

Al Rajhi REIT Fund Factsheet - Q4 2018

FUND OBJECTIVE

The principal investment objective of the Fund is to invest in income-generating real estate assets to earn regular rental income and distribute at least 90% of Fund's net income in cash to investors semi-annually at the end of month of February and August of each calendar year. The cash distributed excludes any capital gains arising from the sale of the assets.

FUND LEVEL DATA

No of Properties	14
Listing Date	20-Mar-18
IPO Fund Size	426,701,300
Investment in Kind	795,304,790
Total Capital	1,222,006,090
No of Units (at SAR 10 par value)	122,200,609
Management Fee	0.8% of total assets less expenses
Auditor	PKF Al Bassam & Co. Allied Accountants
Custodian	KASB Capital
Borrowings	456,913,600
Dividend Policy	To distribute at least 90% of net profit
Dividend Distribution	Semi-annual
Valuation Frequency	Semi-annual
Market Price per unit as on 31.12.2018	8.16

RATIOS

Particulars	Value
Gross Rental Income over Market Capitalisation	9.21%
Total Debt over Total Asset Value	26.25%
YTD performance of market price per unit	-18.40%
Total Expense Ratio**	0.85%

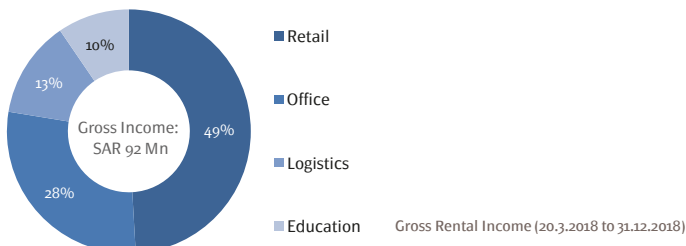
** Expenses excluding interest expense and depreciation

PORTFOLIO HIGHLIGHTS AS ON 31.12.2018

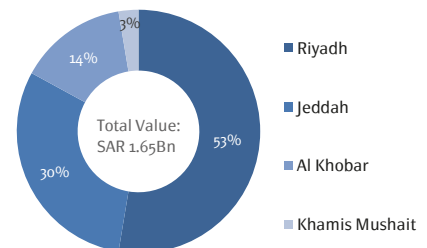
Property Fair Market Value By Asset



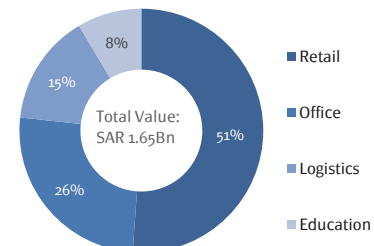
Gross Income By Sector



Property Fair Market Value By Location



Property Fair Market Value by Sector



AUDITED FINANCIAL DATA (For period 20.3.2018 to 31.12.2018)

Income Statement	Amount
Total Income	92,099,709
Total Expenses*	(42,452,204)
Total Net Income	49,647,505
Funds from Operations	63,395,305

* Includes depreciation for the above mentioned period of SAR 13,747,800

Balance Sheet	Amount
Current Assets	73,761,805
Non-Current Assets	1,666,610,053
Total Assets	1,740,371,858
Current Liabilities	(33,046,812)
Non-Current Liabilities	(456,913,600)
Total Liabilities	(489,960,412)
Net Assets Attributable to Unitholders	1,250,411,446
Units Issued	122,200,609
NAV per unit (at cost)	10.23

DIVIDEND DISTRIBUTION DETAILS

Distribution per unit (20 Mar - 30 June'18)	0.174*
Distribution per unit (1 Jul - 31 Dec'18)	0.311#
Total Distribution per unit for year 2018	0.484
Net Annualised Yield	6.16%

* paid in July 2018

announced on 11th Feb 2019

FUND UPDATE

No fundamental changes during the 4th quarter 2018

DISCLAIMER

Al Rajhi Capital is an Authorized Person under the APR with license number 07068-37 granted by the CMA. Past performance is neither an indication nor a guarantee of future returns. The value of units and income from them can go up or down; investors may receive less than what they have originally invested. Additionally, fees charged on funds and currency exchange rates may have additional adverse effects. Investors should consider their individual and financial situation prior to entering into a specific product/fund and should seek advice from investment and legal professionals. Detailed and specific information related to the product is provided in the terms and conditions applicable to the fund which should be read and understood prior to entering into it.