

WHO WE ARE

Taleem 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) and the Real Estate Investment Traded Funds (REITF) Instructions issued by the Capital Market Authority. At inception, the Fund comprised of 51,000,000 units at a par value of ten (10) Saudi Riyals per unit. The objective of the Fund 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.

WHAT IS OUR STRATEGY

The Fund has a diversified real estate portfolio of two (2) freehold education and education-related assets, 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.

As announced on Tadawul on 9 Dhul Qada 1441H corresponding to 30 June 2020, the Fund acquired an educational property, which is currently leased by Al-Ghad National Schools located in Riyadh. The property was acquired for SAR 92M using Fund’s existing financing facility with BSF.

Apart from above, there were no fundamental, material or significant changes that affected Fund’s function and operation during the quarter.

KEY FINANCIAL FACTS | All amounts in Saudi Riyals

Portfolio Value

515,104,849

Fair value as at 31 December 2019

NAV per Unit

10.5983

Fair value at 31 March 2020

Market Capitalization

589,560,000

TASI closing price as at 30 June 2020

Price per Unit

11.5600

TASI closing price as at 30 June 2020

Rental Income

11,371,235

3 months to 31 March 2020

Total Expenses

1,570,572

3 months to 31 March 2020

Dividend Per Unit

0.1600

Announced during Q2 2020

Cumulative Dividend per Unit

0.3200

Announced YTD 30 June 2020

Annualized Dividend Yield

5.54%

As at 30 June 2020

Total Units

51,000,000

As at 30 June 2020

52-Week High/Low

13.96 – 10.00

12 months to 30 June 2020

Rental Yield

7.72%

Annualized

Expense Ratio

1.16%

Annualized

Loan to Value Ratio

0.00%

As at 31 March 2020

PROPERTY PORTFOLIO AT 31 DECEMBER 2019 (valuation reports are produced semi-annually in line with REITF instructions)

Location	Name	Sector	Market Value (SAR)	Percentage	Tenure
Riyadh	AlTarbyah Allslamyah Schools	Education	287,008,349	55.72%	Freehold
Riyadh	Arrowad International Schools	Education	228,096,500	44.28%	Freehold