Taleem REIT

Quarterly Update - September 2019



WHO WE ARE

Taleem REIT is a Shariah compliant publicly traded closed-ended real estate investment fund that is established in Saudi Arabia under the Real Estate Investment Funds Regulations and the Real Estate Investment Traded Funds Instructions issued by the Capital Market Authority. The capital of the fund is SR 510,000,000 with a value of 10 Riyals per unit. The 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.

WHAT IS OUR STRATEGY

The fund has a diversified real estate portfolio of education and education –related assets, all of which generate current rental income. The fund can invest its assets in real estate development projects, provided the assets are not white 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.

There are no fundamental, material or significant changes that affects the fund's function during the period.

KEY FINANCIAL FACTS All amounts are in SAR

Portfolio Value

517,124,111

Fair Value NAV Per Unit

10.5457

Unit Price at the end of the quarter

10.80

Rental Income / total operating income

20,976,101

Total Expenses **2,335,017**

Loan to Value Ratio

0%

Cumulative Dividend Per Unit

0.48 Announced YTD 2019 Dividend Per Unit

0.16 Announced during Q3 2019

Dividend Yield

5.93% Annualized dividend yield

52-Week High/Low

11.32 – 9.42

Rental Income / total operating income to Unit Price

7.62%

Expense Ratio

0.87%

Total Units

51,000,000

Property Portfolio

Location	Name	Sector	Market Value (SAR)	Percentage	Tenure
Riyadh	AlTarbyah AlIslamyah Schools	Education	229,985,000	44.47%	Freehold
Riyadh	Arrowad International Schools	Education	287,139,111	55.53%	Freehold

Saudi Fransi Capital (Closed Joint Stock Company owned by Banque Saudi Fransi C.R. 1010231217) licensed by Capital Market Authority for securities business license 11153-37. Past performance is neither an indication nor a guarantee of future returns. The fund's unit price is subject to a price fluctuation where the value of the units and income from them can go up or down; investors may receive less than what they have originally invested. Additionally, fees charged on funds and currency exchange rates may have additional adverse effects. Investors should consider their individual and financial situation and the suitability of the fund to their financial objectives prior to entering into a specific product/fund and should seek advice from investment and legal professionals. Detailed and specific information related to the fund is provided in the fund's terms and conditions, as well as, various fund's reports are available on Saudi Fransi Capital website: www.sfc.sa. Mailing Address: P.O. Box 23454, Riyadh 11426, Saudi Arabia - Tel: +966 11 282 6666