

2023- A0484

Property Valuation Report

Presented to:

Aljazira REIT

Issued date:

2024/07/24

Deposit code: 1104042

The page	content list
3	Introduction
4	Scope of Work
6	Evaluation mechanism and definition of: (Fair value/cost approach - method Substitution, market method - comparison method)
8	Statement of general assumptions and specific conditions
10	Warehouse market in Jeddah
11	Safety requirements in warehouses
12	Risks related to the property being evaluated
15	Property location
16	Basic data for the Northern Warehouse property
18	Basic data for the Southern Warehouse property
21	Comparative offers
22	Settlement method Comparison method for the northern warehouse
23	Cost method replacement method for the northern warehouse
24	Settlement method Comparison method for the southern warehouse
25	Cost method replacement method for the southern warehouse
26	Capitalization Rate
29	Comparative offers - rental price per meter
30	Income method
32	Final opinion on value
33	Final conclusion
34	A photo of the property

To:

AL JAZIRA CAPITAL

Attached is the real estate appraisal report:

This report is provided as evidence that the property has been visited and the necessary evaluation procedures have been applied. The purpose of this report is to estimate the Market value of the mentioned property. After conducting the necessary studies mentioned, the report concluded that the Market value of the property is **94,767,701 SAR**, as the Fair value of the property is the price most likely to be achieved by the value of the property in a competitive and open Fair in all the conditions necessary for a fair sale.

Our evaluation is based on the details of the property provided along with the supporting data from the client and we have relied on this information which is assumed to be correct and complete as provided.

The purpose of the appraisal is to estimate the value of the property under current market conditions. AMAM Company for Real Estate Appraisal realizes that this report will be used for determining the market value of the property. Accordingly, AMAM Co. agrees to use this report for the given requested purpose, provided that this approval is subject to the terms and conditions of the agreement related to it.

Our opinion shows the market value of the property based on the subject of the application only, and we have no current or future interest in the subject property.

The valuation is only for estimating the Market value “as is” as of the date of this valuation. It should not be relied upon as being equivalent to the price which would necessarily be received in the event of a sale or otherwise disposed of. Real changes in the real estate markets may influence the value, going up or down.

The use of other valuation methodologies produces a higher or lower value. Our opinion is subject to the said assumptions and restrictive conditions.

This valuation report provides us with a value conclusion in relation to the property. Definitions of value, discussions of the valuation methodology used, and the accompanying restrictive assumptions and conditions are an integral part of this report.

**General Manager**

**Turki Al-Zoghaibi**



2024/07/24

## Scope of Work

Client Name	Aljazira REIT		
The purpose of the evaluation	Accounting Purpose	Value Basis	Market Value
Inspection date	2024/07/12	Evaluation date	2024/06/30
Report Type	A Short Report	Valuation Currency	SAR
Hypothesis of value (assumed use)	Current use	Reference number	2023- A0484

## Identity of the approved evaluator

Identity of the approved evaluator	Turki Al-Zoghaibi	license number	1210000030
		License date	H 1437/03/30

Subject for Valuation				The method or method of evaluation used		
✓ Warehouse	Commercial	Villa	Land	Cost Method	✓ Income Method	✓ Market Style
Not Built	Under Construction	✓ Used	New	✓ Cost Method (Contractor)	✓ Investment Method (Income Capitalization)	✓ Comparative Method

## Northern warehouse

Area m <sup>2</sup>	Coordinates		District	City	Region
33,591.63	N: 21.328398°	E: 39.188732°	Al Wadi District	Jeddah	Makkah

## Southern warehouse

Area m <sup>2</sup>	Coordinates		District	City	Region
31,796.08	N: 21.323906°	E: 39.188806°	Al Wadi District	Jeddah	Makkah

<b>Professional Standards</b>	The report has been prepared in accordance with the IVS International Valuation Standards effective from January 2022 issued by the International Valuation Standards Council IVSC and approved by the Saudi Authority for Accredited Valuers.
<b>Acknowledgment of freedom and no conflict of interest</b>	The resident affirms and acknowledges independence and no conflict of interest

Influential environment of the property			
Commercial Market	Security Facility	Medical Facility	Mosque
Garden	Educational Facility	Government Headquarters	✓ Highway

Services and facilities			
✓ Electricity	✓ Waters	✓ Sanitation	✓ Phone

<b>Special assumptions</b>	<p>We assume that the property is not foreclosed or mortgaged and that there are no public or private rights that hinder its disposal.</p> <p>We assume that all documents received from the client are correct</p> <p>Prices include consulting and administrative fees and contractor profits</p> <p>The property generates income, but it was rented at a value lower than what was offered in the market. Therefore, the cost method was preferred, which reflects the value rather than the income method. Prices include all construction and general site landscaping costs.</p> <p>The age of the property and the depreciation rate were taken into account in estimating the market value of the buildings.</p>
----------------------------	---

<b>Limitations on use and publication</b>	This report is considered confidential and is for the use of the client and the intended users only for the purpose mentioned in the report. The resident is not responsible for its use by third parties, and he has no right to publish the report or any part of it, whether in correspondence or published publications, without obtaining express written approval and permission from the resident.
<b>Evacuation responsibility</b>	<p>The assessor confirms that he has verified the property data and studied the market to reach an opinion on the value of the property under study. No legal document has been verified for the property under evaluation, which includes planning, ownership, mortgage, or legal matters, on which all or part of this report is based, and it has been considered reliable. The instrument was presumed to be valid and valid. It was also assumed that the property is free and free of any legal obligations, mortgage rights, or any other obstacles. If any information mentioned in the report is discovered to be incorrect in the future unintentionally and out of control, the value stated in this report may change. This evaluation should not be construed as an opinion on these legal issues.</p> <p>The final estimate of value stated in this report is based on considerations of use at the specific time at which the appraisal was made. Any change in the current use of the property or in the valuation date may affect the final conclusion of value stated in this report</p> <p>For the legal uses available for the property based on municipal regulations: According to the resident's inspection, compared to the properties located on the same streets as the resident properties, there are no special negative conditions or regulations specific for use.</p>

### Basically value: market value

It is the estimated amount upon which assets or liabilities should be exchanged on the valuation date between a willing buyer in the framework of a transaction on an arm's-length basis after appropriate marketing, where each party acts knowledgeably and wisely without coercion or coercion.

### Principles and standards used in real estate evaluation:

#### Cost method:

He provided indicators of value using the economic principle, which states that the buyer does not pay more for purchasing an asset than the cost of obtaining an asset that has the same benefit, whether through purchase or construction. This method is based on the principle that the price that the buyer pays in the market for the asset subject of evaluation will not be More than the cost of purchasing or creating an equivalent asset, unless there are factors such as inappropriate timing, inadequacy, the presence of risks, or other factors. The asset subject to evaluation is often less attractive than the alternative that can be purchased or constructed due to the age or obsolescence of the asset. In this case, there is a need to make adjustments and adjustments in the cost of the alternative asset according to the value basis.

#### Principle used in costing:

**It is therefore permissible (replacement cost):** The estimated cost of constructing a building with the same benefits and facilities and using building materials, standards, designs and plans currently used in the market

#### Market method (comparison method):

The market approach provides an indication of value by comparing an asset with identical or comparable (similar) assets for which price information is available

#### Income method:

It is a method of estimating the value of a real estate property or real estate properties that generate income based on the expected future value of the property being evaluated. The value index for the property is derived by calculating the present value of the net operating income or the expected net rental value of the property.

### Date of inspection and evaluation:

An opinion on the value was extracted on 30 June 2024, the date of research and inspection is 12 July 2024 and the date of issue of the report is -2024/07/24. The valuation reflects our opinion of the value at this date. But property values are subject to fluctuations over time on the market conditions.

### Search scope:

A field survey of the real estate area being evaluated and similar properties, and we worked as much as possible to collect and analyze data to come up with results that serve this report and its desired purpose.

### Nature and source of information:

The information contained in the title deeds attached to the property was relied upon. Also, the data on the real estate market and economic data presented within this report are based on various sources, including sales agents and real estate experts in the region, governmental and semi-government open sources, published real estate bulletins, and other open real estate sources. The price level of real estate in the region is studied based on the principle of supply and demand, where market data is extracted closely to determine the equilibrium point for the workers. We have researched as much as possible and investigated through the real estate offices operating in the close vicinity of the site area to determine the latest sales that took place in the subject site area, and we have also reviewed all our previous records for evaluation to be guided by the historical change of the real estate price curve in the region.

### Rating range:

The scope of the evaluation included research and analysis to prepare the report according to the intended purpose in accordance with international evaluation standards IVS, as the property was examined and inspected on the stated date in this report. All data necessary to prepare the report was obtained.

The work in this evaluation task was carried out based on the following assumption:

- The analysis and conclusions are limited only to the assumptions and circumstances disclosed in this report.
- Income data is obtained from the market as well as the data received from the client, and its rationality was reviewed according to the market.
- All known and available relevant market data that has an impact on the value of the research property was considered.
- The neighborhood and competitive market areas surrounding the property were researched to find similar market data. Real estate agents, landlords, and property managers in the vicinity of the property were interviewed during the process.
- This market data has been confirmed by personal contact with real estate offices nearby the site location and by marketers and property managers specialized in projects similar to this property under study.



The final estimate of the value in this report is based on usage considerations at the specific time the valuation was done. Any change in the current use of the property or the valuation date may affect the final conclusion of the value mentioned in this report.

- No legal document has been verified for the property under evaluation, which includes planning, ownership, mortgage, and legal matters on which all or part of this report is based, and it was considered reliable. It was assumed that the instrument is valid. It was also assumed that the property is free from any legal obligations, mortgage rights, or any other obstacles. If any information is found to be incorrect in the future that was mentioned in the report unintentionally and outside of control, the value contained in this report may change. This evaluation should not be construed as an opinion on these legal issues.
- Legal uses available for real estate based on municipal regulations: According to the valuation survey, compared to real estate located in the same streets of real estate, there are no specific negative conditions or regulations specific for use.
- During the completion of this evaluation, field information was obtained from primary sources such as (real estate offices, real estate owners, and individuals in the vicinity of the property subject to evaluation. This information is assumed to be correct and reliable and does not bear any responsibility for any errors in this data.
- According to the definition of the international standards for evaluation, "Assumptions are reasonable matters that can be accepted as truth in the context of evaluation work without verification or scrutiny in a specific way. They are also matters that are accepted once stated actual existing on the valuation date.
- The property improvement descriptions and analyzes in this report are based on a visual inspection of the property. The property has not been examined constructively or examined for any hidden defects, and it must be understood that this is an evaluation report and not a structural examination. The appraiser has no responsibility for any hidden defects that may be present in any structure or any part of the building.
- The appraiser did not notice the presence of any dangerous substances in the property or the surrounding, which may have a negative effect on the property. The appraiser is not aware of the existence of such materials and is not eligible to disclose these materials. The estimation of the value is based on the assumption that there are no such substances in the property and we are not responsible for any such dangers, and we do not have any experience or engineering knowledge required to discover them.
- The appraiser confirms that he has verified the real estate data and has studied the market to reach the value of the property under study.



- This evaluation report has been prepared for the exclusive and sole use of the client mentioned in this report. Third parties are not entitled to rely on this report without the express written consent of AMAM Company for Real Estate Appraisal.
- When the values of properties, not understudy or improvements are presented separately, they are only used as an aid to better estimate the value of the property under study. This does not mean that it is an evaluation of the properties used for comparison in itself.
- The value mentioned in the report is the value of the property using cost, and if the evaluation method is changed, the value will change accordingly
- The income and expenses projections contained in this report are based on information provided by the property owner as well as data extracted from the local real estate market and are based on the present. The evaluator believes this information is accurate and is based on the best data available at the time of writing this report. However, these data and expectations are based on assumptions about the conditions and events surrounding the property, they are subject to changes that may arise in the future with changes surrounding the property. Accordingly, the evaluator cannot assure that the expected results will be correct in the future.
- There will be no obligation to testify or appear in court for the evaluator or the evaluation company because of this evaluation. Disclosure of the contents of this evaluation is subject to the regulations and requirements of the Saudi Authority for Accredited Valuers.
- The appraiser did not perform any analysis and study of the soil or the geological and seismic characteristics of the property and therefore he does not bear any responsibility for the geological or seismic matters of the property land. This evaluation should not be relied upon as to whether, if any, a seismic problem exists.
- The estimated values in this report are for the property under study only and according to the report's narration. This report should not be used for any other purposes.
- Changing the purpose of the evaluation or the use of the property for which the report was prepared may affect the values mentioned in this report and may be incorrect.
- It is not permissible to include all or part of this report or refer to it in any document, circular, or statement published or re-issued electronically or the like without referring to the AMAM Company for Real Estate Appraisal and obtaining prior approval on that.
- The report was issued impartially, without conflict of interest or personal gain.
- This evaluation report is considered valid only if it is approved by the company's seal in addition to the signature of the approved appraisers.

Warehouses are one of the most important economic activities supporting industry and traders in the Kingdom, and they are important and necessary for the operation and success of many industrial projects, wholesale projects, and the retail sector. The Corona pandemic (Covid-19) has led to an acceleration in the pace of the progress of delivery applications, with the increasing levels of dependence on technology means and the development of electronic marketing companies such as Noon, Amazon, and other technology companies, with government legislation stimulating investment and encouraging pioneering projects in the Kingdom that seek to promote non-oil activities, encouraging and attracting investments for foreign direct investment coupled with investments in infrastructure and logistical capabilities to provide a demand for warehouses in general in the Kingdom.

The market situation in the city of Jeddah Warehouse areas are concentrated in Jeddah in its south, specifically near the First Industrial City and Jeddah Islamic Port. It is the main area for warehouses, logistics, and distribution centers in the city of Jeddah. The decrease in the demand for warehouses has put pressure on the performance of warehouses in Jeddah, where rents in the market decreased by up to 15% during 2019 and 2020, now the market is witnessing stability in prices with a slight increase. It is expected that the demand for traditional warehouses will decrease and the demand for modern warehouses to adopt modern practices of supply chain management due to the potential growth of electronic commerce that depends on modern technologies and requires high specifications. This structural change in the warehousing and services sector is expected to increase the demand for modern high-tech logistics and distribution centers and warehouses. With the uncertainty prevailing in the market and the slowdown in global economic growth, the warehouse sector will likely be stable in the short term. However, it is expected that the logistics market will witness a state of recovery in the long term, with the emergence of the realization of the Saudi Vision 2030 and the National Transformation Program. It is expected that government spending will increase and thus the demand for warehouses and logistics services.

Safety requirements in warehouses are those requirements that have been determined for the purpose of reducing risks, especially since the various storage places include huge quantities of materials and equipment, the price of which is estimated at large sums of money. Therefore, it must be secured and its safety and the safety of its workers must be emphasized as well. There are a number of safety requirements in warehouses that must be followed in warehouses and storage places. Safety requirements in warehouses are divided into two parts:

### 1. Safety requirements in warehouses related to the construction of warehouses

- . Creating warehouses and stores from non-flammable materials and following correct storage methods in the warehouses
- The presence of more than one exit to the warehouse or warehouse.
- Providing adequate lighting as well as natural ventilation openings in addition to the ventilation openings in the ceilings and floor, and the lower openings above the level of the ground barrier
- Installing all electrical connections and equipment inside the warehouses in accordance with the technical specifications that guarantee the safety of the warehouses from fire hazards.
- Provide an external electric utility to disconnect the electricity at the end of work, as well as in the event of fires.
- Equipping stores and warehouses with alarm and fire equipment and a complete monitoring system.
- Designing the external fences surrounding the warehouses at the appropriate height, ensuring that they are difficult to climb.
- The presence of floors suitable for the nature of the equipment used in materials transport and storage companies
- . Dividing warehouses with large areas into small units, and making fire-resistant partitions

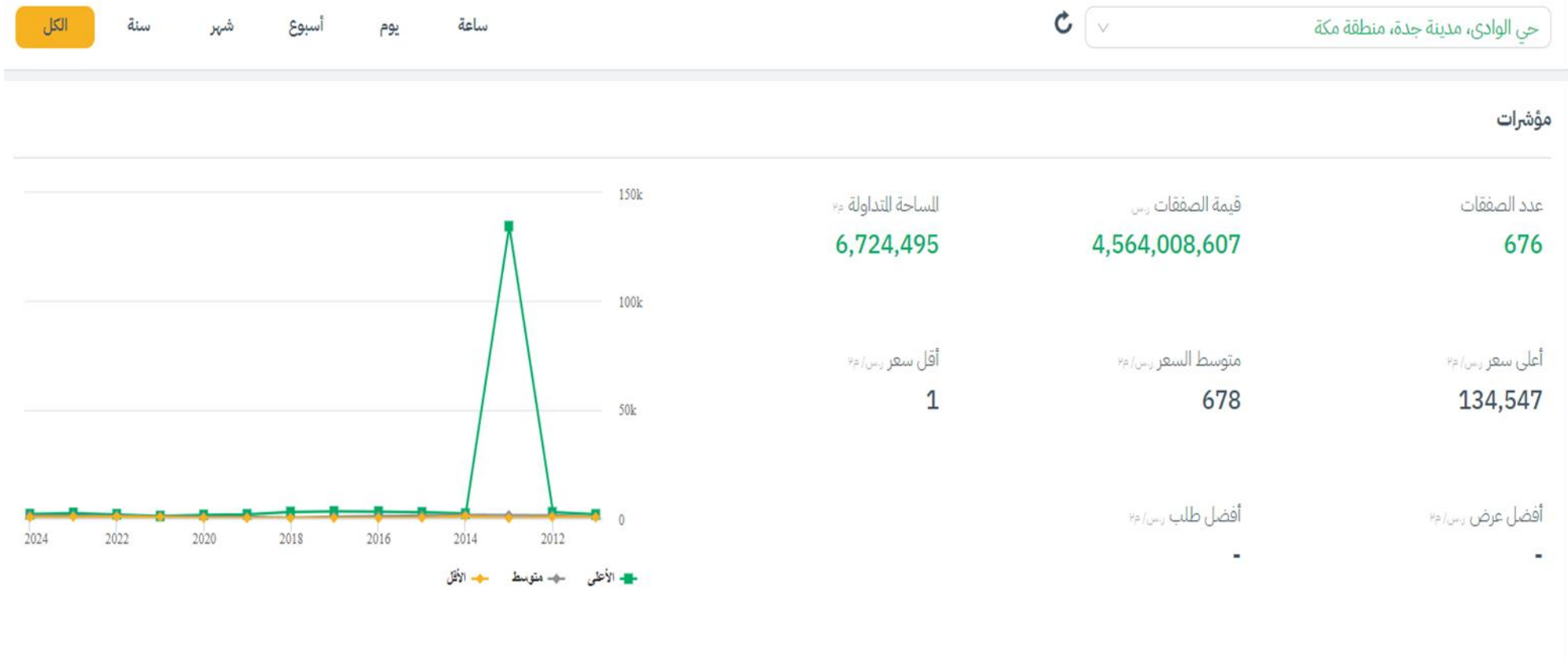
### 2. Safety requirements in warehouses related to storage operations

- . Classification of stored materials and items according to their classification and characteristics.
- It is necessary to implement all requirements for product storage operations, according to the nature of each type
- Identify the available and appropriate means to combat fires.
- Good arrangement of items when storing them, and adherence to the appropriate place for each specific type or classification.
- Avoid stacking goods high to the ceiling level, so that there is a distance between the stack and the ceiling height of no less than 3 feet.
- Do not place the goods to be stored directly on the ground and place them in shelves or special places, in order to prevent them from being damaged or someone working on them tripping over them.
- Smoking and staying inside the warehouses are prohibited.\*
- Following all scientific principles and rules in the processes of delivering and receiving incoming materials, which protects them against damage, loss or loss.

## Risks related to the property being evaluated

### Sources of danger in warehouses:

- Chemicals suddenly mix with each other, due to poor storage, which leads to exothermic chemical reactions.
- Leaving air conditioners running for long periods of time during the summer leads to their temperature increasing and heating up, which increases the risk of them igniting and causing a fire.
- Use of poor electrical equipment, or increased load or heat resulting from damaged cables.
- Glow and ignition of charging batteries used to charge forklifts.
- Cigarette butts were thrown carelessly by smoking workers inside warehouses.
- The presence of hot electric lamps near packing boxes and other stored goods.
- Welding work carried out by contractors inside warehouses.
- Arsons.



The graph shows real estate indicators for the number of deals that were executed from 2010 AD to 2024 AD In Al-Wadi neighborhood, Jeddah city

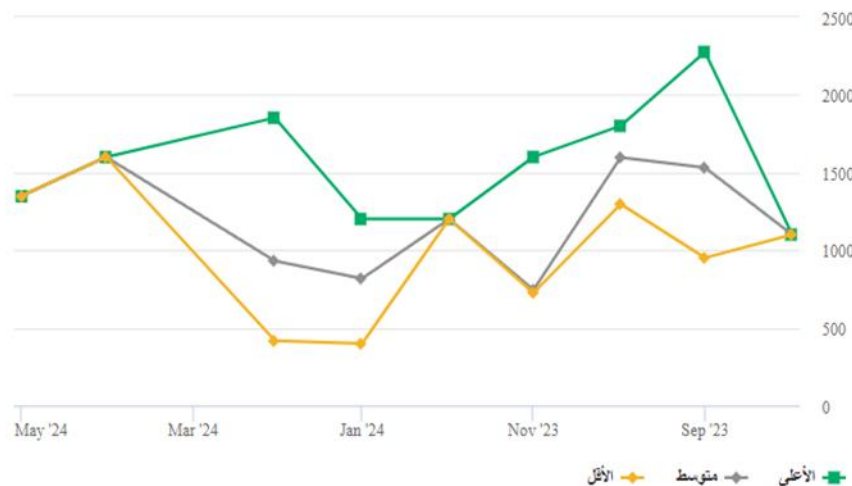
Reference - Real Estate Market

الكل سنة شهر أسبوع يوم ساعة



حي الوادي، مدينة جدة، منطقة مكة

مؤشرات



المساحة المتداولة م

326,878

قيمة الصفقات ر.س

313,344,012

عدد الصفقات

45

أقل سعر ر.س / م

396

متوسط السعر ر.س / م

958

أعلى سعر ر.س / م

2,275

أفضل طلب ر.س / م

-

أفضل عرض ر.س / م

-

The graph shows real estate indicators for the price per meter of land for properties that were implemented during the year 2023

In Al-Wadi neighborhood, Jeddah city

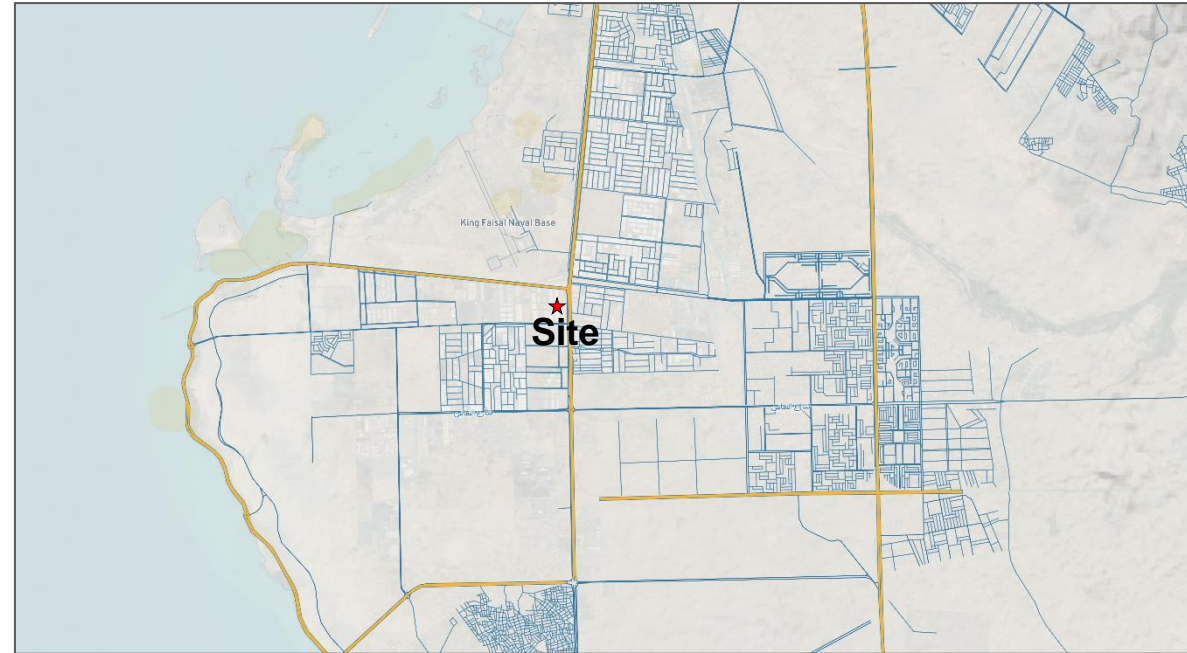
Reference - Real Estate Market

البورصة العقارية  
Real Estate Market





- Location: The property is located in the south of Jeddah is one of the distinguished neighborhoods. Al-Wadi district, in which the demand is concentrated on warehouses. The location is distinguished in terms of easy access to an attractive area for logistics services, as it is distinguished by its proximity to the Jeddah Islamic Port and the industrial area. The location is characterized by easy access and proximity to King Faisal Road and Corniche Road. The property is being used as a warehouse and is fully leased out.



North Warehouse  
South Warehouse

21.328398° 39.188732°  
21.323906° 39.188806°





## North Property Title Deed

Owner's Name	Alinma Investment
SAK No.	420205026531
SAK Date	1438/05/12
Subdividing Land Plan No.	503 / ج / ص
Land No.	39 to 54
Land Area Space	33,591.63 m <sup>2</sup>

City	Jeddah
Property Location	Al Wadi District
Property Type	Land & Building
Property Description	Warehouse Use

Borders & Lengths		
North	Street 42 m	107.42 m
South	Street 32 m	107.07 m
East	Street 32 m	296.78 m
West	Street 25 m	309.43 m
Area	33,591.63 m <sup>2</sup>	

## Title Deed

بسم الله الرحمن الرحيم

الجمهورية العربية السعودية  
وزارة العدل  
[٢٧٧]

تاريخ الصك: ١٤٣٨/٥/١٢ هـ  
رقم الصك: ٤٢٠٢٠٥٠٢٦٥٣١

صك

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:

فإن قطعة الأرض 39 و قطعة الأرض 40 و قطعة الأرض 41 و قطعة الأرض 42 و قطعة الأرض 43 و قطعة الأرض 44 و قطعة الأرض 45 و قطعة الأرض 46 و قطعة الأرض 47 و قطعة الأرض 48 و قطعة الأرض 49 و قطعة الأرض 50 و قطعة الأرض 51 و قطعة الأرض 52 و قطعة الأرض 53 و قطعة الأرض 54 من المخطط رقم 503 / ج / ص الواقع في حي الوادي بمدينة جدة .

وحدودها وأطوالها كالتالي:

شمالاً: شارع عرض 42م بطول: (100.78) بطول مائة متر و ثمانية و سبعون سنتيمتر ثم ينكسر جنوب غرب بطول 6.64م

جنوباً: شارع عرض 32م بطول: (100) بطول مائة متر ثم ينكسر شمال شرق بطول 7.07م

شرقا: شارع عرض 32م بطول: (289.3) بطول مئتين و تسعة و ثمانون متر و ثلاثون سنتيمتر ثم ينكسر شمال غرب بطول 7.48م

غرباً: شارع عرض 25م بطول: (302.36) بطول ثلاثمائة و اثنين متراً و ستة و ثلاثون سنتيمتر ثم ينكسر جنوب شرق بطول 7.07م

ومساحتها: ( 33,591.63 ) ثلاثة و ثلاثون ألفا و خمسمائة و واحد و تسعون متراً مربعاً و ثلاثة و ستون سنتيمتراً مربعاً فقط

والمستند في إفراغها على الصك الصادر من هذه الإدارة برقم 820204018420 في 25 / 5 / 1435 هـ

قد انتقلت ملكيتها لـ: شركة الإنماء للاستثمار بموجب سجل تجاري رقم 1010269764 في 23 / 6 / 1430 هـ ، بشئ وقدره 60620143.14 ستون مليوناً و ستمائة و عشرون ألفاً و مائة و ثلاثة و أربعون ريالاً و أربعة عشر هلالاً و عليه جرى التصديق تحريراً في 12 / 5 / 1438 هـ لاعتماده ، وصلى الله على نبينا محمد وآله وصحبه وسلم.

صدرت هذه الوثيقة من وزارة العدل ، ويجب التحقق من بيلاتها وسرياتها عبر الخدمات الإلكترونية لوزارة العدل

نموذج رقم (١٢-٣-١٠٠٠)

ملحقة بمطابق الحكومة - ٢٩١٥٩٠ ( هذا النموذج مخصص للاستخدام بالحاسب الآلي ويمنع تقليده )

صفحة رقم 1 من 1





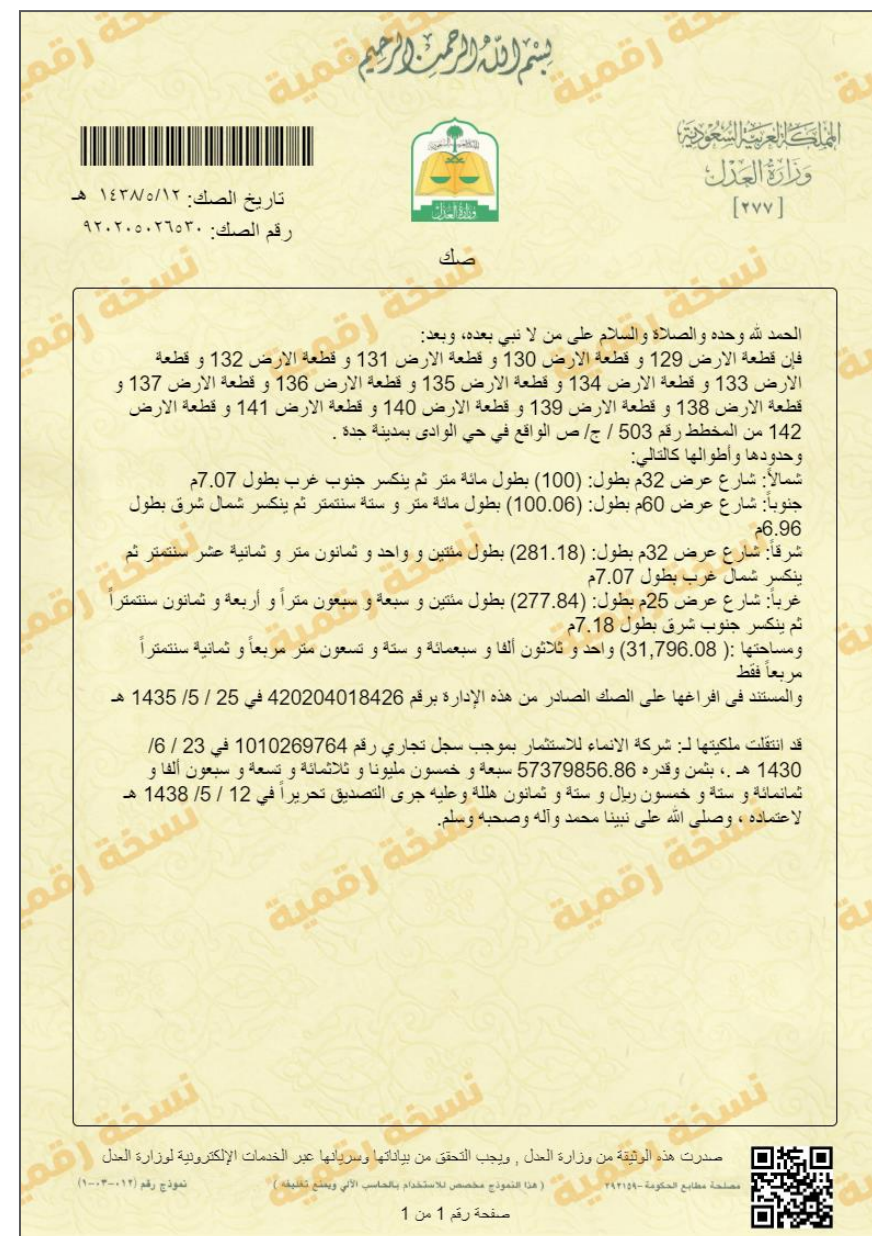
## South Property Title Deed

Owner's Name	Alinma Investment
SAK No.	920205026530
SAK Date	1438/05/12
Subdividing Land Plan No.	503 / ج / ص
Land No.	129 to 142
Land Area Space	31,796.08 m <sup>2</sup>

City	Jeddah
Property Location	Al Wadi District
Property Type	Land & Building
Property Description	Warehouse Use

Borders & Lengths		
North	Street 32 m	107.07 m
South	Street 60 m	107.02 m
East	Street 32 m	288.25 m
West	Street 25 m	285.02 m
Area	31,796.08 m <sup>2</sup>	

## Title Deed



Below are the building permit documents:

الإدارة المركزية لرخص البناء  
رخصة بناء مفعلة

أمانة محافظة جدة

رقم رخصة البناء	3400089361	تاريخها	24-رجب-1434	البلدية	جدة	الجانب	
رخصة بناء	مستوعب	صالحه الى	24-رجب-1437				
اسم المالك	شركة موطن العقارية	رقمها	1010241193	تاريخها	02-رجب-1433	مصدرها	الرياض
نوع هوية	تجاري	رقمها	172/2928/11	تاريخ	02-رجب-1433	مصدرها	كتابة عدل جدة
صك ملكية رقمها	غير مرفع	شارع	غير مسمى	حي	جدة	الوادي	
رقم المبنى	142	المخطط	503/ب	رقم الكروكي	300521910	شرفيات	19830.46
رقم القطعة	129 الى 142	مساحات	8248.18				

قد رخصي للمالك بناء عدد 1 دور بموجب الحدود و الأبعاد و الإرتدادات و البروزات

المصنوبات	سكني	تجاري	مطابخ	مكاتب	موافق السيارات	وحدات أخرى	مساحة الدور
المدرور							
طابق المواقف							
الطابق الأرضي					1515	14837.79	14837.79
طابق الميراثين							
الطابق الأول							
الطابق الثاني							
الطابق الثالث							
الطابق المكرر							
أرضي فيلا المسطح							
علوي فيلا المسطح							
الملحق العلوي							
وحدات أخرى							

عدد الوحدات السكنية: 28 طول الأسوار: 787.3621

اسم المكتب الهندسي: شركة اليوم للاستشارات الهندسية

رقم رخصة المكتب الهندسي: شركة اليوم للاستشارات الهندسية

الرسوم: رقم الإيصاف: 3412041445 تاريخ الإيصاف: 20-رجب-1434

\* تم إحصاء الميعود المطلوبة حسب النظام

المدقق الإداري: خدمة العملاء

المدقق القانوني والمعماري: بسم الله الرحمن الرحيم

المدير: يجب الالتزام بالتعليمات خلف الرخصة

ملاحظة هامة: يجب الالتزام بالتعليمات خلف الرخصة

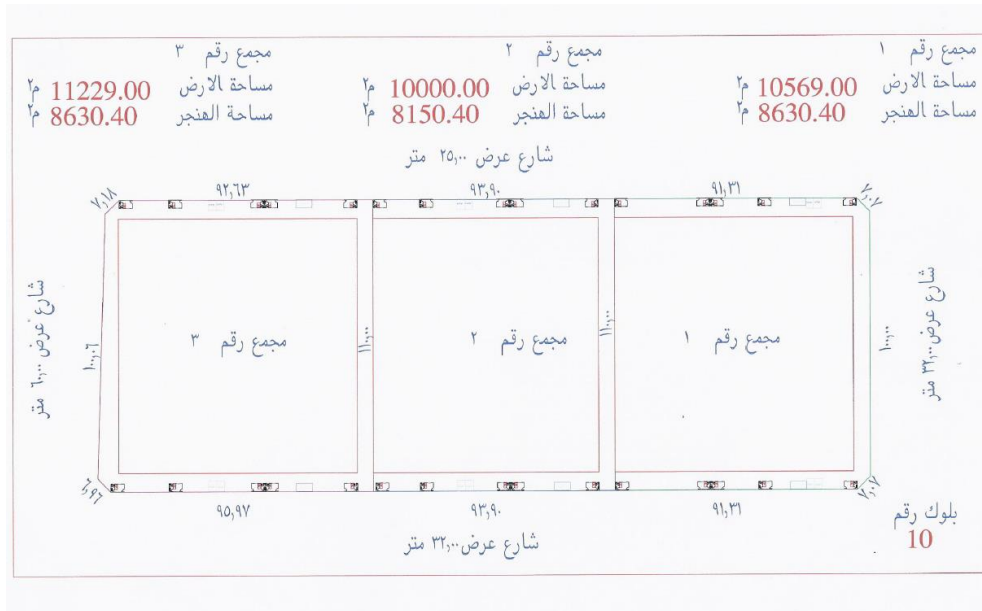
جدة أمانة  
محافظة جدة

Owner Name	Mawten Real Estate Company
license number	3400089361
License date	1434/07/24 H
Expiry date	1437/07/24 H
Building Area	14837.79 m <sup>2</sup>
Land area	31,796.08 m <sup>2</sup>
Border Area	787.3621 m <sup>2</sup>
Neighbors	✓ Build / not Build
Street	✓ asphalted / Not asphalted
Street lighting	✓ Lights/ not lights

No	✓ Yes	The Property as per Building Permit
%100		Construction Ratio

Un occupied	Occupancy Status
Within range	Zone

✓ From the outside	✓ From the outside	Preview limits
1 Floor		Number of Floors



Southern warehouse		
Property type	Building area m2	Land area m2
Warehouse 1	8,630.40	10,569
Warehouse 2	8,150.40	10,000
Warehouse 3	8,630.40	11,798
The total	25,411.20 م٢	31,798

Northern warehouse		
Property type	Building area m2	Land area m2
Warehouse 1	8,630.40	10,670.71
Warehouse 2	9,763.20	12,507
Warehouse 3	8,630.40	10,414
The total	27,024 م٢	33,591.63 م٢





The following table shows the comparisons used to estimate the value of land:

## Northern warehouse: -

Element	Property Rating - Site	Example 1	Variation Rate	Example 2	Variation Rate	Example 3	Variation Rate
Land For Sale Date	-	Jul-24	-	Jul-24	-	Jul-24	-
Price SAR/m <sup>2</sup>	***	1,800	-	1,600	-	900	-
Land Area m <sup>2</sup>	33,591.63	48,000	7%	1,250	-15%	25,664	-4%
Land Use	Warehouse	Warehouse	0%	Warehouse	0%	Warehouse	0%
Neighborhood	Al Wadi	Al Wadi	0%	Al Wadi	0%	Al Wadi	0%
No of Streets	4	3	3%	3	3%	4	0%
Street Width m	42	100	-19%	35	2%	40	1%
Façade m	819	400	1%	500	1%	480	-1%
Ease Access	Moderate	High	-10%	Moderate	0%	Moderate	0%
Characteristics of Land	Moderate	High	-5%	Moderate	0%	Moderate	0%
Market Status	-	Moderate	0%	Moderate	0%	Moderate	0%
Deviation	-	-427	-24%	-149	-9%	-33	-4%
Net value after adjusting comparable		1,373		1,451		867	
The value SAR/m <sup>2</sup> after taking the average		1,140					
The value SAR/m <sup>2</sup> after rounding		1,140					



The following table shows the replacement method used to estimate the fair value of the property:

## Northern warehouse: -

Land Value by Comparison Method		
Total Land Area	33,591.63	m <sup>2</sup>
Land Price/m <sup>2</sup>	1,140	SAR/m <sup>2</sup>
Total Land Price	38,282,114	SAR
Build Value		
Approximate Build Area	27,024	m <sup>2</sup>
Approximate Build Price	600	SAR/m <sup>2</sup>
Total Build Price	16,214,400	SAR
Property Age	11	Years
Depreciation Rate	3.33%	Yearly
Total Build Value After Depreciation	10,275,065	SAR
Value of the Property	48,557,179	SAR

The following table shows the comparisons used to estimate the value of land:

## Southern warehouse: -

Element	Property Rating - Site	Example 1	Variation Rate	Example 2	Variation Rate	Example 3	Variation Rate
Land For Sale Date	-	Jul-24	-	Jul-24	-	Jul-24	-
Price SAR/m <sup>2</sup>	***	1,800	-	1,600	-	900	-
Land Area m <sup>2</sup>	31,796.08	48,000	8%	1,250	-15%	25,664	-3%
Land Use	Warehouse	Warehouse	0%	Warehouse	0%	Warehouse	0%
Neighborhood	Al Wadi	Al Wadi	5%	Al Wadi	0%	Al Wadi	0%
No of Streets	4	3	-13%	3	5%	4	0%
Street Width m	60	100	1%	35	8%	40	7%
Façade m	819	400	-10%	500	1%	1,100	-1%
Ease Access	Moderate	High	-5%	Moderate	0%	Moderate	0%
Characteristics of Land	Moderate	High	0%	Moderate	0%	Moderate	0%
Market Status	-	Moderate	0%	Moderate	0%	Moderate	0%
Deviation	-	-259	-14%	-20	-1%	-33	3%
Net value after adjusting comparable		1,541		1,150		927	
The value SAR/m <sup>2</sup> after taking the average		1,150					
The value SAR/m <sup>2</sup> after rounding		1,150					

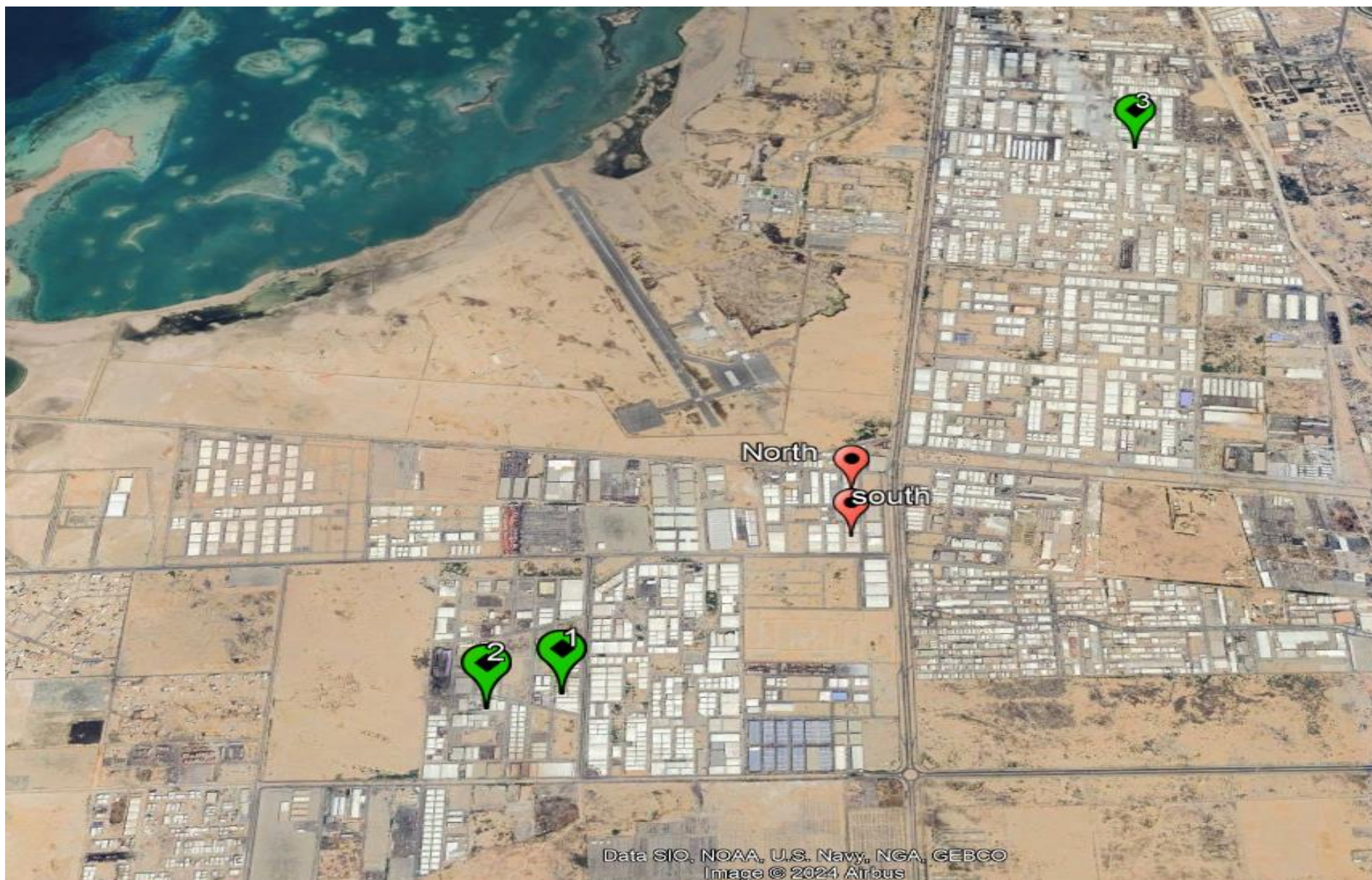
The following table shows the replacement method used to estimate the fair value of the property:

Southern warehouse: -

Land Value by Comparison Method		
Total Land Area	31,796.08	m <sup>2</sup>
Land Price/m <sup>2</sup>	1,150	SAR/m <sup>2</sup>
Total Land Price	36,554,266	SAR
Build Value		
Approximate Build Area	25,411.2	m <sup>2</sup>
Approximate Build Price	600	SAR/m <sup>2</sup>
Total Build Price	15,246,720	SAR
Property Age	11	Years
Depreciation Rate	3.33%	Yearly
Total Build Value After Depreciation	9,656,256	SAR
Value of the Property	46,210,522	SAR

The following table determines the capitalization rate for the property being evaluated based on comparative offers for similar investment properties in the same area and with the following specifications:

	Comparative view 6	Comparative view 5	Comparative view 4	Comparative view 3	Comparative view 2	Comparative view 1
Area m2	2,650	10,600	11,000	2,600	2,400	8,000
Price per rental meter	113	75	80	100	110	100
Selling price per meter	1,200	900	1,000	1,300	1,310	1,200
Net rental income	299,450	795,000	880,000	260,000	264,000	800,000
selling price	3,180,000	9,540,000	11,000,000	3,380,000	3,144,000	9,600,000
Capitalization Rate	9	8	8	8	8	8
Capitalization Rate	8%					





The following table shows the comparisons used to estimate the price per rental meter:

## Northern warehouse: -

Element	Property Rating - Site	Example 1	Variation Rate	Example 2	Variation Rate	Example 3	Variation Rate
Land For Sale Date	-	Jul-24	-	Jul-24	-	Jul-24	-
Price SAR/m²	***	140	-	120	-	140	-
Land Area m²	33,591.63	4,000	-11%	2,700	-11%	10,575	-9%
Land Use	Warehouse	Warehouse	0%	Warehouse	0%	Warehouse	0%
Neighborhood	Al Wadi	Al Wadi	0%	Al Wadi	0%	Al Wadi	0%
No of Streets	4	3	2%	1	6%	3	2%
Street Width m	42	35	0%	32	1%	65	-1%
Ease Access	High	Moderate	0%	Moderate	0%	High	-15%
Characteristics of Land	Moderate	Moderate	0%	Moderate	0%	Moderate	0%
Market Status	-	Moderate	0%	Moderate	0%	Moderate	0%
Deviation	-	-12	-9%	-6	-5%	-32	-23%
Net value after adjusting comparable		128		114		108	
The value SAR/m² after taking the average		116					
The value SAR/m² after rounding		116					

Northern warehouse: -

warehouse	Rental space	Income as per Contract
Northern warehouse	10,414.00	1,145,540.00
	10,670.71	853,657.00
	12,507.00	1,000,560.00
	33,591.71	2,999,757.00
Price per rental meter (SAR)		89.30

The following table shows the income approach - the income capitalization method used to estimate the fair value of the property:

Property Value by Income Method		
Income as per Contract	2,999,757.00	SAR/Yearly
Operation and Maintenance Expenses	3%	Yearly
Net Income	2,909,764	SAR/Yearly
Capitalization Rate	8.00%	Yearly
Value of the Property	36,372,054	SAR



The following table shows the comparisons used to estimate the price per rental meter:

## Southern warehouse: -

Element	Property Rating - Site	Example 1	Variation Rate	Example 2	Variation Rate	Example 3	Variation Rate
Land For Sale Date	-	Jul-24	-	Jul-24	-	Jul-24	-
Price SAR/m²	***	140	-	120	-	140	-
Land Area m²	31,796.08	4,000	-12%	2,700	-13%	10,575	-10%
Land Use	Warehouse	Warehouse	0%	Warehouse	0%	Warehouse	0%
Neighborhood	Al Wadi	Al Wadi	0%	Al Wadi	0%	Al Wadi	0%
No of Streets	4	3	2%	1	6%	3	2%
Street Width m	60	35	1%	32	1%	65	0%
Ease Access	High	Moderate	0%	Moderate	0%	High	-15%
Characteristics of Land	Moderate	Moderate	0%	Moderate	0%	Moderate	0%
Market Status	-	Moderate	0%	Moderate	0%	Moderate	0%
Deviation	-	-13	-9%	-7	-6%	-32	-23%
Net value after adjusting comparable		127		113		108	
The value SAR/m² after taking the average		116					
The value SAR/m² after rounding		116					

### Southern warehouse: -

warehouse	Rental space	Income as per Contract
Southern warehouse	10,584.43	1,481,820.20
	10,000.00	850,000.00
	11,229.00	898,320.00
	31,813.43	3,230,140.20
Price per rental meter (SAR)		101.53

The following table shows the income approach - the income capitalization method used to estimate the fair value of the property:

Property Value by Income Method		
Income as per Contract	3,230,140	SAR/Yearly
Operation and Maintenance Expenses	3%	Yearly
Net Income	3,133,236	SAR/Yearly
Capitalization Rate	8.00%	Yearly
Value of the Property	39,165,450	SAR

Based on the previous study in this report, the final value was determined as follows:

The fair value of the property using the cost method – replacement method		
The total value of the north Warehouse	48,557,179	SAR
The total value of the South Warehouse	46,210,522	SAR
<b>The Total fair value of both warehouses</b>	<b>94,767,701</b>	<b>SAR</b>
The fair value of the property using the income method - the income capitalization method		
The total value of the north Warehouse	36,372,054	SAR
The total value of the South Warehouse	39,165,450	SAR
<b>The Total fair value of both warehouses</b>	<b>75,537,504</b>	<b>SAR</b>

### Weighting of results and value adjustment:


Based on the purpose of the evaluation (accounting purposes), the cost method was adopted because the property subject to evaluation was rented at a value lower than what was offered in the market. And therefore it will be weighted with a relative weight of 100% as a basis for the fair value of the property subject to evaluation. The fair value of the property is estimated at **94,767,701** Saudi Riyals.


### Final opinion on value:


After considering all the relevant information and factors in estimating the fair value of the property under evaluation, which is located in the Al-Wadi neighborhood - Jeddah City, and which is absolutely and unrestrictedly owned... and in accordance with the conditions and assumptions contained in this report, the fair value was reached, estimated at **94,767,701** Saudi Riyals.

**Final opinion about value:**

After considering all the relevant information and factors in estimating the market value of the property being evaluated, located in Al-Wadi District, in the city of Jeddah, with the absolute ownership. According to the conditions contained in this report, it was concluded that the value of the property is estimated at **94,767,701 SAR.**

General Manager	
Turki Ibrahim Al Zoghaibi	Name
	Signature
Saudi Authority for Accredited Valuers – Real Estate	
Associate Member	Membership Type
1210000030	Membership No.
2024/12/31	Membership Expiry Date

Real Estate Appraiser	
Mansour Al-Sanad	Name
	Signature
Saudi Authority for Accredited Valuers – Real Estate	
Associate Member	Membership Type
1210000547	Membership No.
2024/12/31	Membership Expiry Date

Real Estate Appraiser	
Faisal Al Harbi	Name
	Signature
Saudi Authority for Accredited Valuers – Real Estate	
Temporary Member	Membership Type
1210001021	Membership No.
2024/12/31	Membership Expiry Date

Seal

Report date
2024/07/24

**Notes and recommendations:**

In this part, the evaluator presents some observations and recommendations related to the findings of this report.

The property is located in an area close to the industrial area and Jeddah Islamic Port, and this is a strong point of qualitative advantage for the property.

All basic services are available in the vicinity of the site.

It should be taken into account that the value of the property may be affected by several factors, including:

- Municipal decisions and legislation limit the advantages of the property and the ease of access to the property.
- Decisions and legislation of the Ministry of Labor on employment and the labor market.
- Local market conditions such as oversupply and lack of demand.
- The emergence of price competition in the surrounding area.
- Bad weather conditions and natural disasters.

The following images show the north warehouse's condition and view.





The following images show the south warehouse's condition and view.



## بوابة الخدمات الالكترونية

رقم التقرير:	1104042
منشأه التقييم:	شركة أمام للتقييم العقاري
العميل:	صندوق الجزيرة ريت
الغرض من التقييم:	أخرى
عدد الأصول:	1
نوع التقرير:	ملخص التقرير
تاريخ إصدار التقرير:	Wed 24 Jul, 2024



للتحقق من صحة شهادة  
التسجيل:



The background features a diagonal split between a light blue upper half and a teal lower half. Two parallel diagonal lines, one teal and one light blue, run from the bottom left towards the top right.

☎ +966 599 322 422

✉ [contact@amamsaudi.com](mailto:contact@amamsaudi.com)

🌐 [www.amamsaudi.com](http://www.amamsaudi.com)