

SEDCO Capital REIT Fund

Quarterly Statement

Q3 2022



SEDCO Capital REIT Fund

Quarterly Statement – Q3 2022



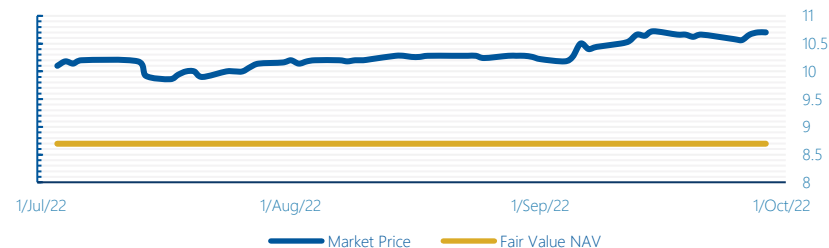
Fund Objectives and Dividend Policy

Acquire developed and ready to use properties in order to generate regular rental income and distribute at least 90% of the Fund's net profit to the unitholders throughout the term of the Fund. The Fund Manager is expected to announce dividends, record dates and distribution dates within 40 business days from the end of June and December of each calendar year. Dividends will be deposited within 90 business days of the announcement. Excluding capital gains from the sale of assets which may be reinvested for acquiring assets for the interests of unitholders.

Fund Factsheet

Fund Size Upon Listing	SAR 600,000,000
Number of Units Upon Listing	60,000,000 Units
Fund Size After Increasing the Fund's Assets	SAR 1,175,000,000
Number of Units After Increasing the Fund's Assets	117,500,000 Units
Currency	Saudi Riyals (SAR)
Headquarter	Jeddah, Kingdom of Saudi Arabia
Operation Date	1 April 2018
Listing Date	1 May 2018
Fund Term	99 years following the date of listing

Performance of Unit Price



SEDCO Capital REIT Fund

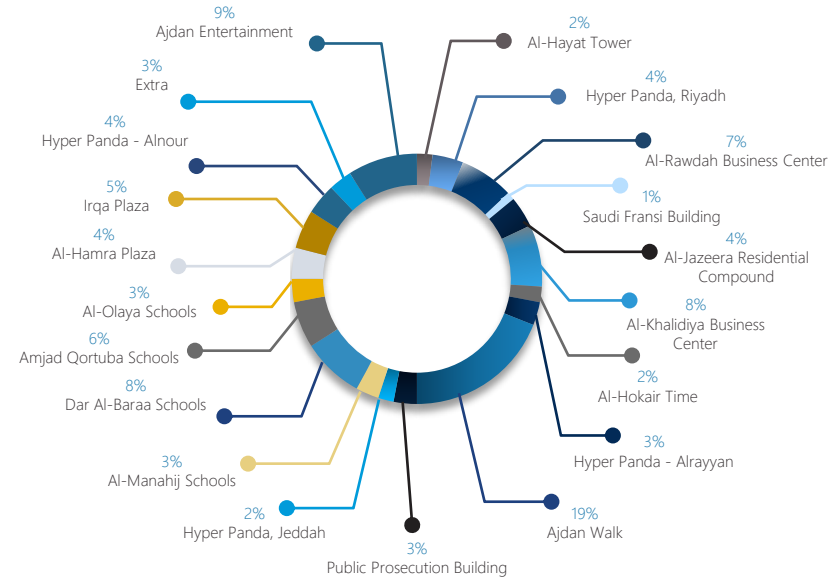
Quarterly Statement – Q3 2022



Occupancy

#	Name	Occupancy
1	Al Hayat Hotel Apartments Tower - Riyadh	100%
2	Hyper Panda - Riyadh	100%
3	Al Jazeera Residential Compound - Riyadh	96%
4	Public Prosecution Building - Jeddah	100%
5	Al Khalidiya Business Center - Jeddah	81%
6	Hyper Panda - Jeddah	100%
7	Al Rawdah Business Center - Jeddah	93%
8	Building leased to Banque Saudi Fransi-Dammam	100%
9	Hyper Panda - Alrayan - Dammam	100%
10	Al Hokair Time - Dammam	100%
11	Ajdan Walk - Al Khobar	100%
12	Al Manahij Schools - Riyadh	100%
13	Dar Al Baraa Schools - Riyadh	100%
14	Amjad Qortuba Schools - Riyadh	100%
15	Al Olaya Schools - Riyadh	100%
16	Al Hamra Plaza - Riyadh	100%
17	Irqqa Plaza - Jeddah	97%
18	Extra - Dammam	100%
19	Hyper Panda - Alnour - Dammam	100%
20	Ajdan Entertainment	100%

Assets Allocation



SEDCO Capital REIT Fund

Quarterly Statement – Q3 2022



Dividends

All the distributions below are from the proceeds of leasing, and the Fund has not previously made any distributions from proceeds of sale.

	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
Total Distributed Dividends (SAR)	21,296,875	20,562,500	20,268,750	9,750,000	9,750,000
Number of Existing Units	117,500,000	117,500,000	117,500,000	60,000,000	60,000,000
Dividends Distributed Per Unit (SAR)	0.18125	0.1750	0.1725	0.1625	0.1625
% of Distribution from NAV	2.05%	1.94%	1.91%	1.81%	1.81%
Eligibility Date	6 OCT 2022	13 JUL 2022	11 APR 2022	28 DEC 2021	30 SEP 2021

Expenses and Fees

Description	Amount	% to Total Assets Value	Cap (Limit)
Operating expenses	2,453,053	0.13%	Not to exceed 7% of the rental income of the property
Management fees	2,736,839	0.15%	1% of the Fund's net assets according to the latest financial statements
Finance fees	11,083,540	0.60%	NA
Professional fees	853,860	0.05%	NA
Other costs	-3,994,717	-0.21%	1% of the Fund's net assets according to the latest financial statements
Depreciation and amortization	40,388,560	2.17%	NA
Total expenses	53,521,135	2.88%	-



SEDCO Capital REIT Fund

Quarterly Statement – Q3 2022



Financial Indicators

Unit Price at the End of Quarter	10.70
Rental Income per Unit	0.30
Rental Income on the Unit Price	3,278,281
Expense Ratio and Percentage of Total Fees and Charges	5.35%
Percentage of the Fund's Costs to the Fund's Total Assets Value	2.91%
Percentage of borrowing to the fund's total assets value, period for fulfillment and due date	44% Period: NA Due date: 31 DEC 2023
NAV (Book Value)	1,001,304,837
NAV/Unit (Book Value)	8.5217
NAV (Fair Value for Real Estate Investments)*	1,022,047,189
NAV/Unit (Fair Value)	8.6983
Fund's Total Assets Value	1,859,920,780

*NAV (Fair Value) is based on the latest valuations as of 30 June 2022.

Changes that Affect the Fund's Function

The Fund Manager has obtained the Fund Board approval to commence the 2nd increase of the total value of the Fund's assets to acquire two income-generating properties with a value of more than 700 million Saudi riyals located in Riyadh and Jeddah. In accordance with the regulations, the Fund Manager will secure the required regulatory approvals from Capital Market Authority, Saudi Exchange (Tadawul), unitholders, and any other legal requirements.

22C72

Disclaimer: This document does not constitute an offer to buy, subscribe or participate in the SEDCO Capital REIT Fund (the "Fund"), nor shall it (or any part of it) form the basis of, or be relied on, in connection with, or act as inducement to enter into any contract whatsoever. Prospective investors should carefully read the Fund's Terms and Conditions and should seek advice from a qualified investment advisor on the suitability of the Fund as an investment prior entering into an investment in the Fund. Investing in the Fund could carry risks; therefore, may not be suitable for all investors. Hence, prospective investors must be willing to undertake the risks associated with any investment in the Fund. This document has been prepared using data and information from reliable sources. The Fund Manager shall not be liable for any loss that may arise from the use of this report or any of its contents or otherwise arising in connection therewith. Past performance of the Fund is not an indication nor a guarantee of future performance. The value of units, dividends derive from them, as well as fund prices, and their currencies may decrease or rise, and changes in currency rates may adversely affect the value of securities, prices, or income. The Fund's assets may also be subject to risks in the financial markets in which the assets are invested It may be difficult for the investor to sell illiquid securities or make profits from them and obtain reliable information about its value or the extent of the risks it is exposed to, and additional fees / expenses may apply. Dividends or income may fluctuate, and part of the invested capital may be used to pay dividends income. By investing in the Fund, the investor acknowledges having read and accepted the Fund's Terms and Conditions.

