



MULKIA Gulf Real Estate REIT

Mulkiya Gulf Real Estate REIT Factsheet for Q4 2020



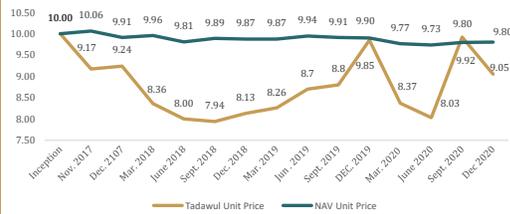
Fund Objectives

Mulkiya Gulf Real Estate REIT is a Sharia compliant closed public traded listed real estate investment fund, established according to the laws and regulations in the Kingdom of Saudi Arabia & regulated by Capital Market Authority. The Fund aims to acquire real estate properties that are constructed & developed, capable of achieving periodic income, the fund should distribute at least 90% of the fund net profit.

Fund Information

Fund size	681,086,520 SAR
Unit Nomial value (IPO)	10 SAR
Date of Inception	11-Sep-17
Date of listing	5-Nov-17
Fund Duration	99 Years
Fund Management fees	1% of fund total assets after deduction of fund expenses
Custody fees	Maximum of 0.04% from fund assets - annually
Risk level	Moderate to high
Dividend distribution Policy	Distribution of cash dividend net less than 90% of fund net profit
Valuation frequency	Minimum once every six months
Dividend distributions	Quarterly
Shariah compliance	Approved from Shariah Committee

Unit Price Performance



Fundamental Changes

Mulkiya Investment Company announces the distribution of cash dividend to Mulkiya Gulf Real Estate REIT Fund Unitholders for the period from 01/07/2020 to 30/09/2020

Addendum announcement from Mulkiya Investment Company related to Mulkiya Gulf Real Estate REIT fund board to appoint a zakat advisor to study the potential liability for zakat registration that the fund board has approved appointing the Zakat advisor Messrs. Ibrahim Ahmed Al-Bassam & Co. (PKF) to start the fund registration procedures for Zakat purposes at the General Authority for Zakat and Tax

Addendum announcement from Mulkiya Investment Company related to Mulkiya Gulf Real Estate REIT fund board to appoint a zakat advisor to start the zakat registration, that the fund manager has received a notification from CMA that the General Authority for Zakat & Taxes has put the Investments funds registration for Zakat purposes on hold till receiving another notification from GAZT.

Mulkiya Investment Company would like to announce signing an Islamic Shariah compliant financing agreement with Alrajhi bank with a financing limit of 600 MN SAR.

Mulkiya Investment Company announces that the semi-annual valuations report for Mulkiya Gulf Real Estate REIT Fund for the second half of the year 2020 are available for the unit holders.

All numbers shown in the factsheet are based on NAV fair value as of 31 December 2020 and not audited.

Disclaimer:

This statement has been prepared based on data from sources considered reliable by the company. Financial and non-financial assumptions and estimates were based on the best estimates available to the company at the time of preparing this document. These assumptions and financial and non-financial estimates may change negatively or positively when an unexpected event arises after preparing this document.

This factsheet is not intended to be exclusive or to contain all the information that the recipient would like to obtain in order to evaluate the performance of the security or / or investment risks. The recipient must base his decision on his own review and assessment of the investment opportunity, including potential benefits and risks. Neither party has the right to interpret the contents of this offer as advice in any way. Rather, each party receiving this factsheet must refer to its advisors regarding any issues related to its possible decision. The company will provide the opportunity to ask questions to company officials regarding any aspect of the factsheet, as well as the opportunity to obtain additional information that the company owns or can obtain without unreasonable effort or costs.

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Mulkiya Investment Company

Is a Saudi (Closed Joint Stock) Company holding CR. No. 1010407245, headquartered in Riyadh.

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Quarterly Financial data

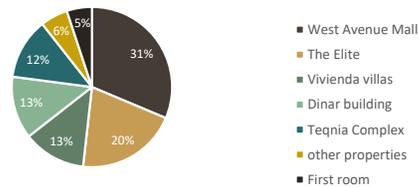
Tadawul unit price as per 31 December 2020 "SAR"	9.05
Percentage of rental income to unit price for Q4 2020	2.53%
Percentage of total expenses & fees (Including Depreciation & Management fees)	0.90%
Percentage of borrowing "used financial facilities to fund total assets"(*)	46.37%
Percentage of total expenses to to fund total assets	0.22%
NAV unit price	9.80
Fund units NAV value SAR	667,683,565

(*) The high ratio of borrowing to the fund's total assets as a result of withdrawing part of the financing from Al-Rajhi Bank for early repayment of 259.6 million riyals to Bank Albilad.

Dividend distributed

Period	Dividend distributed	Distributions per unit SAR
Q2 2018	10,200,000	0.17
Q3 2018	10,200,000	0.17
Q4 2018	10,200,000	0.17
Q1 2019	10,200,000	0.17
Q2 2019	10,200,000	0.17
Q3 2019	10,200,000	0.17
Q4 2019	10,200,000	0.17
Jan. & Feb. 2020	7,200,000	0.12
March, May & June 2020	6,810,865.20	0.10
Q3 2020	6,810,865.20	0.10

Fund Properties & Their Ratios



Fund Activities Distribution

