

REIT Funds

Al-Jazira REIT Fund

First Quarter Report for the year 2022

Borrowing Ratio	Period in Days	Due date	Unit Price	Performance	Closing Price	Performance
0.00%	---	---	7.08	1.25%	23.88	4.83%

Detailed Fees

Expense Type	Amount	Expense Ratio	Cap Limit
Custody	12,500.00	0.01%	0.10%
Management	184,385.35	0.22%	0.23%
Administrator	41,490.93	0.05%	---
Valuations	-	0.00%	---
Borrowing	-	0.00%	---
Registration	54,246.58	0.06%	---
Listed	25,900.53	0.03%	---
Audit	8,630.14	0.01%	12,500.00
CMA	1,849.32	0.00%	1,875.00
Board Members	5,424.66	0.01%	5,500.00
Performance	-	0.00%	---
Depreciation	228,415.88	0.27%	---
Eda'a	-	0.00%	---
VAT	49,073.03	0.06%	---
Dealing	-	0.00%	---
Total	611,916.42	0.72%	

A statement of the changes that affected the fund's function during first quarter of 2022

- The lease contract of Warehouse 1 of the first complex was renewed, provided that the lease starts on 20-03-2022 AD and lasts for three years.
- The fund achieved an increase in its net profit by SR 4,291,407 with a growth rate of 656.84% compared to a net loss of SR 23,896,145 for the year ending on December 31, 2020, as the reason for the increase is due to a reversal of an increase in the value of real estate investments, as well as a decrease in provision for credit losses.

Rental Income	Cost to Total Assets Ratio	Total Assets Value	Net Assets Value
0.37%	0.72%	SAR 85,285,576.37	SAR 83,580,809.22

List of Real-Estate in Fund's Portfolio

Ser.	Name	Warehouses No.	Total Size	Percentage	Occupancy Percentage
1	Compound 1	10	10,584	16.18%	100.00%
2	Compound 2	12	10,000	15.29%	100.00%
3	Compound 3	10	11,229	17.17%	100.00%
4	Compound 4	10	10,671	16.32%	100.00%
5	Compound 5	12	12,507	19.12%	100.00%
6	Compound 6	10	10,414	15.92%	100.00%

Statement of Distributed Profits for Q4 2021

Distributions	Existing Units	Dist. Per Unit	% of Funds NAV	Due Date
4,000,000.00	11,800,000.00	0.34	4.79%	5-Dec-21

Statement of Distributed Profits for Q1 2022

Distributions	Existing Units	Dist. Per Unit	% of Funds NAV	Due Date
	11,800,000.00	0.00	0.00%	

Disclaimer

Al Jazira Capital is a Saudi Company registered with the Commercial Registry No. 1010351313 and the Capital Market Authority license No. 07076-37, whose address is the Kingdom of Saudi Arabia P.O.Box 20438 Riyadh 11455. This document has been prepared using data and information from sources believed to be reliable. We do not make any guarantee or undertakings and do not bear any responsibility or obligation as to the correctness or accuracy of that information. The past performance is not necessarily evidence of future performance, and the fund's assets will be subject to a number of risks associated with investing in the financial markets in which its assets are invested. Also investing, in the fund is not as a deposit with a local bank, and the investor must be aware that the value of investment units may decrease. And it rises at any time, and no assurance can be given that the fund's investment strategy will be successfully implemented or that the investment objectives will be achieved. There is no guarantee that the investor will recover the original invested amount nor regarding any returns. In addition, the investor should refer to a qualified investment advisor to determine the suitability of his investment in this fund. In order to obtain more information and details about the fund, we kindly ask you, before entering in to the investment, to refer to the relevant terms and conditions of the fund and read them carefully, including the Market Risk section, as a copy of the fund's terms and conditions is available through our website.

To contact us

Al-Jazira Capital P. O. Box 20438, Riyadh 11455, Kingdom of Saudi Arabia, Tel: +966 112 256000 - www.aljaziracapital.com.sa