

SICO Saudi REIT

Fact Sheet – Q3 2023

Fund Facts	
Fund Size "SAR"	572,400,000
Initial Unit Price "SAR"	10.00
Inception Date	16-Oct-2017
Listing Date	18-Jan-2018
Risk Level	High
Fund Term	99 Years
Management Fees	1% per annum of net asset value after deducting expenses. The Fund Manager has not been charging management fees since March 2020.
Custodian Fees	SAR175,000 annually
Other Fees and Expenses	Up to 1% per annum (of Net Asset Value)

Financial Indicators	Amount (SAR)
Total Assets	538,381,486
Net Asset Value	363,967,018
NAV per unit	6.36
Trading Market Price (Closing Price)	4.80
Fund Expenses (excluding depreciation)	4,009,462
Depreciation Expenses	2,419,941
Expense Ratio excluding depreciation (ER)	0.75%
Total Expense Ratio (TER)	1.19%
Net Rental Income to Market Capitalization	1.89%
Debt to AUM Ratio*	28%

- * The debt amount is for a period of 5 years commencing March 2021
- * Financing amount: SAR149,891,640
- * Exposure period: 2.44 Years
- * Maturity date: 08 March 2026

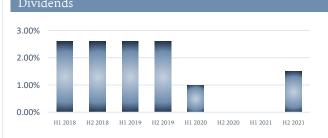
Maturity date. 00 M	arcii 2020				
Fund Expenses for Q3 2023					
As of 30 September 2023	Amount (SAR)	% from Fund's Total Asset Value	Cap Limit		
Custodian fees	44,110	0.008%	SR175,000 Annually		
Sharia Fees	4,726	0.001%	SR18,750 Annually		
Director Board Fees	5,041	0.001%	SR20,000 Annually		
Audit Fees	7,184	0.001%	SR28,500 Annually		
Listing Fee	31,017	0.006%	0.03% of the Fund market value annually		
REITs - Basic Registry Services	98,630	0.018%	N/A		
Admin Fee	51,165	0.010%	0.05% Of the Fund's NAV annually		
Other Expenses	27,928	0.005%	0.03% Of the Fund's NAV annually		
Finance Cost	3,739,762	0.695%	N/A		
Total	4,009,462	0.74%	-		

On 30 July 2023, the Fund Manager announced changing the Fund's auditor Al-Bassam and Al-Nimr Allied Accountants - PKF, and appointing Ernst & Young Professional Services - EY with an annual fee of SAR 47,500.

Real Estate Portfolio					
% of Total Assets	Occupancy				
26%	100%				
23%	100%				
23%	100%				
28%	100%				
	% of Total Assets 26% 23% 23%				

Unit Price		
Date	Unit Market Price	NAV per unit
31-12-2022	5.59	7.17
31-03-2023	5.45	7.13
30-06-2023	5.64	7.12
30-09-2023	4.80	6.36

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



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Material Changes and Updates

⁻ The figures mentioned above represents the period from 01 July 2023 to 30 September 2023.

⁻ The figures in the report are un-audited.