

## WHO WE ARE

Bonyan REIT is a Shariah compliant publicly traded closed-ended real estate investment fund that is established in Saudi Arabia under the Real Estate Investment Funds Regulations and the Real Estate Investment Traded Funds Instructions issued by the Capital Market Authority. The size of the fund is SAR 1,628,811,000 with a value of 10 Riyals per unit. The objective is to achieve periodic rental income by investing in income generating real estate assets and to distribute at least 90% of the annual net profit of the fund.

## WHAT IS OUR STRATEGY

The fund has a diversified real estate portfolio of 10 properties, built by acquiring 9 owned assets and one leasehold property, all of which generate current rental income. The fund can invest its assets in real estate development projects, provided the assets are not white lands. The fund manager acknowledges that the fund's investments are free of any systemic irregularities or major engineering defects that may prevent or cause non-utilization or non-operation of the assets and affect the safety of the assets or cause any costly reforms and/or major changes.

There are no fundamental, material or significant changes that affects the fund's function during the period.

## Property Portfolio

Location	Name	Sector	Market Value (SAR)	Percentage	Tenure
Riyadh	AlRafiah Village	Residential	177,419,500	9.46%	Freehold
Riyadh	AlMaather Complex	Residential	5,453,500	0.29%	Freehold
Dubai	City Walk Building 2B	Residential	252,355,690	13.46%	Freehold
Jazan	Courtyard & Residence Inn by Marriott	Hospitality	117,150,171	6.25%	Freehold
Madinah	Al Rashid Residences	Hospitality	82,585,309	4.40%	Freehold
Madinah	Al Rashid Mega Mall	Commercial Centers	462,302,385	24.65%	Freehold
Abha	Al Rashid Mall	Commercial Centers	551,179,500	29.39%	Leasehold
Riyadh	Al Rashid Strip Mall	Commercial Centers	12,988,000	0.69%	Freehold
Jazan	Al Rashid Mall	Commercial Centers	213,680,584	11.40%	Freehold

## KEY FINANCIAL FACTS

All amounts are in SAR

Portfolio Value

**1,875,114,638**

Fair Value NAV Per Unit

**9.812**

Unit Price at the end of the quarter

**8.88**

Rental Income / total operating income

**60,038,735**

Total Expenses

**4,300,344**

Loan to Value Ratio

**0%**

Cumulative Dividend Per Unit

**0.3675**

Announced YTD 2019

Dividend Per Unit

**0.0000**

Announced during Q3 2019

Dividend Yield

**8.28%**

Annualized dividend yield

52-Week High/Low

**9.75 – 8.20**

Rental Income / total operating income to Unit Price

**8.30%**

Expense Ratio

**0.49%**

Total Units

**162,881,100**