe that the market value of the property, according to the following information, for the property No. (914009010891) in the city of (Riyadh) in the neighborhood of (Al-Salam), an area of 10,000.00 m2 is as follows:
- ✓ The discounted cash flow method has been adopted.

Total Value of the Property
Land Area (m2)
10,000.00
Total Value of the Property (DCF)
45,307,000
Total Value of the Property (Written)
Only forty-five million three hundred and seven thousand Saudi riyals only

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ The property is mortgaged to Al Rajhi Investment Banking Company for SAR 195,568,771.30

Manager of the Valuation

Department

Abdullah Al Mahfouz

Membership Number(000273b1210)

نُتُهين
VALUATION

الشركة السعودية لتقييم وتأمين الاصول للاستشارات المهنية
Saudi Asset Valuation Company For Professional Consulting
رقم السجل التجاري ، 1010206162 ، C.R.No.
رقم الضريبي ، 300046706100003 ، Vat No.

General Manager

Ahmed bin Ali Al Taalei

Membership Number(101000272)





الشركة السعودية لتقييم وتهيئة الأصول
Saudi Asset Valuation Company

Appendices



Appendices

Title deed

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

الجمهورية العربية السورية
وزارة العدل
[٢٧٧]

تاريخ الصك: ١٤٤٣/٦/٢٢ هـ
رقم الصك: ٣١٠١٤٦٠٠٠٢٢٨

صك

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:
فإن المرفق تعليمي رقم بدون جنوب القطع أرقام 112 و 113 و 114 من المخطط رقم 2207 الواقع في حي السلام بمدينة الرياض . وحدودها وأطوالها كالتالي:
شمالاً: شارع عرض 20م يليه البلك رقم 9 بطول: (100) مائة متر
جنوباً: مواقف سيارات يليه شارع عرض 15م بطول: (100) مائة متر
شرقاً: شارع عرض 15م بطول: (100) مائة متر
غرباً: شارع عرض 15 يليه البلك رقم 22 بطول: (100) مائة متر
ومساحتها : (10000) عشرة آلاف متر مربعاً فقط
المملوكة لـ/ شركة بيتك الحفظ للعقارات بموجب سجل تجاري رقم 1010715448 في 26 / 10 / 1438 هـ وتنتهي في 26 / 10 / 1443 هـ بالصك الصادر من هذه الإدارة برقم 410115062642 في 13 / 2 / 1442 هـ . قد تم رهنها وما أقيم أو سيقام عليها من بناء لصالح / شركة الراجحي المصرفية للاستثمار بموجب سجل تجاري رقم 1010000096 وتنتهي في 29 / 5 / 1444 هـ ضمناً لوفاته بـ/ (195.568.771.30 ريال) مئة وخمسة وتسعون مليون وخمسمائة وثمان وستون ألف وسبعمائة وواحد وسبعون ريال وثلاثون هللة تسدد في نهاية الفترة المتفق عليها 60 شهر من تاريخه بموجب العقد الموقع بين الطرفين المجازة من الهيئة الشرعية رقم 1075 بتاريخ 7 / 9 / 1436 هـ على أن يتم سداد المديونية كما هو متفق عليه في عقد التسهيلات المشار إليه أعلاه ، تسدد على أقساط (سنوية) ابتداءً من تاريخ 25/1/2022م الى تاريخ 25/1/2027 وفي حالة عدم السداد فللمرتهن بيع العقار بالقيمة التي تنتهي عندها الرغبات واستيفاء ما في ذمة الراهن من مبلغ وما نقص يرجع فيه عليه بعد اكتمال ما يلزم شرعاً وعليه جرى التصديق تحريراً في 22 / 6 / 1443 هـ وصلى الله على نبينا محمد وآله وصحبه وسلم.

صدرت هذه الوثيقة من وزارة العدل . ويجب التحقق من بياناتها وسرياتها عبر الخدمات الإلكترونية لوزارة العدل
مملكة سعود العربية ٢٤٧١٥٤٠٠ (هذا النموذج مخصص للاستخدام بالمحاسب الآلي ويمنع تطيقه)
نموذج رقم ١٩١-٣٠٠٠١٩

صفحة رقم 1 من 1





الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company



End of Report

Real Estate Appraisal Report

Burjeel Hospital Sharjah

Report Number: 124437

Presented to

Al Ma'ather REIT Fund

نثميت
VALUATION

الشركة السعودية لتقييم وتأمين الأصول
Saudi Asset Valuation Company

Executive Summary

Item	Statement	Item	Statement
Customer name	AI Ma'ather REIT Fund	Deed Number	2936
Beneficiaries of the evaluation	AI Ma'ather REIT Fund	Deed Date	2022/02/03
Purpose of evaluation	REIT Fund	Number of Plot	853
Type of property	Hospital	Sketch Number	-
Address of the property	United Arab Emirates - Sharjah	Value Basis	Market Value
Property area	²m 6,033.20	The evaluation criteria used	International Valuation Standards 2022
Nature of ownership	Full ownership	Preview Date	2022/06/19
evaluation method	Income method (discounted cash flow method) Income method (income capitalization) Cost method (replacement method)	Valuation Date	2022/06/30
		Date of Issuing the Report	2022/08/03
Market Value of the Property (SR)		111,488,000	

Description of the property

General description

The property is a hospital in Sharjah city in Al Fayha neighborhood with an area of 6,033.20 m²

Site description

Country	United Arab Emirates
Region	Dubai
City	Sharjah
District	Al , Fayha
Street	Kuwait

Ownership data

Deed Number	2936
Deed Date	2022/02/03
Plot Number	853
Plan Number	-
Block Number	-

Nature of the property

 Flat

 Low

 High

 Buried

 Salt-marsh

 Sand

 Rocky

Usage system

Commercial

Description of the property

Location boundaries and lengths				
northward	12.20 m wide road	Length	98 meters and 31 cm.	M
southward	12.20 m wide road	Length	97 and 77 cm.	M
eastward	12.20 m wide road	Length	1, 60 meters, 81 cm.	M
westwards	36.60 m wide	Length	1, 60 meters, 28 cm.	M

Available Services at the Site					
✓	Security Services		✓	Electricity	
✓	Medical Centers		✓	Water	
✓	Schools		✓	Illumination	
✓	Shopping Centers		✓	Telephone	
✓	Afforestation		✓	Asphalt Roads	

Description of the property

Important information about the property	
Name of property	Burjeel Hospital
location	Al , Fayha Neighborhood, Sharjah, United Arab Emirates
Type of property	Medical complex
Age of the property	4 years
Complex land area (M2)	6,033
Built-up area	180,380.21 square feet or approximately 16,758 m2
Number of floors	3
Components of the Property	Medical complex consisting of basement, first and second floors
Current leases	Fully leased with one contract
Duration of contracts	For 25 years, started on 11/2016
Occupancy rate for rented spaces (%)	100%
Current gross income (SR)	8,223,232
Estimate of operating and maintenance expenses (SR)	No operating expenses
Net operating income (Real)	8,223,232

Croquet and border picture of the property's location



Analysis of the site | Photos showing the nature of the property



Photo of the property



Photo of the property



Photo of the property



Photo of the property

Analysis of the site | Photos showing the nature of the property



Photo of the property



Photo of the property

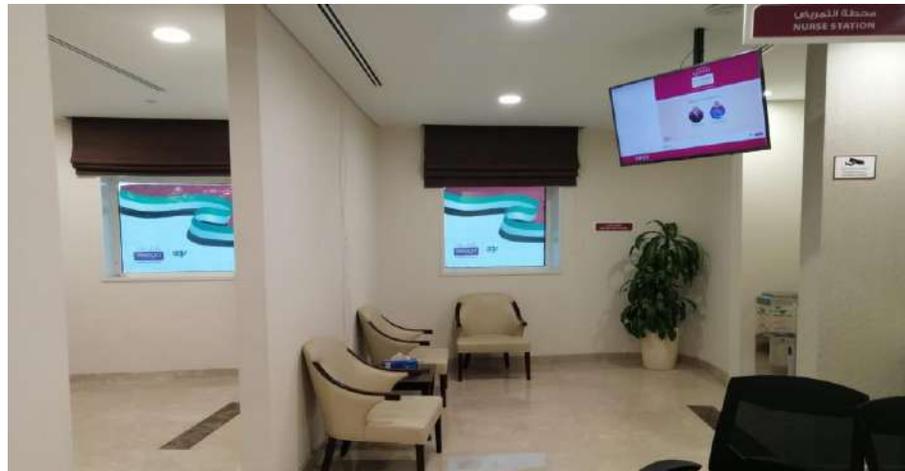


Photo of the property



Photo of the property

Risks of evaluation Process

Risks of the REIT real estate appraisal process

The REIT real estate appraisal process involves some risks that may affect the determination of the fair value of the property, the most important of which are:

1. Macroeconomic Risks:

The state's macroeconomic conditions may affect the value of any property, such as inflation rates, liquidity, interest rates, financing costs, taxes, and general movement in the local and international stock markets, as changing these indicators or one of them may negatively affect the value of the property.

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Since the realization of revenues is the main factor in determining the value of REIT properties, therefore, any decrease in these revenues as a result of changing different market conditions may affect the value of the property.

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The regulatory, legal or legislative environment may witness some changes that may affect the value of the property, such as the emergence of some municipal legislation to limit some activities in specific places, or reduce the number of roles allowed in other places, which affects the final value of the property.

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The absence or lack of long-term contracts greatly affects the value of the property, as the existence of such contracts gives a kind of stability to the property's income and therefore its value, while the absence of their presence can lead to fluctuations in the value of the property.

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The large supply of any commodity leads to competition in the prices offered to consumers, as well as in the real estate market, the increase in the supply of real estate units and the entry of new competitors to the market can lead to a decrease in service prices and consequently a decrease in revenues and thus the value of the property.

6. Forward-looking statements:

The valuation of some real estate, especially the new ones, which do not have an operational history, depends on the evaluator's expectations and his future reading of the market in general and the real estate market in particular.

Evaluation results

Conclusion

- ✓ The First method: (cost method)

Cost method (substitution method)			
basements building surfaces	5,556		m2
The cost of building a square meter for basements	3,700		Riyal
Total basement costs	20,556,793		Riyal
Recurring roles building surfaces	5,464		m2
Building cost per meter/recurring roles	4,500		Riyal
Building construction costs/recurring floors	24,588,225		Riyal
Total construction costs	45,145,018		Riyal

Other costs	The value	% of construction costs	
professional graphics	2,257,251	5.0%	%
Utility network	2,257,251	5.0%	%
Administration costs	4,514,502	10.0%	%
Financing costs (3 years/50%)	4,063,052	6.0%	%
Contractor's profit	9,029,004	20.0%	%
Total building costs before depreciation	67,266,077		Riyal
Life span of the building	45.0		year
Remaining economic life	43.0		year
Effective life	2.0		year
Gross depreciation rate	4.4%		%
Depreciation costs	2,989,603		Riyal
Net construction costs after depreciation	64,276,473		Riyal

Land area	6,033		m2
Land meter value	4,200		Riyal
total land value	25,339,440		Riyal
Total property value	89,615,913		Riyal
The value of the property (approx..)	89,616,000		Riyal

Evaluation results

Conclusion

- ✓ The Second method: (the income capitalization method)

Income capitalization method (as per current situation)	
Item	The value
Current Effective Income (SR)	8,223,232
net income (SR)	8,223,232
capitalization rate %	7.75%
Property value (SR)	106,106,219
Total value of the property approx..(SAR)	106,106,000

Evaluation results

Conclusion

- ✓ The third method: (discounted cash flow method)

To calculate the last value (recovery)	
Capitalization factors	8.0%
growth rate	1.5%

To calculate the discount rate	
Government bond yield rate	3.0%
Inflation	2.0%
Market Risk Premium	3.0%
Special risk premium	1.0%
Discount rate	9.0%

Assumptions of how to discounted cash flows	
Total income in full operation	8,223,232
Cash flow period	20 years

	Discounted cash flows																			
	31-Dec-22	31-Dec-23	31-Dec-24	31-Dec-25	31-Dec-26	31-Dec-27	31-Dec-28	31-Dec-29	31-Dec-30	31-Dec-31	31-Dec-32	31-Dec-33	31-Dec-34	31-Dec-35	31-Dec-36	31-Dec-37	31-Dec-38	31-Dec-39	31-Dec-40	19-Nov-41
Total effective income	8,223,232	8,223,232	8,223,232	8,223,232	8,683,613	8,737,184	8,737,184	8,737,184	8,737,184	8,737,184	9,251,136	9,251,136	9,251,136	9,251,136	9,251,136	9,765,088	9,765,088	9,765,088	9,765,088	9,765,088
Percentage of operating and maintenance expenses	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Value of operating and maintenance expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net operating income	8,223,232	8,223,232	8,223,232	8,223,232	8,683,613	8,737,184	8,737,184	8,737,184	8,737,184	8,737,184	9,251,136	9,251,136	9,251,136	9,251,136	9,251,136	9,765,088	9,765,088	9,765,088	9,765,088	9,765,088
Last value (recovery value)																				123,894,554
Net annual cash flow	8,223,232	8,223,232	8,223,232	8,223,232	8,683,613	8,737,184	8,737,184	8,737,184	8,737,184	8,737,184	9,251,136	9,251,136	9,251,136	9,251,136	9,251,136	9,765,088	9,765,088	9,765,088	9,765,088	133,659,642

Total property value **111,487,876**

Approximately total value **111,488,000**

Evaluation results

Conclusion

- ✓ Since the property under evaluation is an income-generating property, and the purpose of the evaluation is to evaluate the properties of the fund periodically in accordance with the regulations of a real estate investment traded fund, **the discounted cash flow method** is the most appropriate and best method for its evaluation.
- ✓ Based on following the criteria and evaluation methods followed and in accordance with the requirements of the client, experts assess that the market value of the property and according to the following information of the property in sharjah city in the neighborhood (Al-Fayha), its area (6,033.20) m2 is as follows:
- ✓ The discounted cash flow method has been adopted.

Total property value
Land area (M2)
6,033.20
Total property value (Saudi riyals)
111,488,000
Total property value (UAE dirham)
108,461,000
Total property value (writing)
Only a hundred and eleven million and four hundred and eighty-eight thousand Saudi riyals only

Notes

Recommendations

- ✓ By reviewing the above data and according to a market survey and similar sales, the experts of the Saudi Assets Valuation Company see that the value reached is the weighted value and reflects the current market trend.

General Notes

- ❖ The margin of fluctuation in the value is within + or - 10% according to the current market conditions
- ❖ The property revenues assessed in UAE AED have been transferred to the Saudi riyal and equal to (1.027904)

Manager of the Valuation

Department

Abdullah Al Mahfouz

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نُتُهين
VALUATION

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Appendices



Appendices



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End of reports