Valuation Report

V210167

Gallery Mall, Al-Salihiyah District, Tabuk

Client / Alkhabeer Capital

29 December 2021

Introduction

Dear / Alkhabeer Capital

The Subject: Gallery Mall, Al-Salihiyah District, Tabuk

Please find attached the report as per your request for a property valuation, hoping that the report meets your requirements as requested from us, and complies with the International Valuation Standards (IVS) issued by the International Valuation Standards Council (IVSC) in **2020**, as well as the rules and regulations of the Saudi Authority for Accredited Valuers (TAQEEM). Please do not hesitate to contact us should you have any queries or questions.

Best Regards,

Engineer Ammar Abdulaziz Sindi
Chief Executive Officer

Version Control

Details	Information
Status	Final
Reference Number	V210167

Table of Contents

أبعاد
للتقييم العقاري

Executive Summary

- Summary of the Report
- General Terms and Conditions

Executive Summary

Report Summary

أبعاد
للتقييم العقاري

Executive Summary

- The subject property is a commercial building comprised of 15 showrooms. The area of the land is 6,050 square meters, with a built-up area of 5,819 square meters.
- The property is located at Al Sulaimaniya District, on King Mohammed V Road, Riyadh.
- The subject property is located at Al Sulaimaniya District, Riyadh, approximately five kilometers from the City Center, and approximately 37 kilometers from King Khalid International Airport.
- The subject property is in the City of Riyadh, the capital of the Kingdom of Arabia. It is the largest Saudi city, with a population of 6.9 million in 1440/2018.

Property Information

Elements	Information
District	Al-Salihiyah
Use	Commercial Office Center
Ownership	Usufruct
Land Area (m²)	41,630
Total Built-Up Area (m²)	43,625
Gross Leasable Area (m²)	35,868
Current Property Owner (Usufruct)	Sulaiman Al-Qudaibi & Sons Company
Original Property Owner	State Property Represented by Madinah Municipality

Valuation Summary

Elements	Information
Purpose of Valuation	Periodic Valuation of REIT Fund Assets
Date of Approval	01 December 2021
Date of Inspection	07 December 2021
Date of Valuation	31 December 2021
Basis of Value	Market Value
Valuation Method	Income Approach
Currency	Saudi Arabian Riyal (SAR)
Property's Market Value	SAR 177,010,000

Terms and Conditions

- The property was valued in accordance with the International Valuation Standards (IVS) issued by the International Valuation Standards Council (IVSC) in **2020**, as well as the rules and regulations of the Saudi Authority for Accredited Valuers (TAQEEM).

- This report and the valuation were made in accordance with the terms and limitations presented in this report.

- The valuation report is prepared in accordance with the instructions received from M/S Alkhabeer Capital, referred to herein as the ("Client"), to assess the market value of the described property for the purpose of providing a periodic valuation of the assets of REIT Fund.

- Abaad Real Estate Valuation Company is confident that this report meets the Client's requirements and is in accordance with the Client's instructions. Moreover, the information contained in this report are confidential. The report is issue for the Client's only.

- The responsibility of Abaad Real Estate Valuation Company is limited to the report and the information contained herein. The Client shall be responsible for requesting the valuation of the property and the legal consequences arising therefrom.

- The values assessed in this report are for the subject property. Any distribution of the value(s) to the parts of the property applies only as stated in, and for the purposes of, the report. Those values shall not be used for any other purposes, as they may not prove to be true if the purpose of the valuation and the report is changed.

- This report is prepared based on information collected, received or analyzed according to best practices to reach the valuation. Any material comments in the report affecting value are usually referred to.

- The property is inspected in form. In this case, the technical negative aspects of the property, if any, are referred to. The property was not inspected structurally, and non-visible defects were noted. Therefore, this report should be understood as a valuation report and not a structural survey.

- In the event any information is found to be untrue in the future and mentioned inadvertently and unintentionally in the report beyond control, the value stated in this report may change and the valuer shall be reverted to for reconsideration of the value.

- This report is issue neutrally without any conflict of interest of personal gain factors.

- This valuation report can be considered true only if stamped by the company and signed by the accredited valuers.

Valuation Terms

- Ability to Valuate
- Subject of Valuation
- Professional Standards
- Valuation Approach
- Basis of Valuation
- Valuation Date
- Inspection Date
- Inspection Limits
- Sources of Information

Valuation Conditions

أبعاد
للتقييم العقاري

Ability to Valuate:

- Abaad Real Estate Valuation Company employs professional staff capable of providing valuation of this type of assets. It also has the requisite competence to assess the market value by the required date.

Subject of Valuation:

- The subject of the valuation is the assessment of the market value of Gallery Mall Property at Al-Salihiyah District, Tabuk.

Professional Standards:

- The valuation exercise was carried out in compliance with the International Valuation Standards (IVS) issued by the International Valuation Standards Council (IVSC) in 2020, as well as the rules and regulations of the Saudi Authority for Accredited Valuers (TAQEEM), and based on recognized procedures and professional used in valuation of real estate properties, which rely on analysis, comparison, and direct inspect of each property, as well searching to the extent possible for positive and negative effects and characteristics of the subject property.

Valuation Approach:

- The approach used in valuation is the income approach.

Basis of Valuation:

- Our valuation will be submitted on the basis of the market value, which is defined in accordance with the International Valuation Standards in 2020 as follows:
- The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties have each acted knowledgeably, prudently and without compulsion.

Valuation Date

- We confirm that the valuation was carried out on 31 December 2021.

Inspection Date:

- We confirm that the inspection was carried out on 07 December 2021.

Sources of Information:

- In the preparation of the valuation report, we have relied on a set of resources, information and office and field data which we believe are commensurate with the purpose and timing of the valuation. We have also relied on the set of data provided by the Client related to the subject property, and which will clearly affect the output of this report. Therefore, any change or error in the data will render this report as incomplete, and the valuer shall be reverted to.

The Following Documents Were Reviewed:

- Title deed
- Lease agreements and details
- Alkhabeer REIT Fund Prospectus

We therefore assume that the information is correct and that there is nothing to contradict or conflict with them. The report is issued on this basis and we disclaim any liability for anything to the contrary.

Disclosure

- Intellectual Property and Re-publishing
- Confidentiality
- Assumptions and Special Assumptions
- Valuation Under Uncertainty

Disclaimers

Intellectual Property and Re-Publishing

- This report is issued for personal use only, and for the professional advisors, for the specific purpose referred to therein.
- Abaad Real Estate Valuation Company may not be held liable to any third party for all or part of the contents of the report.
- All or party of this valuation or any reference thereto may not be incorporated in any published document, circular or statement, or disclosed in any way whatsoever without the written consent of Abaad Real Estate Valuation Company in respect of the form and context in which it appears.

Confidentiality

- This report is prepared upon special request and for an advisory purpose. We therefore understand that it is of utmost importance to the originator of the request to safeguard the confidentiality of the contents and output of this report. We are committed to this and the Client's information will not be used in anything other than this report. The Client's information is considered to be proprietary to its owner and to the users specified in this report, and may not be reviewed by any third party.

Assumptions and Special Assumptions

- According to the definition of the International Valuation Standards "Assumptions and special assumptions must be reasonable and relevant having regard to the purpose for which the valuation is required, and may be accepted as fact in the context of the valuation exercises without verification or validation in a specific manner. Moreover, they are matters which are accepted when stated. Such assumptions are necessary to understand the valuation or the consultation that is provided. Special assumptions are assumptions which differ from actual facts which exist as at the valuation date, or those which are not assumed by a usual market participant in a certain transaction on the valuation date."
- The property valuation is prepared assuming the completion of the project and infrastructure.
- Income is estimated after the end of the contract term assuming the application of Ministry of Finance resolution to reduce annual rents by 20٪.

Valuation Under Uncertainty

- The effect of the spread of COVID-19, which is declared by the World Health Organization (WHO) as a "global pandemic" on 11 March 2020, on global financial markets.
- Travel restrictions were applied by many countries, and market activity was affected in many sectors.
- Effective as of the valuation date referred to in the report, we give market evidence and assumptions which were relied upon, less weight when forming our opinion of the value.
- In fact, the present response to COVID-19 means that we are facing unprecedented circumstances on which we build our judgement of the value.
- Given the unknown future effect of COVID-19, which may have impacted the real estate market, we recommend the valuation of this property on a recurring basis.

Site Location Analysis

- Public Transport
- Development Projects at City Level
- The Property at City Level
- The Property at District Level
- Property Description
- Property Photographs

Site Location Analysis

The Property at City Level

The subject property is located in the City of Tabuk, the headquarters of the Emirate of Tabuk Province and the largest city in the northern part of the Kingdom of Saudi Arabia. The City is surrounded by some of the most important archeological sites in the Arabian Peninsula.

Tabuk Province is the northern gate of the Arabian Peninsula, and a vital road for trade and Hajj and Umrah pilgrims from outside the Arabian Peninsula. It is one of the significant agricultural areas in the Kingdom.

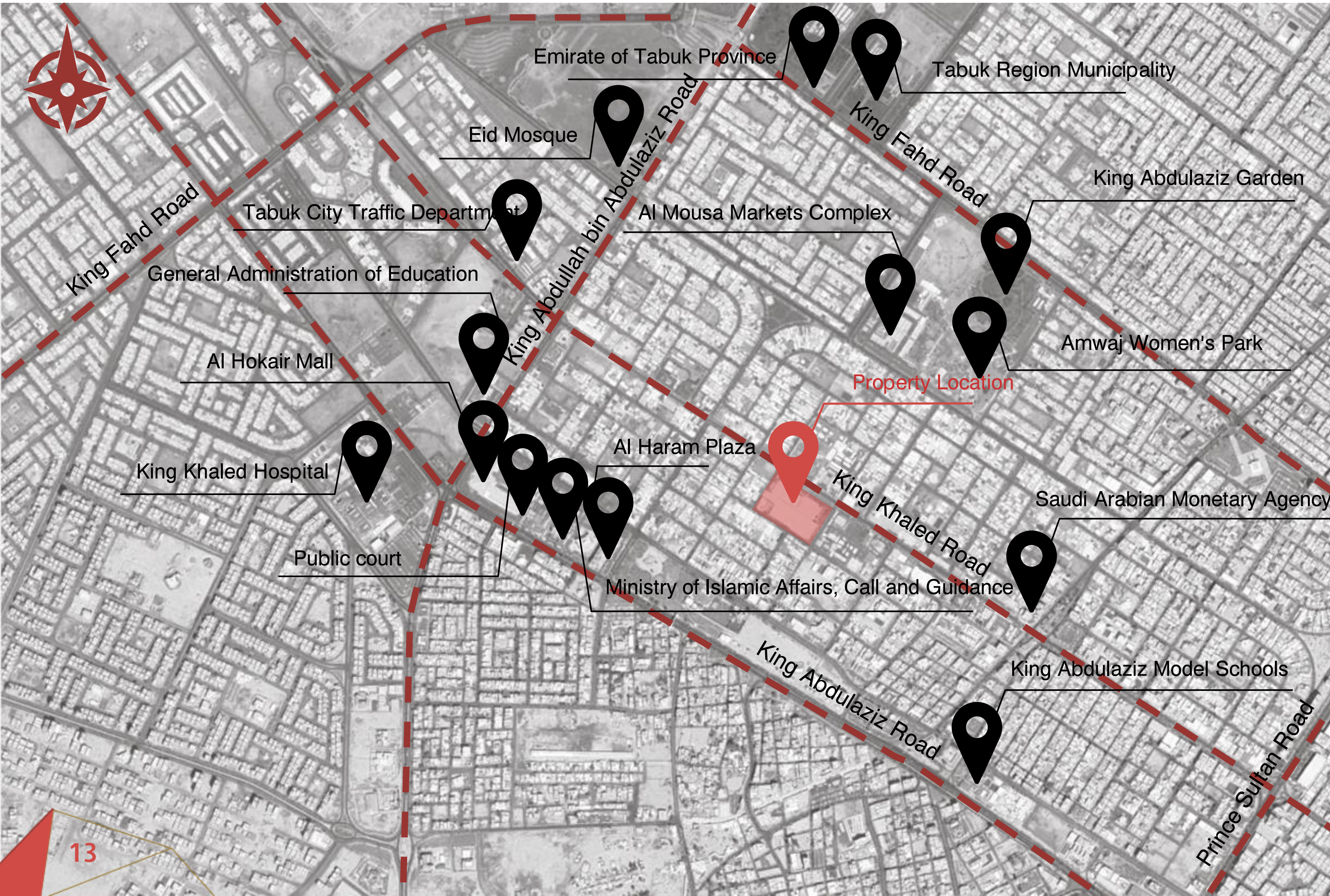
As per the **2017** population census, the City has a population of approximately **551,124**.

Tabuk dates back to **500** B.C., as evidenced by the historical monuments found therein. It was named (Tabou) or (Tabawa). Ruins indicate that Tabuk Province was the home for many nations before Islam, such as the original Arab tribes, for example the Thamud people and the Nabataeans. Historians mention that Tabuk was a home for the Jadham Tribe.

The property is located approximately four kilometers to the north of the City Center, and approximately seven kilometers from Prince Sultan bin Abdulaziz International Airport at Al-Salihiyah District, Tabuk.

Site Location Analysis

Property at District Level



The property is located at Tabuk City Center. The area of the property is bordered to the north by King Khalid Road, to the south by King Abdulaziz Road, to the east by Prince Sultan Road and to the east by King Abdullah Road.

Al-Salihiyah District is bordered to the north by Northern Al-Faisaliyah District, to the south by Saada District, to the east by Ancient Aziziyah District and to the west by Al Rajhi Plan District.

The area surrounding the subject property can be accessed from several important junctions and roads on the City level, including King Abdulaziz Road and King Khalid Road.

Site Location Analysis

Property Description

The subject property is a closed commercial center comprised of two floors and a basement, with a land area of **41,630** square meters.

The built-up area is **43,625** square meters, with a gross leasable area of **35,868** square meters.

The property is comprised of **139** commercial stores, **15** restaurants, **39** kiosks and four cafes. It has outdoor parking lots and an over **900**-car parking space in the basement. The property also includes three electric lifts and six escalators, in addition to service elevators and an entertainment hall.

The finishing of the external facades consists of aluminum cladding and glass, while the internal finishing for corridors is comprised of porcelain floors and aluminum marble columns. As for the stores, the finishing is a basic finishing. Utility services are connected to each store.

Site Location Analysis

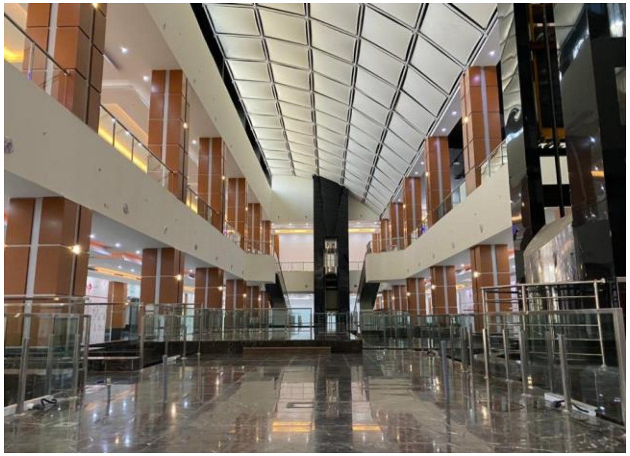
أبعاد
للتقييم العقاري

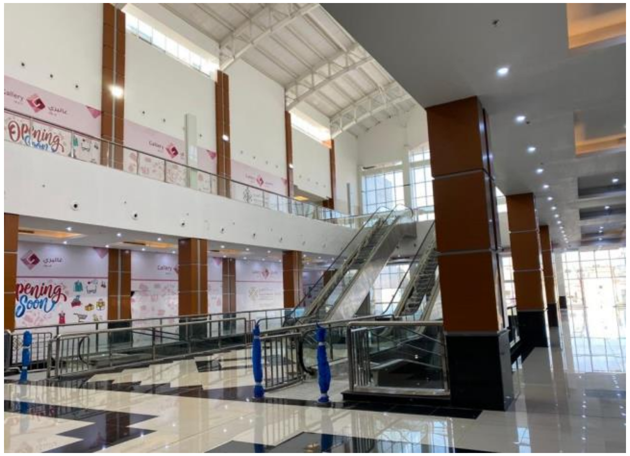
Property Photographs

Site Location Analysis

Property Photographs

أبعاد
للتقييم العقاري





Property Details

- Title Information

Property Details

Tenure Information

Property Ownership:

Description	Details		
Owner's Name	Tabuk Municipality		
Name of Subject Property	Gallery Mall		
Lease Contract Number	143000123		
Lease Contract Date	15/03/1434		
Area (Property's Address)	Al-Salihiyah District		
Street Name	King Khalid		
Location Coordinates	28° 23.642'N		36° 33.638'E
City	Tabuk		
Ownership Information	Usufruct		
Title Deed Information	Title Deed Date	19/06/1440	
	Property Owner	Awwal Almalga Real Estate Company	

Lengths of Sides and Widths of Streets:

	Side Length	Street Name	Street Type	Street Width (meters)	Facade Order
North	253	King Khalid	Main	30	1
South	253	Unnamed	Sub-Street	20	2
East	180	Unnamed	Sub-Street	18	4
West	180	Unnamed	Sub-Street	18	3

Lease Contract Summary:

	Contract Term	Contract Expiry Date
1	Lessee	Awwal Almalga Real Estate Company
2	Contract Term	20 Years
3	Contract Effective Date	15/03/1434
4	Land Lease Annual Costs	SAR 1,579,000

Information Sources (Lease Contract Copy).

None of the subject property's legal documents were verified, including the planning, ownership or mortgage. Certain legal issues, based on which all or part of this report was prepared, were considered to be reliable. It was assumed that the title deed is true and valid. It was also assumed that the property is free and clear of any legal obligations, liens or encumbrances.

Valuation

- Analysis of Property Risks
- Valuation Approach
- Valuation Using the Income Method
- Summary of Value

Property Risk Analysis

Long-term contract risks

The lack or limitation of long-term contracts greatly affects the value of the Property, especially the properties listed under REITs. Where the existence of long-term contracts gives stability to the income and thus the value. While the absence of such contracts gives fluctuation in rental prices and income and thus affects the final value.

Competition risk

The large supply of real estate goods leads to competition in prices offered to the consumer. We find this clear in the real estate market, as the increase in units and exhibitions offered in the market and the entry of new competitors with products will lead to a decrease in prices and services, and thus a decrease in the price of the final Property .

Regulatory and legislative risks

The regulatory, legal or legislative environment may witness some changes that may affect the value of the Property, such as the emergence of municipal legislation allowing or prohibiting activities in specific areas, or reducing or increasing the number of floors in the surrounding area, which affects the final value of the Property .

Revenue security risk

Since the realization of revenues is the main factor in determining the value of the Property , any change in revenues as a result of different market conditions will affect the value of the Property .

Economic risk

The state’s macroeconomic conditions may affect the real estate market in general, such as inflation rates, liquidity, interest rates, financing costs, taxes, and the movement of local and global stock markets, as changing some or all of these influences affects the real estate market.

Valuation

Valuation Approach

Valuation Methods Used

- When selecting the best approach to assess the value of the subject property, we have taken into consideration the information provided by the Client, the current condition of the property and our own analysis of the local market conditions. When determining the market value of the subject property, we have used the following methods and approaches:

Income Method (Discounted Cash Flows)

- The income method provides an indicator of the value by converting the future cash flows into a single present value. According to this method, the value of the asset is determined using the value of revenues or cash flows or cost savings from the asset. The discount rate is usually reached by analyzing the suitable market and development transactions. We are also in communication with real estate agents and local investors to gauge the sensitivity of the figures.

Key Assumptions in the Discounted Cash Flow Method:

Revenues

- The annual gross income of the subject property is assessed at SAR 32,721,029, based on the market rental rates. The percentage of additional income was also assessed at 5٪ of the total income of the property.

Cap Rate:

- Whereas the ownership of the property is a (usufruct), we did not apply a cap rate .

Discount Rate

- Based on our understanding of similar properties in the area of the property, and taking into consideration the site features, area, uses, terrain, and supply and demand, we have applied a discount rate of 11.25٪.

Inflation Rate

- In respect of the cash flow of the project, an inflation rate of 2.50٪ is applied.

Comparable Sites

أبعاد للتقييم العقاري

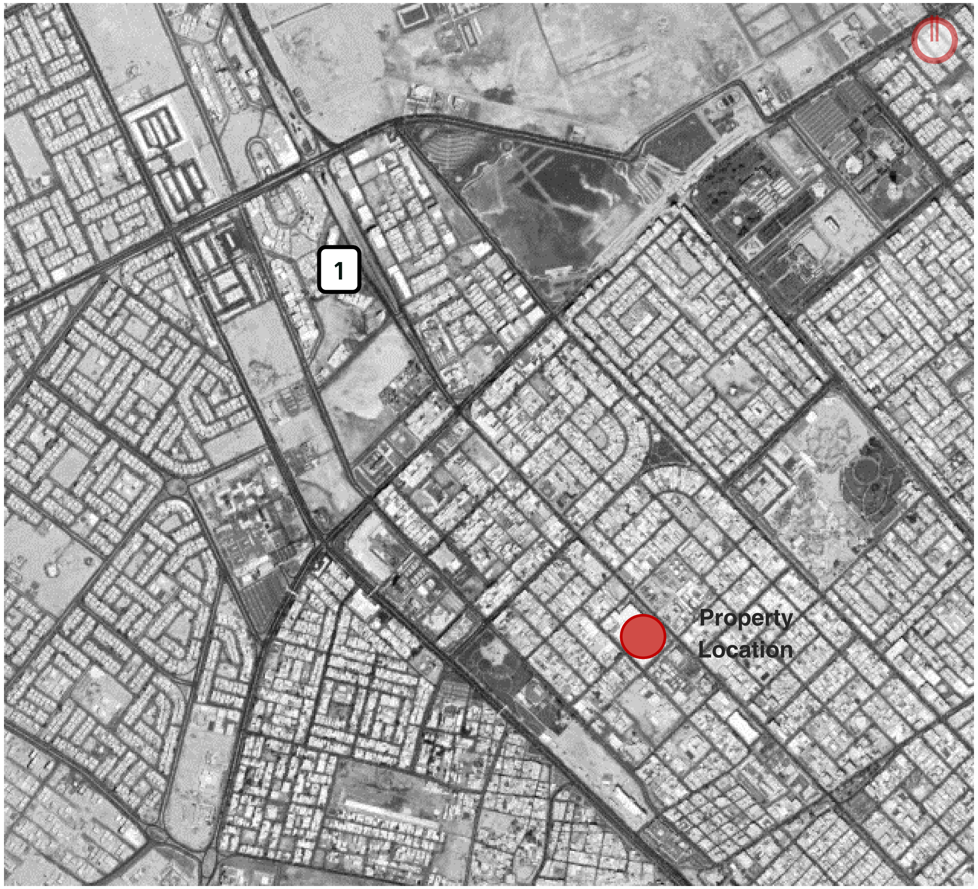
Almakan Mall

	Type of Units	Average Area (m2)	Average Rental Rate (SAR)	Average Rental Rate (SAR/m2)
Al Makan Mall	Kiosk	9	84,000	9,333
	Showroom	151	209,250	1,386
	Restaurant	100	250,000	2,500

- The project is a commercial, entertainment and touristic compound, which is considered one of the best markets in Tabuk and a significant tourism landmark in the Kingdom. It is located on King Khalid Road, and was built on an area of 35,200 m2. It includes many brands, and is comprised of a basement and two huge floors. It is one of the best touristic places in Tabuk, with a group of domestic and global brand stores. Al Makan Mall has a leasable area of approximately 22,000 m2.

Entertainment	Security	Restaurant	Showrooms	Parking
✓	✓	✓	✓	✓
Global Brands	**Escalators**	**Elevators**	**Cinema**	**Hypermarket**
✓	✓	✓	✓	✓

Comparable Site Map:



Comparable Sites

أبعاد للتقييم العقاري

Tabouk Park

	Type of Units	Average Area (m2)	Average Rental Rate (SAR)	Average Rental Rate (SAR/m2)
Al Makan Mall	Kiosk	9	82,400	9,155
	Showroom	150	257,526	1,763
	Restaurant	227	627,882	2,766

- The project is a commercial entertainment compound, which is considered one of the largest markets in Tabuk and a significant tourism landmark in the region. It is located on King Faisal Road alongside Prince Fahad bin Sultan Park, and was built on an area of 180,000 m2. It includes many brands, and is comprised of two huge floors, in addition to an outdoor garden area designed to enrich the users' shopping experience. It is one of the best touristic places in Tabuk, with a group of domestic and global brand stores. Tabuk Park has a

Entertainment	Security	Restaurant	Showrooms	Parking
✓	✓	✓	✓	✓
Global Brands	**Escalators**	**Elevators**	**Cinema**	**Hypermarket**
✓	✓	✓	✓	✓

Comparable Site Map:

Revenues Estimation

The following table summarizes the basic rental rates of units after the expiration of the operation contract based on the uses:

Use	Change in Area Factor	Basic Rental Rate
Showroom	0.00%	1,357
Kiosk	0.00%	11,100
Secondary Large Showroom	0.00%	537
Main Large Showroom	-25.00%	402

Based on the foregoing, the average rental rate was applied to assess the revenues of units after the expiration of their contracts:

	From Year 1 to 4	From Year 5 to 19
Income After Contract Expiration	-	33,064,904
Operating Costs	-	25% of Total Revenue
Land Lease	1,579,000	

Valuation

Income Approach Valuation

Valuation using the Income Method

Given the foregoing parameters, cash flows were calculated to reach a value of the subject property. The cash flows covered a period of **16** years, with an income of SAR **33,064,904** based on the market for the remaining term of the land lease contract. The cash flow schedule is made for every six months:

Summary of Cash Flow Calculations:

Period (semiannual)	1	2	3	4	5	28	29	30	31	32
Occupancy Rate (٪)	100.00٪	100.00٪	100.00٪	100.00٪	100.00٪	100.00٪	100.00٪	100.00٪	100.00٪	100.00٪
Income (SAR)	16,945,763	17,156,278	17,369,407	17,585,185	17,803,643	23,650,118	23,943,920	24,241,371	24,542,518	24,847,406
Vacancy Rate (٪)	52.50٪	42.50٪	32.50٪	27.50٪	22.50٪	15.00٪	15.00٪	15.00٪	15.00٪	15.00٪
Vacancy Costs (SAR)	8,896,526	7,291,418	5,645,057	4,835,926	4,005,820	3,547,518	3,591,588	3,636,206	3,681,378	3,727,111
Additional Income (SAR)	847,288	857,814	868,470	879,259	890,182	1,182,506	1,197,196	1,212,069	1,227,126	1,242,370
Net Income (SAR)	8,896,526	10,722,674	12,592,820	13,628,518	14,688,005	21,285,107	21,549,528	21,817,234	22,088,266	22,362,665
Management Fee Cost Ratio (٪)	4.00٪	4.00٪	4.00٪	4.00٪	4.00٪	4.00٪	4.00٪	4.00٪	4.00٪	4.00٪
Management Fee Costs (SAR)	355,861	428,907	503,713	545,141	587,520	851,404	861,981	872,689	883,531	894,507
Rental Fee Cost Ratio (٪)	1.00٪	1.00٪	1.00٪	1.00٪	1.00٪	1.00٪	1.00٪	1.00٪	1.00٪	1.00٪
Rental Fee Costs (SAR)	88,965	107,227	125,928	136,285	146,880	212,851	215,495	218,172	220,883	223,627
One-time rental fee cost percentage (٪)	0.00٪	6.00٪	6.00٪	6.00٪	6.00٪	0.00٪	0.00٪	0.00٪	0.00٪	0.00٪
One-time rental fee costs (SAR)	0	109,569	112,209	62,142	63,569	0	0	0	0	0
Operation and maintenance contract costs (SAR)	2,374,962	2,374,962	2,374,962	2,374,962	2,374,962	2,374,962	2,374,962	2,374,962	2,374,962	2,374,962
Property Insurance Costs (SAR)	30,020	30,020	30,020	30,020	30,020	30,020	30,020	30,020	30,020	30,020
Land rent costs (SAR)	789,500	789,500	789,500	789,500	789,500	789,500	789,500	789,500	789,500	789,500
Total Costs (SAR)	3,639,308	3,840,185	3,936,332	3,938,050	3,992,451	4,258,737	4,271,958	4,285,344	4,298,895	4,312,615
Net Income	5,257,217	6,882,489	8,656,489	9,690,468	10,695,554	17,026,369	17,277,570	17,531,890	17,789,371	18,050,050
Present Value to Net Income (SAR)	4,725,589	5,865,371	6,994,259	7,423,261	7,767,893	3,628,873	3,491,261	3,358,756	3,231,173	3,108,337
Property Value (Rounded)	177,010,000									

Valuation

Opinion of Value

Our Company approves the below valuation as a market value, subject to the conditions stated in the valuation report, and based on the assumptions contained in the report. This valuation is a result of the analysis of the property's information and the real estate market.

The market value of the property using the income approach as of 31 December 2021 is:

- SAR 177,010,000 (One Hundred Seventy-Seven Million Ten Thousand Saudi Riyal)

Signatures

Eng. Ammar Abdulaziz Sindi
Taqeem ID: 1210000219
Fellow Member

Eng. Ammar Mohamed Qutub
Taqeem ID: 1210000392
Fellow Member

Eng. Yusuf Abdullah Khan
Taqeem ID: 1220001989
Provisional Member

Company Stamp
CR No: 4030297686
CL No: 323/18/781

Appendix

- General Terms Used in the Preparation of the Valuation Report
- Property Documents

أبعاد
للتقييم العقاري

General Terms Used in the Preparation of the Valuation Report

Authority

Means the Saudi Authority for Accredited Valuers (TAQEEM), the authority concerned with developing requisite guidelines and standards for the valuation of properties, business establishments, equipment, movable property, etc. in accordance with the Accredited Valuers Regulations promulgated by Royal Decree No. (M/43) dated (9/7/1433). Its objective is to develop the valuation profession and improve the qualifications of valuers, as well as to develop and maintain the general rules for Authority membership of various levels with ongoing development of the qualifications of its members to keep abreast of the highest state of the art levels. The (Authority) is a legal entity, not for profit, with an independent budget. It operates under the supervision of the Ministry of Commerce and Investment.

Asset(s)

To facilitate reading of the standards and in order to avoid repetition, the term Asset(s) generally refers to the items which are the subject of the valuation exercise. Unless otherwise provided in the standards, these terms may be taken to mean and include each of the following words: (an asset, group of assets, obligation, group of obligations, or a group of assets and obligations).

Client

The word (Client) refers to the person(s) or entity for which the valuation is carried out, including the external clients (that is when the valuer is contracted with a third party), as well as the internal clients (that is the valuations prepared for the owner).

Legal Jurisdiction

The word (Jurisdiction) refers to the legal and regulatory environment wherein the valuation process is carried out. It includes the laws and regulations issued by government authorities, such as the district, state and municipality, and the laws issued by certain regulatory entities commensurate with the purpose of the valuation, such as central banks and capital market authorities.

May

The word (May) describes the action which the valuer is required to take into consideration. Matters described as such require the valuer's attention and understanding. The ability to apply these matters in the valuation process depends on the valuer's judgement and professional experience under conditions which are in line with the objectives of the standards.

Shall

The word (Shall) refers to an unconditional responsibility, that is, the valuer must fulfil any responsibilities of this type in all cases and under all circumstances where the condition is applicable.

Participant

The word (Participant) refers to the participants concerned on the basis(es) of the value used in the valuation exercise (see Standard 104 – Basis of Value). The different bases of value require the valuer to take different points of view into consideration, such as the points of view of the market participants, including for example the market value, the fair value of the International Financial Reporting Standards (IFRS), a certain owner or a prospective buyer, such as the investment value.

Purpose

The word (Purpose) refers to the cause(s) of carrying out the valuation. It includes the general purposes (for example, without limitation) the purposes of the financial reports, tax reports, litigation support, transactions support and support of secured lending decisions.

Appendix

Property Documents

بسم الله الرحمن الرحيم

عقد إيجار

الحمد لله وبعد، فإنه بعون الله تعالى في يوم الإثنين بتاريخ ١٤٤٠/٠١/٢١ هـ الموافق ٢٠١٨/١٠/٠١م حرر هذا العقد في مدينة الرياض بين كل من:

الطرف الأول: شركة أول الملقا العقارية، وهي شركة ذات مسؤولية محدودة، مقيدة بالسجل التجاري رقم: ١٠١٠٨٩٣٨٠٢ وتاريخ ١٤٣٨/١٠/١٩هـ مصدره مدينة الرياض، وعنوانها: الرياض-طريق العروبة، ص.ب ٣٤١٥٣، الرمز البريدي ١١٣٣٣٠، البريد الإلكتروني: a.ghouth@alkhabeer.com، بصفتها الحافظة لأصول صندوق "الخبير ريت" (صندوق استثمار عقاري متداول قيد الإنشاء)، ويمثلها في التوقيع على هذه الاتفاقية السيد/ أحمد بن سعود غوث، بصفته مدير شركة أول الملقا العقارية.

الطرف الثاني: شركة أبناء سليمان القضيبي للمقاولات، وهي شركة ذات مسؤولية محدودة، مقيدة بالسجل التجاري رقم: ١٠١٠١٤٢٥٥٣ وتاريخ: ١٤١٧/٠٢/١٠هـ مصدره مدينة: الرياض، وعنوانها: حي الفيحاء شارع اسطنبول، ص.ب: ٢٤٩٥ الرمز البريدي:١١٤٦٢، البريد الإلكتروني: (gm@alqadeebi.com)، ويمثلها في التوقيع على هذه الاتفاقية الأستاذ/ يوسف بن سليمان القضيبي، بصفته رئيس مجلس مديرين شركة أبناء سليمان القضيبي للمقاولات.

أقر الطرفان المتعاقدان بكامل أهليتهما المعتبرة شرعاً ونظاماً على التعاقد والتصرف فيما بينهما، حيث اتفقا على ما يلي:

التمهيد:

لما كان الطرف الأول قد عُين حافظاً لأصول صندوق "الخبير ريت" (يشار له فيما بعد بـ الصندوق)، وكان الصندوق يملك منفعة الأرض وما عليها من بناء للمجمع التجاري المسمى "جاليري مول" (والذي سيشار له فيما بعد بـ المجمع التجاري أو العقار) الكائن في مدينة تبوك، بموجب عقد الاستثمار الموقع مع أمانة منطقة تبوك، ويرغب في تأجيره بالكامل، وبما أن الطرف الثاني شركة تعمل في مجال التسويق والاستثمار العقاري، فقد أبدت رغبتها في استئجار العقار كاملاً؛ حيث لاقت تلك الرغبة قبولاً لدى الطرف الأول، وبناءً عليه فقد التقت إرادة الطرفين المتعاقدين بإيجاب وقبول صريح وصحيح على تحرير هذا العقد وفقاً للشروط الآتية:

المادة الأولى: صفة التمهيد:

يُعدّ التمهيد أعلاه جزءاً لا يتجزأ من العقد، ولا يُفسّر العقد بمعزل عنه.

المادة الثانية: موضوع العقد:

أجر الطرفُ الأول بصفته حافظاً لأصول صندوق "الخبير ريت" المجمع التجاري الموصوف في "المادة الثالثة" الطرف الثاني القابل لذلك بصفته المستأجر، وذلك من أجل استغلاله والانتفاع به وإعادة تأجيره للغير؛ بما لا يتعارض مع مواد هذا العقد وشروطه، وبما يتوافق مع الأنظمة السارية في المملكة العربية السعودية.

إقرار تنازل

أولاً: المتنازل.

في يوم (الأحد) ١٤٤٠/٠٦/١٩هـ

حضر المواطن / يوسف بن سليمان بن عبدالعزيز القضيبي رقم ١٠٣٠٨٩٨٣٩٧

حامل حفيظة رقم [illegible] وتاريخ [illegible] مصدرها الرياض ... مهندس

وأقر بأنه تنازل عن المدة المتبقية من عقد الإيجار المبرم معه من قبل الأمانة رقم العقد [illegible]

وذلك على الموقع الموضح بياناته أدناه:

رقم الموقع (سوق الشعار القديم) نوع النشاط: أرض لإقامة مركز تجاري (مول تجاري)

في مدينة تبوك حي الصالحية .

ثانياً: المتنازل له.

حضر الوكيل الشرعي عن : شركة أول الملقا العقارية

الاسم : [illegible]

رقم السجل

حامل حفيظة رقم [illegible] وتاريخ [illegible] هـ مصدرها : [illegible]

جوال [illegible]

[illegible]

وبناء على ذلك تم التنازل.

توقيع المتنازل

الاسم: [illegible]

التوقيع:

توقيع المتنازل له

الاسم: [illegible]

التوقيع:

وقد شهد بذلك كل من :

الشاهد الأول

الاسم: [illegible]

رقم السجل: [illegible]

جوال: [illegible]

التوقيع:

الشاهد الثاني

الاسم: [illegible]

رقم السجل: [illegible]

جوال: [illegible]

التوقيع:

الموظف المختص

مدير إدارة تنمية الاستثمارات

المهندس/ خالد بن [illegible]

أبعاد
للتقييم العقاري

Abaad & Partner For Real Estate Valuation Co.

Jeddah Branch (Head Office):
Mohamed Ibrahim Masoud Street,
Al-Salama District
Zahid Offices Building, 5th Floor, suite 21
Jeddah, Kingdom of Saudi Arabia

Riyadh Branch:
Imam Saud bin Faisal Road,
Al-Sahafa District
Al-Difaa Office, 2nd Floor, suite 106
Riyadh, Kingdom of Saudi Arabia

For more information, please contact us at:
Universal Access Number: 920004134

Eng. Ammar Sindi
CEO
Mobile: +966 (50) 730 0500
Email: asindi@sa-abaad.com

Eng. Ammar Qutub
Director
Mobile: +966 (55) 556 2500
Email: ammarq@sa-abaad.com