

# Al-Jazira REIT Fund

Fourth Quarter Report for the year 2023



Borrowing Ratio	Period in Days	Due date	NAV per unit	Performance - based on NAV	Closing Price	Performance - based on TASI prices	Rental income to unit price - %age	Cost to Total Assets Ratio	Total Assets Value	Net Assets Value
0.00%	---	---	7.28	-3.18%	16.86	-10.41%	2.98%	2.91%	SAR 89,437,574	SAR 85,919,719

## Detailed Fees

Expense Type	Amount	Expense Ratio	Cap Limit
Custody	12,778.00	0.06%	0.10%
Management	198,512.00	0.89%	0.90%
Collection	59,037.00	0.26%	---
Valuations	-	0.00%	---
Property Maintenance	9,460.00	0.04%	---
Registration	55,452.00	0.25%	---
Listed	15,835.00	0.07%	---
Audit	8,822.00	0.04%	50,000.00
CMA	1,890.00	0.01%	7,500.00
Board Members	5,545.00	0.02%	22,000.00
Performance	-	0.00%	---
Depreciation	233,492.00	1.04%	---
Ed'a	-	0.00%	---
Others	49,749.00	0.22%	0.25%
<b>Total</b>	<b>650,572.00</b>	<b>2.91%</b>	

## 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 - Since Inception

Announcement Period	Distributions	Existing Units	Dist. Per Unit	% of Funds NAV	Due Date
Q4-2017	2,950,000	11,800,000	0.2500	2.44%	8-Nov-17
Q3-2018	5,900,000	11,800,000	0.5000	4.86%	25-Jul-18
Q2-2019	5,900,000	11,800,000	0.5000	5.13%	25-Jun-19
Q4-2020	3,540,000	11,800,000	0.3000	3.60%	15-Oct-20
Q4-2021	4,000,000	11,800,000	0.3390	4.70%	5-Dec-21
Q4-2022	3,450,000	11,800,000	0.2924	4.04%	17-Oct-22

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

- Renewal of the lease contract for Warehouse No.1, which is estimated at 10,414 square meters, with the tenant "Sawala Warehousing Co." for the warehouse located in Al-Khomrah area in Jeddah, where the lease period will be for three years with annual rental price of SAR 1,145,540.

- The Fund's terms and conditions have been updated to reflect the changes announced on the Saudi Tadawul website and the Fund Manager's website, including: Updating information related to the lease contract of "Astra Food Company Ltd." and "Sawala Warehousing Company", updating the Fund's revenues and rents for the fund's assets, amending the mechanism for calculating and paying Fund Management Fees to be calculated and paid on a semi-annual basis, updating on Fees of Operating, Maintenance and Marketing Manager Item whereby the Fund will pay the cost of periodic maintenance of the Fund's properties, an update that includes valuations obtaining the fellowship of the Saudi Authority for Accredited Valuers, updating some of the names of the funds supervised by members of the Fund's Board of Directors, updating the size of managed assets for Aljazira Capital, and adding information related to the Zakat Advisor and include its fees among the administrative fees.

- For more details of the changes and notices related to the Fund, please visit the Fund's announcements on the Saudi Tadawul website or the Aljazira Capital website.

## Statement of Distributed Profits for Q4 2023

Announcement Period	Distributions	Existing Units	Dist. Per Unit	% of Funds NAV	Due Date
Q4-2023	4,019,000	11,800,000	0.3406	4.58%	20-Nov-23

## Disclaimer

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## To contact us

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