

SED CO Capital REIT Fund

Quarterly Statement

Q4 2024



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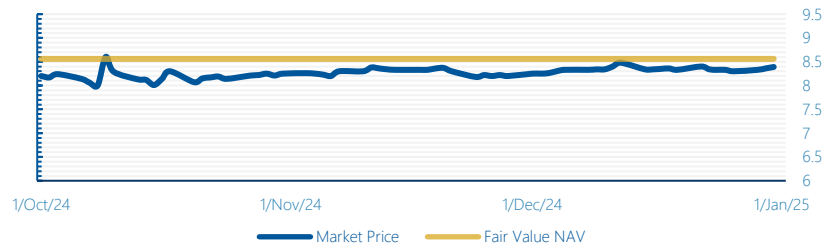
Fund Objectives and Dividend Policy

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 1,869,444,440
Number of Units After Increasing the Fund's Assets	186,944,444 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



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Quarterly Statement – Q4 2024



Dividends

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

	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
Total Distributed Dividends (SAR)	23,368,056	23,368,056	23,368,056	23,368,056	27,200,418
Number of Existing Units	186,944,444	186,944,444	186,944,444	186,944,444	186,944,444
Dividends Distributed Per Unit (SAR)	0.125000	0.125000	0.125000	0.125000	0.14550001
% of Distribution from NAV	1.43%	1.43%	1.44%	1.44%	1.68%
Eligibility Date	31 DEC 2024	21 NOV 2024	11 JUL 2024	21 MAY 2024	31 DEC 2023

Expenses and Fees

Description	Amount	% to Total Assets Value	Cap (Limit)
Operating expenses	2,548,393	0.10%	Not to exceed 7% of the rental income of the property
Management fees	4,291,476	0.16%	1% of the Fund's net assets according to the latest financial statements
Finance fees	16,668,169	0.64%	NA
Professional fees	1,973,585	0.08%	NA
Other costs	-	0.00%	1% of the Fund's net assets according to the latest financial statements
Depreciation and amortization	8,528,354	0.33%	NA
Total expenses	34,009,977	1.31%	-





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Financial Indicators

Unit Price at the End of Quarter	8.39
Rental Income per Unit	0.22
Rental Income on the Unit Price	4,931,485
Expense Ratio and Percentage of Total Fees and Charges	2.30%
Percentage of the Fund's Costs to the Fund's Total Assets Value	1.37%
Percentage of borrowing to the fund's total assets value, period for fulfillment and due date	38.88% Period: NA Due date: October 2027
NAV (Book Value)	1,478,910,994
NAV/Unit (Book Value)	7.9110
NAV (Fair Value for Real Estate Investments)*	1,600,334,912
NAV/Unit (Fair Value)	8.5605
Fund's Total Assets Value	2,605,055,660

*NAV (Fair Value) is based on the latest valuations as of 30 June 2024.

Changes that Affect the Fund's Function

- During the period, it was announced that cash dividends would be distributed to the fund's unitholders for the period from July 1, 2024 to September 30, 2024, with a total distributed dividend of SAR 23,368,056, at a value of SAR 0.125 distributed profit per unit, noting that the dividends began to be disbursed from December 1, 2024.
- Also, during the period it was announced that cash dividends would be distributed to the fund's unitholders for the period from October 1, 2024 to December 31, 2024, with a total distributed dividend of SAR 23,368,056, at a value of SAR 0.125 distributed profit per unit, noting that the dividends will be disbursed from February 27, 2025.

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