

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 fourteen (14) properties, made up of thirteen (13) 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 30 Sep 2024

Price per Unit

SAR 9.69

Closing price on TASI

Rental income to unit price

2.35%

Quarterly

Fair Value Per unit

SAR 12.3585

Borrowing to fund's total assets value

29.49%

Fund Unit's Net Asset Value

SAR 1,396,625,090

Total Dividend Distributed

SAR 0.00

Dividend per Unit

SAR 0.00

NAV per Unit

SAR 8.5745

52-Week Range (High - Low)

10.06 – 8.91

Performance of the unit price

Fund's total Asset Value

SAR 2,160,136,553

Borrowing Fulfillment Period

4.49 years

Due Date Mar 2029

Costs to Assets Ratio

5.09%

Annualized - based on book value of total assets

Total Units

162,881,100

For which dividends were distributed during the quarter.

Dividend Yield

6.94%

Annualized (Based on the announcement made during Q2 2024)

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	770,459,868	282,234,955	13.07%	Leasehold	96%
Madinah	Al Rashid Mega Mall	Commercial Centers	477,120,165	447,183,781	20.70%	Freehold	91%
Jazan	Al Rashid Mall	Commercial Centers	246,850,960	189,564,633	8.78%	Freehold	90%
Riyadh	Al Rashid Strip Mall	Commercial Centers	35,548,000	21,881,083	1.01%	Freehold	31 % Due to evacuation plan 33 % Due to units Selling
Dubai	City Walk Building 2B	Residential	6,734,650	3,260,011	0.15%	Freehold	
Riyadh	AlRafiah Village	Residential	210,000,000	172,545,587	7.99%	Freehold	100%
Riyadh	AlMaather Complex	Residential	6,500,000	5,413,952	0.25%	Freehold	100%
Jazan	Courtyard by Marriott	Hospitality	61,780,229	61,161,277	2.83%	Freehold	34%
Jazan	Residence Inn by Marriott	Hospitality	85,027,099	50,919,273	2.36%	Freehold	55%
Madinah	Marriott Executive Apartments	Hospitality	90,994,931	76,044,246	3.52%	Freehold	65%
Riyadh	Sahafa Tower	Office Tower	137,450,000	101,961,921	4.72%	Freehold	100%
Riyadh	AlGhadeer Tower	Office Tower	84,000,000	76,765,212	3.55%	Freehold	100%
Riyadh	1991 Center	Office Tower	212,635,000	210,788,048	9.76%	Freehold	0%
Riyadh	Al Olaya Tower	Office Tower	241,875,000	240,912,703	11.15%	Freehold	0%

Dividends Distributed

Period	Dividends Paid per unit	Total Distributed Dividends
H1 2024	0.3300	53,750,763
H2 2023	0.3300	53,750,763
H1 2023	0.3300	53,750,763
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

- Fund acquired a new property of offices tower located in Al Sahafaf District on al Olaya Road in Riyadh . The tower is composed of 23 floors with a total BUA of 20,955 sqm. Details of the lease agreement for the asset will be announced upon signing.

Total Expenses

Description	SAR	(%)	Cap limit
Management fees	1,756,044	0.33%	0.50% p.a on net assets of the fund
Audit fee	34,999	0.01%	SAR 140,000
Regulatory fee	1,875	0.00%	SAR 7,500
Listing fee	75,410	0.01%	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	103,752	0.02%	0.025% per annum of the Fund's net assets
Fee of the Fund's board members	50,000	0.01%	SAR 100,000 per member
Annual fee (Tadawul)	100,001	0.02%	SAR 400,000
Valuation Fee	116,063	0.02%	NA
Finance cost	13,137,933	2.43%	NA
Provision for zakat	-	0.00%	NA
Other expenses	152,597	0.03%	Maximum 1% (1 per cent) of the gross value of the Fund's assets annually
Depreciation and amortization	13,697,203	2.54%	NA
Impairment on investment properties	0	0.00%	NA
Provision for doubtful debt	0	0.00%	NA
TOTAL EXPENSES	29,225,877	5.41%	

Disclaimer

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