

Fund Facts

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

Financial Indicators

Financial Indicators	Amount (SAR)
Total Assets	577,890,689
Net Asset Value	407,891,470
NAV per unit	7.13
Unit Market Price as of 30 March 2023	5.45
Fund Expenses (excluding depreciation)	3,161,665
Depreciation Expenses	2,393,348
Expense Ratio excluding depreciation (ER)	0.78%
Total Expense Ratio (TER)	1.36%
Net Rental Income to Market Capitalization	1.04%
Debt to AUM Ratio*	27%

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

* Financing amount: SAR149,891,640

* Exposure period: 2.94 Years

* Maturity date: 08 March 2026

Fund Expenses

As of 31 March 2023	Amount (SAR)	% from Fund's Total Asset Value	Cap Limit
Custodian fees	43,151	0.007%	SR175,000 Annually
Sharia Fees	4,623	0.001%	SR18,750 Annually
Director Board Fees	4,932	0.001%	SR20,000 Annually
Audit Fees	7,027	0.001%	SR28,500 Annually
Listing Fee	30,343	0.005%	0.03% of the Fund market value annually
REITs - Basic Registry Services	98,630	0.017%	N/A
Admin Fee	50,571	0.009%	0.05% Of the Fund's NAV annually
Other Expenses	30,343	0.005%	0.03% Of the Fund's NAV annually
Finance Cost	2,892,045	0.500%	N/A
Total	3,161,665	0.547%	-

- The figures mentioned above represents the period from 01 January 2023 to 31 March 2023.

- The figures in the report are based on the fair value assets as of 31 March 2023 and are not audited.

Disclaimer

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Material Changes and Updates

- On 26 March 2023, the Fund Manager announced the leasing of Eskan Hospitality Towers (Eskan Tower 4, Eskan Tower 5 and Eskan Tower 6) to Moro International Company for Apartments and Hotels, and for a net lease value of SR 9,130,435 where all the lease agreements expire on 31 December 2023.
- On 26 March 2023, the Fund Manager announced the appointment of Mr. Saleh Al Mahasen as an independent Fund board member.
- On 07 February 2023, the Fund Manager announced the appointment of Mr. Imad Awwad as an independent Fund board member.
- On 06 February 2023, the Fund Manager announced revocation of the agreement to acquire a commercial property located in Hittin District in Riyadh where the original acquisition agreement has been signed on 20 March 2022.
- On 26 January 2023, the Fund Manager announced the resignation of Mr. Aly Hamid Al Din as an independent Fund board member.
- On 09 January 2023, the Fund Manager announced the resignation of Mr. Fahad Al Shammari as an independent Fund board member.

Real Estate Portfolio

Name	% of Total Assets	Occupancy
Eskan 4 Tower	25%	100%
Eskan 5 Tower	25%	100%
Eskan 6 Tower	24%	100%
iOffices	26%	100%

Unit Price

Date	Unit Market Price	NAV per unit
30-06-2022	7.21	9.01
29-09-2022	6.54	9.07
31-12-2022	5.59	7.17
31-03-2023	5.45	7.13

Profits Distribution

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

Dividends

