

#### Fund Objectives

Mulkia 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 Nominal 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 not less than 90% of fund annual net profit
Valuation frequency	Minimum once every six months
Dividend distributions	Quarterly
Shariah compliance	Approved from Shariah Committee

#### Fundamental and non fundamental changes

4-Nov-21	Mulkia investment Company announces updating Mulkia Gulf Real Estate REIT Fund Terms & Conditions
27-Oct-21	Announcement by Mulkia Investment Company regarding the details of non-fundamental changes to Mulkia Gulf Real Estate REIT Fund
21-Oct-21	Addendum announcement from Mulkia Investment Company related to cash dividend distributions to the Unitholders of Mulkia Gulf Real Estate REIT fund

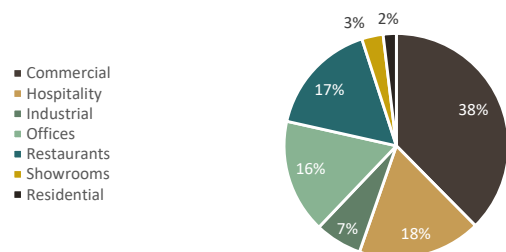
#### Quarterly Financial data as of 31 December 2021

Tadawul unit price end of quarter (SAR)	9.85	
Percentage of rental income to unit price for current quarter	2.74%	
Percentage of total expenses & fees (Including Depreciation & Management fees)	1.30%	
Percentage of distributions to Net Asset Value (NAV)	1.30%	
Percentage of borrowing (used financial facilities to fund total assets)	32.64%	
Period for fulfillment (Year) and due date (Year)	6.0	28/12/2027 (Due date)
Percentage of total expenses to fund total assets	0.27%	
NAV unit price	9.98	
Fund's total assets	1,049,630,598	
Fund units NAV value SAR	679,616,326	

#### Dividend distributed

	Amount distributed	Distributions per unit SAR
2017 (No. of fund units 60,000,000)	6,300,000	0.105
2018 (No. of fund units 60,000,000)	40,800,000	0.68
2019 (No. of fund units 60,000,000)	40,800,000	0.68
Jan. & Feb. 2020 (No. of fund units 60,000,000)	7,200,000	0.12
March 2020 to June 2020 (No. of fund units 68,108,652)	6,810,865.20	0.10
Q3 2020 (No. of fund units 68,108,652)	6,810,865.20	0.10
Q4 2020 (No. of fund units 68,108,652)	6,810,865.20	0.10
Q1 2021 (No. of fund units 68,108,652)	8,854,124.76	0.13
Q2 2021 (No. of fund units 68,108,652)	8,854,124.76	0.13
Q3 2021 (No. of fund units 68,108,652)	8,854,124.76	0.13

### Fund Activities Distribution



### Fund Properties & Their Ratios



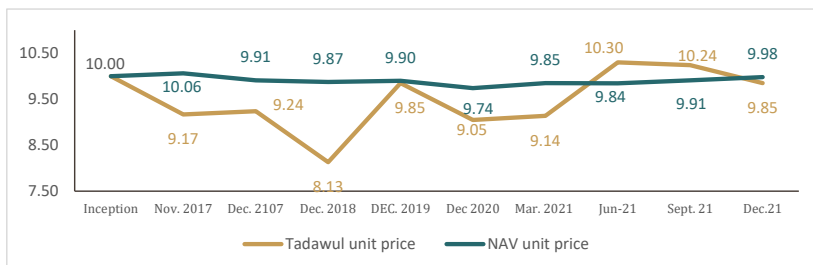
#### Fund properties Occupancy:

West Avenue Mall- The Elite- Vivienda villas - Dinar Commercial building- Teqnia complex- Obhur  
Alsheraa project - Khamees Mushait restaurant  
Yasmin building - Hotel Apartments building

#### Occupancy %

100% (One main contract)  
Available for rent  
Rent starts in 2022

### Unit Price Performance



All numbers shown in the factsheet are based on NAV fair value as of 31 December 2021 and not audited.

### Fund's total expenses and fees during the period

Expense / Fee	Amount	% of total assets
Financing fees (as per market conditions and agreement signed with bank)	2,365,396	0.23%
Management fees	2,546,221	0.24%
Custodian fees	61,797	0.01%
Other fees	1,169,751	0.11%
Depreciation, doubtful debts and real estate impairments	7,458,614	0.71%
<b>Total expenses and fees</b>	<b>13,601,779</b>	<b>1.30%</b>

#### 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.

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#### Mulkia Investment Company

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

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