

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.

There were no fundamental, material or significant changes that affected Fund's function and operation during the quarter.

KEY FINANCIAL FACTS AT 30 SEPTEMBER 2020

Fund Units Net Asset Value

SAR 541,941,300

Cumulative Dividend per Unit

SAR 0.4800

Announced YTD

Market Capitalization

SAR 724,200,000

Closing price on TASI

Price per Unit

SAR 14.2000

Closing price on TASI

Rental Income

SAR 35,724,399

9 months to 30 September 2020

Costs to Assets Ratio

2.22% Annualized - based on book value of total assets

Dividends Paid

SAR 0.1600

Announced during Q3 2020

NAV per Unit **SAR 10.6263**

Dividend Yield

4.51%

Total Units **51,000,000**

52-Week Range (High - Low)

14.46 – 10.10 12 months to 30 September 2020

Rental Yield

6.58%

Expense Ratio

1.45% Annualized - based on book value of total assets

Borrowing to NAV Ratio

17.74% Based on book value of net assets

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

Location	Name	Sector	Market Value (SAR)	Percentage	Tenure
Riyadh	Al-Tarbiyah Al-Islamiyah Schools	Education	287,008,349	47.31%	Freehold
Riyadh	Arrowad International Schools	Education	228,420,500	37.65%	Freehold
Riyadh	Al-Ghad National Schools	Education	91,212,000	15.04%	Freehold

Saudi Fransi Capital, a Closed Joint Stock Company owned by Banque Saudi Fransi (C.R. 1010231217), is licensed by Capital Market Authority for carrying out securities business under license 11153-37. Past performance is neither an indication nor a guarantee of future returns. The Fund's unit price is subject to 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 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 information is provided in the Fund's terms and conditions, which should be read and understood prior to entering into it. A copy of the Fund's terms and conditions as well as various fund reports are available on Saudi Fransi Capital website: www.sfc.sa. Mailing Address: P.O. Box 23454, Riyadh 11426, Saudi Arabia - Tel: 800 124 3232