



**MULKIA
INVESTMENT**

ملكيا
عقارات
الخليج
ريـت

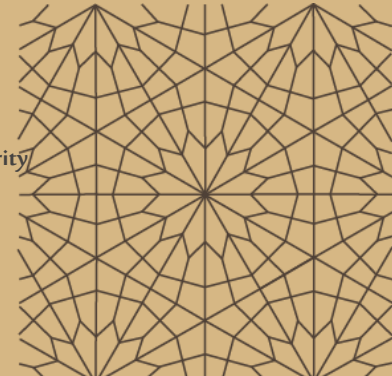
**MULKIA
Gulf Real Estate REIT**

Mulkiya – Gulf Real Estate REIT Fund

Second Unitholders Quarterly Statement - 2022

Fund reports are available upon request free of charges

Licensed by Saudi Capital Market Authority
No. (13170- 37) in 5/11/2013





Fund summary

Fund Manager Mulkiya investment Company

Type of Fund Closed Public Fund

Fund Period 99 Years

Fund Capital IPO 600,000,000 SAR


Current Fund Capital 681,086,520 SAR

Fund Launching 05/11/2017

Fund Auditor
Allied Accountants



Custodian



Shariah Committee
Shariah Review Bureau



Valuators

• Estnad for real-estate valuation



• Valie Real Estate Valuation



Fund Objectives:

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 during the fund's lifetime and at a minimum of once a year within 90 days of the end of the fiscal year ending 31 December as per the following strategy:

- Investment of 75% of the total value of the Fund's assets based on the latest audited financial statements in a constructed & developed properties and are subject to periodic and rental income.
- Investing 25% or less of the total value of the Fund's assets according to an audited financial statement in a real estate development. The development can be through the development of the properties owned by the Fund in order to raise rental yields and achieve capital returns at partial sale or through investment in real estate development in non-owned properties to the Fund.
- The Fund aims to invest at the beginning of its launch in real estate in the commercial, industrial and residential sectors, and can invest in subsequent periods in other sectors that achieve regular returns exceeding the average yield of the Fund for the last 12 months.
- All Fund investments is shariah compliant.
- All Fund investment will be inside Kingdom of Saudi Arabia.
- The Fund may invest in real estate investment funds that comply with Shariah principles, not exceeding 10% of the total value of the Fund's assets according to the latest audited financial statements.

Dividend distribution policy:

The fund should distribute at least 90% of the fund's net profit during the fund's lifetime and at a minimum of once a year within 90 days of the end of the fiscal year ending 31 December





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
Shariah compliance	Approved from Shariah Committee





Quarterly Financial data as of 30 June 2022

Tadawul unit price end of quarter (SAR)	9.10
Percentage of rental income to unit price for current quarter	2.56%
Percentage of total expenses & fees to total gross assets (Including Depreciation, Management fees & the impairment loss in Real-estate investments)	2.69%
Percentage of borrowing (used financial facilities to fund total assets)	46.35%
Period for fulfillment and due date (In Years)	5.50
Loan maturity date	28/12/2027
Percentage of total expenses to fund total assets	0.27%
NAV unit price	9.35
Fund's total assets	1,245,691,371
Fund units NAV value SAR	636,631,791

- All numbers shown in the factsheet are based on total fair value as of 30\06\2022, Based on unaudited preliminary data





Dividend distributed

Dividend distributed	Standing Units in The Fund	Amount distributed	Distributions per unit SAR
2017	60,000,000	6,300,000	0.105
2018	60,000,000	40,800,000	0.68
2019	60,000,000	40,800,000	0.68
Jan. & Feb. 2020	60,000,000	7,200,000	0.12
March 2020 to June 2020	68,108,652	6,810,865.20	0.10
Q3 2020	68,108,652	6,810,865.20	0.10
Q4 2020	68,108,652	6,810,865.20	0.10
Q1 2021	68,108,652	8,854,124.76	0.13
Q2 2021	68,108,652	8,854,124.76	0.13
Q3 2021	68,108,652	8,854,125.76	0.13
Q4 2021	68,108,652	12,259,557.36	0.18
Q1 2022 *	68,108,652	8,854,125.76	0.13
Dividend during the quarter to NAV %		1.39%	

(*) Dividends maturity period:

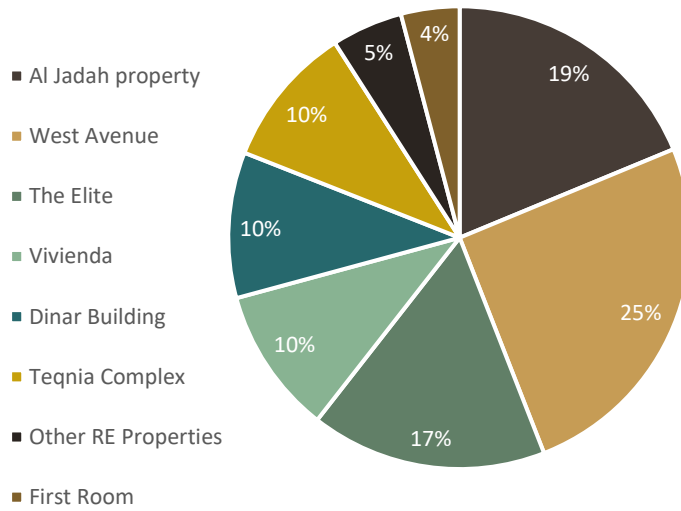
The eligibility of dividends shall be for the unit holders registered in the registers of the Securities Depository Center by the end of Thursday 11/10/1443H corresponding 12/05/2022G (end of Tuesday trading day on 09/10/1443H corresponding to 10/05/2022G).



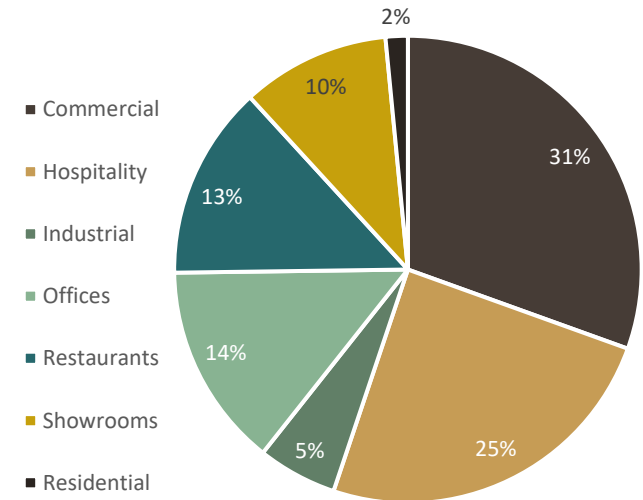


Fund's Properties & Activities

Fund Properties & Their Ratios



Fund Activities Distribution





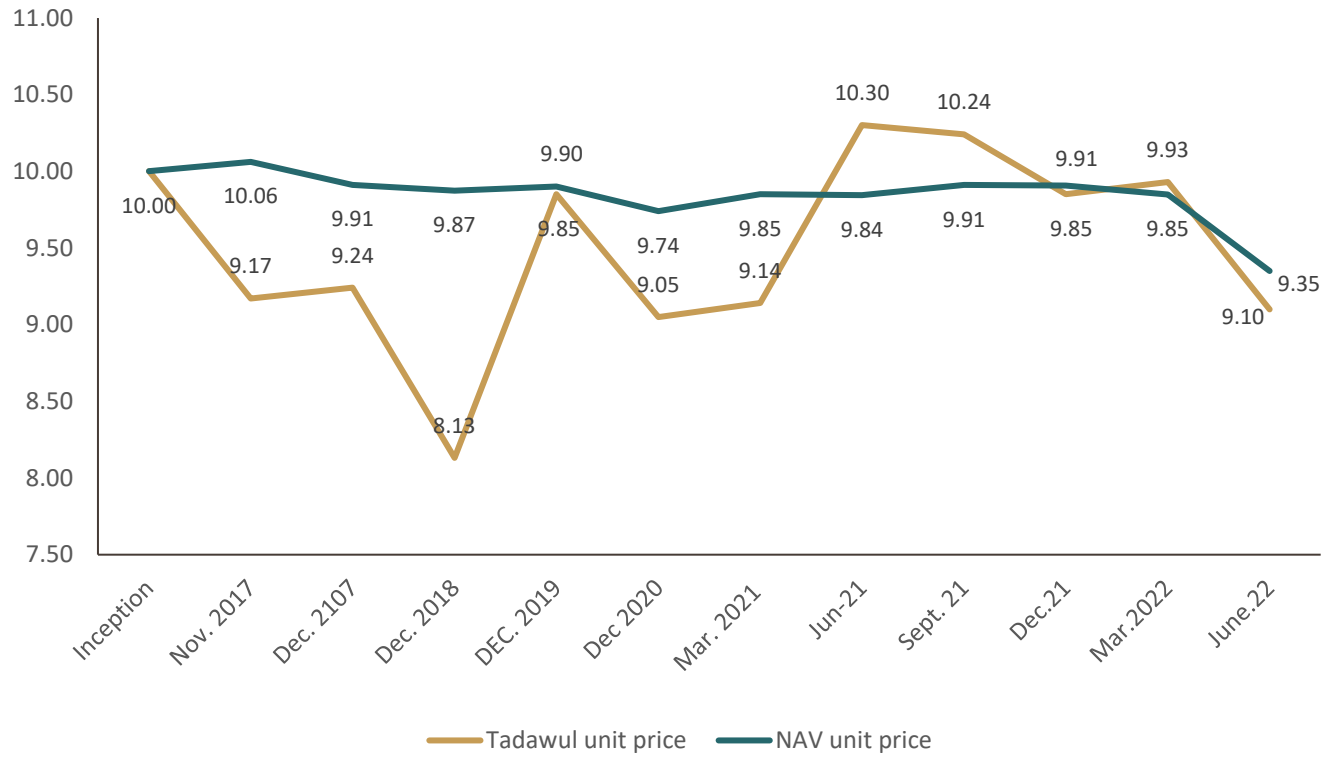
Properties' Occupancy rates

	Property	Activity	Occupancy
1	Al Jadah property	Commercial	69.63%
		Hospitality	Operating contract
2	West Avenue Mall	Commercial	100%
3	The Elite	Commercial	100%
4	Vivienda Hotel Villas - Riyadh	Hospitality	100%
5	Dinar Commercial Building	Commercial & administrative	100%
6	Teqniya Commercial Complex	Commercial & Industrial	100%
7	Hotel Apartment Building in Riyadh, Al Namothagiah District	Hospitality	100%
8	Yasmine Residential Building	Residential	100%
9	Restaurant building in Jeddah , Al Shiraa	Restaurant	Vacant
10	Restaurant Building in Khamis Mushait	Restaurant	Vacant
11	Restaurant building in Jeddah , Obhur	Restaurant	100%





Unit Price Performance





Fund's total expenses and fees during the quarter

Expense / Fee	Amount	% of total assets
Financing fees and costs (as per market conditions and agreement signed with bank)	4,631,783	0.37%
Management fees(1% of total assets after deducting expenses)	3,117,781	0.25%
Custodian fees(Maximum 0.04% per annual of the fund's assets)	74,946	0.01%
Other fees(Maximum 0.25% of total assets)	349,796	0.03%
Depreciation	4,117,948	0.33%
Impairment in real estate investments	21,259,950	1.71%
Total expenses and fees charged during the quarter (Including financing, depreciation expenses & Impairment in real estate investments)	33,552,203*	2.69%

The upper limit for all the expenses are based on the terms and conditions:

It is expected that the cost percentage will not exceed 1.25% from the fund's assets value, excluding debt facilities, depreciation, and the decrease in the real estate assets value. All the irregular fees or the fees that have unspecified entitlement are exempt from this percentage.

(*) Non-cash expenses represent 75.64% of total expenses and charges charged during the quarter.





Fundamental and non fundamental changes

6 April 2022

Mulkia investment company announced the signing of a hedging Shariah compliant agreement with Al Rajhi Bank on 5 April 2022, in order to fix the reference price for the cost of financing (Saibor) for a portion of the financing equals 100 million riyals. This was done by fixing the Saibor margin for this part of the financing at a rate of 3.71% annually until the date of repayment of the financing. Saibor's margin is currently approximately 2.43%, with the rest of the fund's outstanding loans still subject to a variable margin.

6 April 2022

The correct date of signing the hedging Sharia compliant agreement with Al Rajhi Bank was on 05/04/2022.

28 April 2022

Mulkia Investment Company in its capacity as the manager of Mulkia Gulf Real Estate REIT Fund ("the Fund") announces that it has received a letter from Messrs./Gulf Real Estate Company as the main tenant of the West Avenue property owned by the Fund regarding its unwillingness to continue the lease contract signed with it, starting from the end of the mandatory period of the contract, which expires on 01/11/2022 AD.

27 June 2022

Mulkia Investment company- the fund manager for Mulkia Gulf Real Estate REIT Fund announces the change of Head office address

29 Jun 2022

Mulkia Investment Company as a fund manager of Mulkia Gulf Real Estate REIT Fund announces a change in the auditor of the fund based on the approval of the fund Board ,a non-fundamental change will be made.





Stay in touch

You can contact **Mulkia** any time and of course our employees will be happy and ready to answer your inquiries for a better service..

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