

WHO WE ARE

Bonyan REIT Fund (the "Fund") is a Shariah compliant publicly traded closed-end real estate investment fund established in Saudi Arabia under the Real Estate Investment Funds Regulations (REIFR) issued by the Capital Market Authority. At inception, the Fund comprised of 162,881,100 units at a par value of ten (10) Saudi Riyals per unit. Its 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 semi-annually.

WHAT IS OUR STRATEGY

The Fund has a diversified real estate portfolio of twelve (12) properties, made up of eleven (11) freehold properties and one (1) leasehold property, all of which generate periodic rental income. The Fund can invest its assets in real estate development projects, provided the assets are not idle 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.

KEY FINANCIAL FACTS AT 31 December 2022

Price per Unit

SAR 9.16

Closing price on TASI

Rental income to unit price

2.67%

Quarterly

Fair Value Per unit

SAR 10.8323

Borrowing to fund's total assets value

20.18%

Fund Unit's Net Asset Value

SAR 1,394,619,872.87

Total Dividend Distributed

SAR 53,750,763.00

Eligibility for cash dividends (Date:)

Dividend per Unit

SAR 0.33

NAV per Unit

SAR 8.5622

52-Week Range (High - Low)

10.30 – 9.16

Performance of the unit price

Fund's total Asset Value

SAR 1,911,731,838.67

Borrowing Fulfillment Period

2.33 years

Due Date April 2025

Costs to Assets Ratio

3.45%

Annualized - based on book value of total assets

Total Units

162,881,100

dividends distributed in the quarter

Dividend Yield

7.21%

Annualized (Based on the announcement made during Q4 2022)

PROPERTY PORTFOLIO (valuation reports are produced semi-annually in line with Real Estate Investment Funds regulation)

Location	Name	Sector	Market Value (SAR)	Book value (SAR)	As a Percentage of Total Assets	Tenure	Occupancy (%)
Abha	Al Rashid Mall	Commercial Centers	703,721,500	299,910,522.81	15.69%	Leasehold	95%
Madinah	Al Rashid Mega Mall	Commercial Centers	464,094,500	453,109,554.29	23.70%	Freehold	90%
Jazan	Al Rashid Mall	Commercial Centers	232,175,000	193,156,426.27	10.10%	Freehold	91%
Riyadh	Al Rashid Strip Mall	Commercial Centers	14,078,000	13,973,765.35	0.73%	Freehold	89%
Dubai	City Walk Building 2B	Residential	247,150,100	244,057,174.88	12.77%	Freehold	94%
Riyadh	AlRafiah Village	Residential	176,929,000	173,650,552.93	9.08%	Freehold	100%
Riyadh	AlMaather Complex	Residential	5,650,000	5,389,941.42	0.28%	Freehold	100%
Jazan	Courtyard by Marriott	Hospitality	56,514,000	55,820,673.93	2.92%	Freehold	23%
Jazan	Residence Inn by Marriott	Hospitality	57,081,000	52,728,887.17	2.76%	Freehold	64%
Madinah	Marriott Executive Apartments	Hospitality	73,709,500	72,861,649.01	3.81%	Freehold	68%
Riyadh	Sahafa Tower	Office Tower	111,500,000	104,029,114.37	5.44%	Freehold	100%
Riyadh	AlGHadeer Tower	Office Tower	78,327,000	77,397,200.42	4.05%	Freehold	100%

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Dividends Distributed

Period	Dividends Paid per unit	Total Distributed Dividends
H2 2022	0.3300	53,750,763
H1 2022	0.3300	53,750,763
H2 2021	0.3200	52,121,952
H1 2021	0.3200	52,121,952
H2 2020	0.2763	45,004,048
H1 2020	0.1228	20,001,799
H2 2019	0.3675	59,858,804
H1 2019	0.3675	59,858,804
H2 2018	0.245	39,905,870
H1 2018	--	--

Any fundamental or non-fundamental changes that affects the fund's function during quarter

There were no fundamental or non-fundamental changes that affected Fund's function and operation during the quarter.

Total Expenses

Description	SAR	(%)	Cap limit
Management fees	7,111,580	0.372%	0.50% p.a on net assets of the fund
Audit fee	140,000	0.007%	SAR 140,000
Regulatory fee	7,500	0.000%	SAR 7,500
Listing fee	300,000	0.016%	0.03% of the market value of the Fund (subject to a minimum of SAR 50,000 and a maximum of SAR 300,000) annually
Custody fee	415,000	0.022%	0.025% per annum of the Fund's net assets
Fee of the Fund's board members	200,000	0.010%	SAR 100,000 per member
Annual fee (Tadawul)	400,000	0.021%	SAR 400,000
Valuation Fee	234,000	0.012%	NA
Finance cost	15,581,777	0.815%	NA
Provision for zakat	2,379,580	0.124%	NA
Other expenses	364,626	0.019%	Maximum 1% (1 per cent) of the gross value of the Fund's assets annually
Depreciation and amortization	45,834,596	2.398%	NA
Impairment on investment properties	-	0.000%	NA
Provision for doubtful debt	191,482	0.010%	NA
TOTAL EXPENSES	73,161,141	3.827%	

Disclaimer

The disclosed information is unaudited and might differ with the audited financial statements