VISION COLLEGE
AL KHABEER CAPITAL

RIYADH CITY

DECEMBER 2021

Valuation Report

REF: **2011395-3**
Date: **31/12/2021**
M/S **AL KHABEER CAPITAL**

Subject: Valuation Report for Vision Educational Facilty in Riyadh City, Saudi Arabia.

Dear Sir,

With reference to your request and approval dated on November 18, 2021 for valuation service of an educational facility (Vision medical college), located in Riyadh city, please find hereafter our detailed valuation report including other information related to the mentioned property.

Issued without prejudice and liabilities

WHITE CUBES REAL ESTATE

Mr. Essam Al Hussaini – GM- WHITE CUBES KSA

Member of the Saudi Authority of Accredited Valuers (Taqeem)

WHITE CUBES valuation
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EXECUTIVE SUMMARY

1.1 EXECUTIVE SUMMARY

Introduction	We received instructions from Al Khabeer Capital on 18/11/2021 to implement a real estate valuation service in Riyadh city.
Client	For whom this report is being prepared is Al Khabeer Capital, a valuation for an educational facility in Riyadh city.
Reference No.	2011395-3
Purpose of Valuation	Real Estate Investment Trust (REIT) Purpose
Subject Property	Educational Facility
Property Location	The property is in Ishbiliya district, Riyadh City.
Title Deed Information	Title Deed No: 498507005691, Title Deed Date: 04/06/1442, Issued from Riyadh Notary
Ownership Type	Freehold
Owner	شركة اول الملقا العقارية
Land Use	Educational
Land Area (Sqm)	Based on the title deed, the land has an area size of 17,046 Sqm
BUA (Sqm)	The building is composed of 5 floors, yet and based on the provided construction permit, the total BUA is 44,656.92 Sqm. We will use the BUA shown in the construction permit in our valuation analysis.
Parking No. (Approx.)	352 Parking
Vacancy Rate	Based on the leasing contract provided by the client, the subject property is fully leased to one tenant.
Valuation Approach	DRC, Income Cap and Comparable Approach
Final Property Value	213,330,000 SAR
Valuation Date	31/12/2021
Inspection Date	25/11/2021

TERMS OF REFERENCE & VALUATION

REAL ESTATE

1.2 BASIS OF VALUATION

Market Value

Market Value is defined as: -

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.

1.3 DATES

Client Approval Date	**November 18, 2021.**
Inspection Date	**November 25, 2021.**
Valuation Date	**December 31, 2021.**
Report Date	**December 31, 2021.**

1.4 PURPOSE OF VALUATION

The client requested to know the current market value of the subject property for REIT Purposes. Therefore, and according to the valuation purpose, and as requested by the client, we will adapt the valuation methodologies of The Income Approach, The Depreciated Replacement Cost (DRC), The Comparable and the Discounted Cash Flow Approach (DCF)

PROPERTY DETAILS

1.5 PROPERTY & LOCATION DESCRIPTION

Property Description

The subject property is an educational facility located in Ishbiliah district, Riyadh city. Based on the provided copy of the title deed and the construction permit, the facility has total land area of 17,046 square meters total BUA of 44,656.92 square meters. As per the site inspection done by our team for the purpose of valuation, the property is open from 2 sides with a direct view on Baher Al Arab street where all infrastructural facilities such as water, electricity, sewage and telecommunication are available in the surroundings and connected to the subject property.

Location Description

The property being valuated is an educational facility in Ishbilia Street in the in the northeast of Riyadh.
The property is bordered from the north by a commercial building
The property is bordered from the south by a vacant land
The Property is bordered from the east by residential buildings
The property is bordered to the west by the main road, Al Bahar Al Arab street.

Ease of Access

The ease of access to the property is high, based on its current location as it is located on Al Bahar Al Arabi Street and near King Abdullah Road.

Area Surrounding the Property

The real estate surrounding the property subject of valuation are mostly of residential and commercial uses.

Land	
Land Use	Commercial
No. of Streets	2
Land Shape	Graded
Direct View on the Main Road	No direct view on the main road
Direct View on an Internal Street	Unnamed street
Land Condition	Constructed

Building	
Building Type	Educational Building
Building Structural Conditions	Fully Constructed.
External Elevation Conditions	Good
Building Finishing Conditions	Good
Overall Building Conditions	Good

1.6 INFRASTRUCTURE FACILITIES

	Available in the surrounding	Connected to the property
Water	✓	✓
Electricity	✓	✓
Tele-Communication	✓	✓
Sewage	✓	✓

All the infrastructural facilities are available in the surroundings and connected to the subject property.

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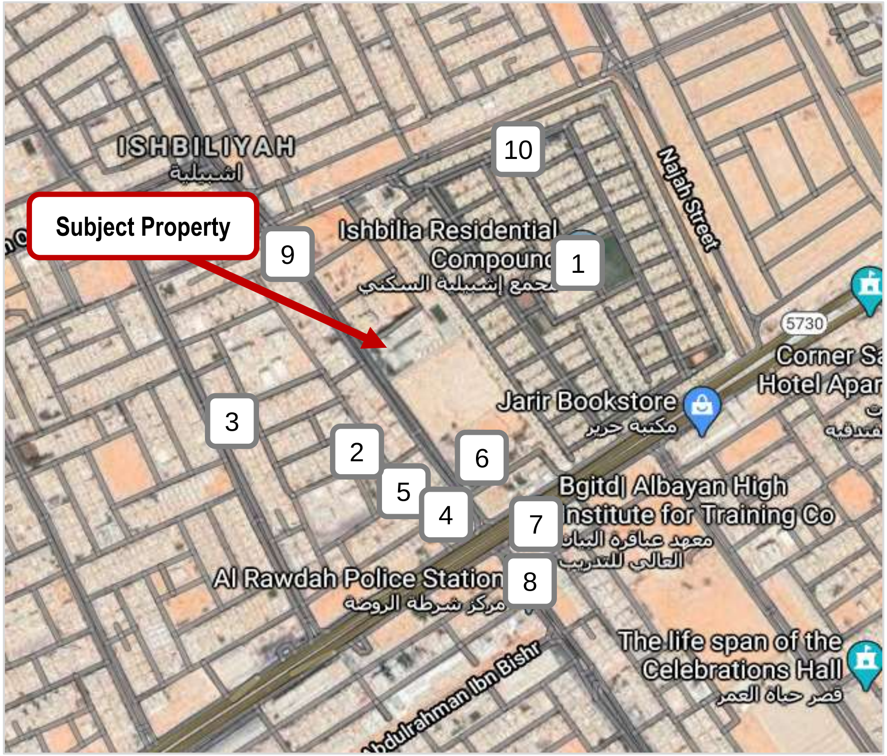
1.7 LOCATION

The subject property is in Ishbilia district, Riyadh city and surrounded by several landmarks as follows:

Property Location on a City Scale	Property Location on a District Scale

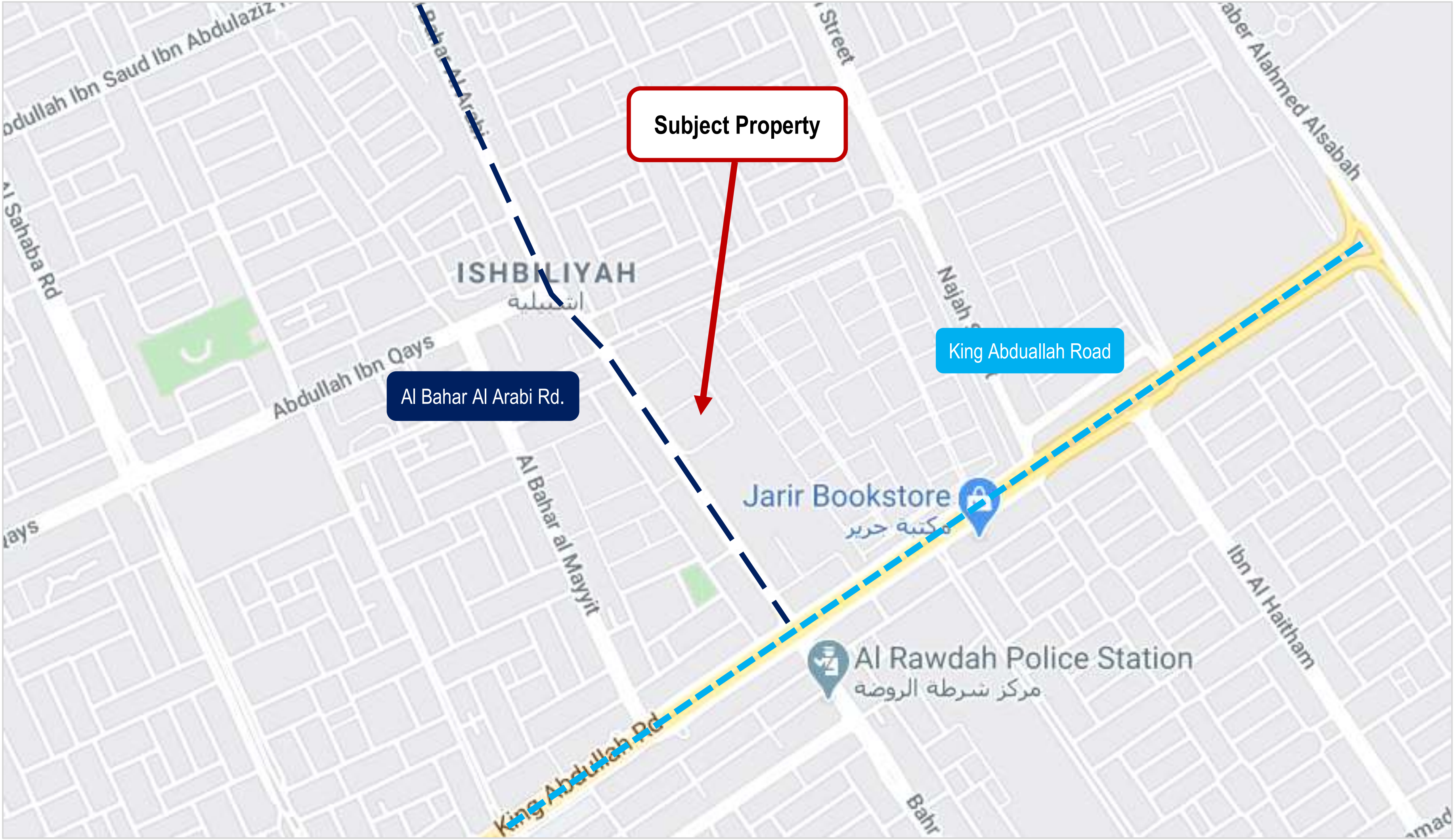


Surrounding Landmarks

1- Ishbilia Residential Compound (0.25 Kilometers)
2- Sevilla School for the memorization of the Koran girl (0.20 Kilometers)
3- Kids Saray International School (0.33 Kilometers)
4- Beam Crossfit (0.40 Kilometers)
5- Al Itisaliyat Company (0.30 Kilometers)
6- Oasis Day Care Center (0.30 Kilometers)
7- Bgitd Albayan High Institute for Training Co (0.50 Kilometers)
8- Al Rawdah Police Station (0.60 Kilometers)
9- Al Rowad Schools - Ishbilia (0.45 Kilometers)
10- Ishbilia Kindergarten (0.45 Kilometers)

1.8 PROPERTY ACCESS

The subject property can be accessed as shown in the map below:



1.9 TITLE DEED & OWNERSHIP

We were provided with copy of the title deed of the subject property which is owned by one title deed. The details of the subject property:

City	Riyadh	**Land Area**	17,046 Sqm
District	Ishbilia	**Plot No.**	4
T.D Type	Electronic	**Block No.**	N/A
T.D Number	498507005691	**Layout No.**	N/A
T.D Date	04/06/1442	**Owner**	شركة اول الملقا العقارية
T.D Value	-	**Ownership Type**	Freehold
Date of Last Transaction	04/06/1442	**Limitation of Document**	Mortgaged
Issued From	Riyadh Notary		
North Side	15 m Wide street	**East Side**	Private Property
South Side	Plot# 5	**West Side**	40 m Wide street
Notes	The client has provided us with copy of the Title Deed which was assumed to be correct and authentic. It is not in our scope to run legal diagnosis on any legal document.		

1.10 CONSTRUCTION & BUILDINGS

The building permit indicates the maximum permissible BUA approved by the city municipality. However, the actual area may differ from the area mentioned in the building permit. Therefore, if the customer does not provide us with a copy of the approved plans, the evaluation will be done based on the building permit provided by the customer. In the event that the customer does not provide us with a copy of the legal documents that show the total building surfaces, we will evaluate them using the skills of our team along with the municipality's laws and regulations, and therefore the building surfaces will be estimated only roughly.

Source of BUA		Actual Age of the Property		Status of the property	
Construction Permit	✔	**Construction Permit**	---------------------------	**New**	---------------------------
As Built Drawings	---------------------------	**As Built Drawings**	---------------------------	**Fully Constructed**	✔
Other Documents	---------------------------	**Other Documents**	✔	**Under Construction**	---------------------------
Verbal Information	---------------------------	**Verbal Information**	---------------------------		
Estimation	---------------------------	**Estimation**	---------------------------		

The customer provided us with a building permit for the property under evaluation, which contains the following data:
The subject property is a fully constructed educational facility consisting of 5 floors and used as Administrative Offices, Classrooms, Labs, Prayer Room, Open sitting area, Canteen, parkings, and others.

Subject Property	
Construction Permit Type	Renewed permit
Property Type	Educational
Construction Permit No.	1433/1470
Construction Permit Date	05/03/1439 AH
Permit Expiry Date	05/03/1440 AH

Description	No. of Units	Area (sqm)	Use
Ground Floor	1	9440.25	Educational
Basement 2	0	10414.60	Parking Area
Basement 1	0	10357.19	Parking Area
First Floor	1	9254.32	Educational
Electricity Room	0	20.00	Electricity Room
Annexes	1	4627.16	Educational
Fences	1	543.4	Fences
Total BAU (sqm)		**44,656.92**	

The provided construction permit shows a total BUA of 44,656.92 Sqm. We will base our valuation analysis on the BUA provided by the construction permit.

1.11 PHOTO RECORD









MARKET INDICATORS

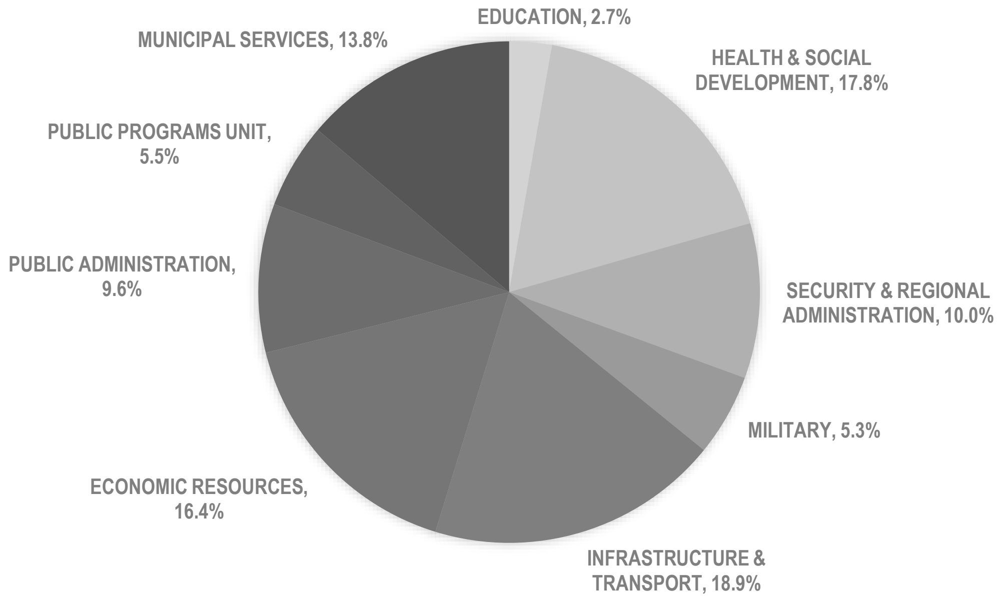
1.12 SAUDI ARABIA ECONOMIC INDICATORS

Economic Indicator	2018	2019	2020	2021
GDP (Source: General Authority for Statistics)	(Q2) 732,747 Bn	793.8 Bn	700 Bn Q1	790 Bn Q1
GDP Growth (Source: Ministry of Finance)	%2.3	0.5%	-4.1%	2.84% (E)
Inflation Rate (Source: Statista)	2.45%	-1.22%	3.44%	3.23 (E)
Interest Rates (Source: Trading Economics)	2.75%	3%	2.25%	0.7 (E)
Government Revenues (Source: General Authority for Statistics)	895 Bn	978 Bn	770 Bn	654 Bn (E)
Government Spending (Source: General Authority for Statistics)	1,079 Bn	1,100 Bn	1,020 Bn	1,100 Bn (E)
Unemployment Rate (Source: Trading Economics)	6%	5.6%	8.22%	6.6% (E)
Population (Source: General Authority for Statistics)	33,413,660	34,413,660	34,810,000	35,565,592 (E)

1.13 BUDGET ALLOCATION FOR 2020

Public Administration	28 SAR bn
Military	182 SAR bn
Security & Regional Adm.	102 SAR bn
Municipal Services	54 SAR bn
Education	193 SAR bn
Health & Social Dev.	167 SAR bn
Economic Resources	98 SAR bn
Infrastructure & Transport	56 SAR bn
General Items	141 SAR bn

Source: Ministry of Economy



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1.14 SWOT ANALYSIS

Strength	Weakness
- Direct view on the main road, Al Bahar Al Arabi Rd. - Surrounded by several landmarks	- The property is located far from city center
Opportunities	**Threats**
- Increase in the demand for such properties in the surrounding area due to the high concentration of residential units	- Existing and upcoming similar projects

The strength and weakness points mentioned above are considered as an indicator only, where no full market study was conducted in this matter. Yet, all the mentioned points are based only on the site inspection of the subject property.

1.15 RISK ANALYSIS

Risk Factor	Very Low Risk (1) 1-10	Minimal Risk (2) 11-20	Medium Risk (3) 21-30	Elevated Risk (4) 31-40	Very High Risk (5) 41-50
Overall Economy	------------------------------	------------------------------	✓	------------------------------	------------------------------
Sector Current Performance	------------------------------	------------------------------	✓	------------------------------	------------------------------
Sector Future Performance	------------------------------	✓	------------------------------	------------------------------	------------------------------
Occupancy Rates	------------------------------	------------------------------	✓	------------------------------	------------------------------
Supply Rate	------------------------------	------------------------------	✓	------------------------------	------------------------------
Demand Rate	------------------------------	------------------------------	✓	------------------------------	------------------------------
Access	------------------------------	------------------------------	✓	------------------------------	------------------------------
Location	------------------------------	------------------------------	✓	------------------------------	------------------------------
Land Shape	------------------------------	✓	------------------------------	------------------------------	------------------------------
Surrounding Area facilities	------------------------------	------------------------------	✓	------------------------------	------------------------------
Total Risk	0	4	24	0	0
Risk Category	28 Risk Points – Medium Risk				

Sector Analysis

Risk Category- 28 Risk Points - Medium Risk

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PROPERTY VALUATION

1.16 GENERAL ASSUMPTIONS

- The subject property is valued under the assumption of freehold status unless otherwise stated in the report.
- All the written and verbal information provided to us by the Client assumed to be up to date, complete and correct in relation to elements such as title deed, construction permits, land area, and any other relevant matters that are set out in the report.
- This report is a valuation report and not structural / building survey. Therefore, we did not carry out any structural due diligence, utilities check, services check, soil test, etc.
- All the inputs used in the valuation methodologies are based on the collected market data using our best know how and experience in the related market.
- The output of this report (Final Value), is based on the used assumptions, received documents from the client and available market data. Yet, the output estimates show an indicative value of the subject property / properties.

1.17 VALUATION APPROACH

With reference to the valuation purpose, taking into consideration the nature of the subject property, we will use the following ticked methods to estimate the market value of the subject property:

	DRC	Comparable	Income Cap	DCF	RLV
Land	-------------------	✓	-------------------	-------------------	-------------------
Building	✓	-------------------	-------------------	-------------------	-------------------
Overall Property	-------------------	-------------------	✓	-------------------	-------------------

COMPARABLE METHOD

This is the method most are familiar with as it is the accepted method for valuing residential real estate. Typically, this method involves selecting properties with similar characteristics in the same market area that have recently sold. Once those properties are found they are compared to the property in question and a professional appraiser will deduct value from the subject property for comparative deficiencies and increase value for advantages. Typically, this method is required if the investor is seeking conventional financing. For comparable information, property brokers, dealers and estate agents are contacted to ascertain the asking and selling prices for property of the nature in the immediate neighborhood and adjoining areas. Neighboring properties, which have been recently sold or purchased, are investigated to ascertain a reasonable selling price.

DEPRECIATED REPLACEMENT COST (DRC)

A cost approach is a real estate valuation method that surmises that the price someone should pay for a piece of property should not exceed what someone would have to pay to build an equivalent building. In cost approach pricing, the market price for the property is equivalent to the cost of land plus cost of construction, less depreciation. It is often most accurate for market value when the property is new. Generally, the cost approach considers what the land, devoid of any structures, would cost, then adds the cost of building the structures, then depreciation is subtracted. The cost approach is most often used for public buildings, such as schools and churches, because it is difficult to find recently sold comparable properties in the local market, and public buildings do not earn income, so the income approach cannot be used, either. A property that already has improvements will usually contribute a certain amount of value to the site, but improvements can also lower property value if the site's potential buyers wish to use the property for another use that would entail removing some of the improvements to the current site. The cost approach is best used when improvements are new and there is adequate pricing information to value the property components. The cost approach may be less desirable if there are no recent sales of vacant land for which to compare, since the major method of valuing vacant lands is to use the sales comparison approach, or when construction costs are not readily available. The cost approach method includes:

- Estimate what the vacant property would be worth.
- Estimate the current cost of building the structures, then add that value to the value of the vacant land.
- Estimate the amount of accrued depreciation of the subject property, then subtract it from the total to arrive at the property's worth.

CAPITALIZATION METHOD (CAP RATE)

The income approach values property by the amount of income that it can potentially generate. Hence, this method is used for apartments, office buildings, malls, and other property that generates a regular income.
The appraiser calculates the income according to the following steps:

- Estimate the potential annual gross income by doing market studies to determine what the property could earn, which may not be the same as what it is currently earning.
- The effective gross income is calculated by subtracting the vacancy rate and rent loss as estimated by the appraiser using market studies.
- The net operating income (NOI) is then calculated by subtracting the annual operating expenses from the effective gross income. Annual operating expenses include real estate taxes, insurance, utilities, maintenance, repairs, advertising and management expenses. Management expenses are included even if the owner is going to manage it, since the owner incurs an opportunity cost by managing it herself. The cost of capital items
  is not included, since it is not an operating expense. Hence, it does not include mortgage and interest, since this is a debt payment on a capital item.

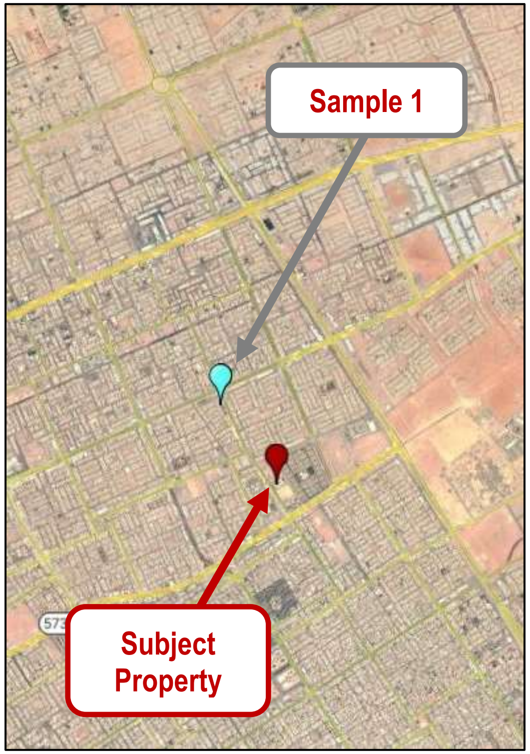
Estimate the capitalization rate (aka cap rate), which is the rate of return, or yield, that other investors of property are getting in the local market.

1.18 COMPARABLE APPROACH

This method aims to collect data and information on actual sales or current offers of real estate similar to the original subject matter being evaluated, and then make the necessary adjustments to these comparisons in terms of area, location, shape, quality, content and others. Below is a summary of the evaluation process in the style of comparisons and the amendments made to the available comparisons

Characteristics of Samples		
Feature	**Subject Property**	**Sample 1**
Quoting	---------	Offering
District	Ishbilia	Ishbilia
Sale Price	----------	SAR 66,199,650
Data Source	Title Deed	Market Survey
Area Size	17,046.00	29,295.00
SAR / Sqm	--------	SAR 2,260
Sides Open	2	4

Adjustment Analysis			
		SAMPLE 1	
Area size	17,046.00	29,295.00	15.00%
Location Desirability	Average	Average	0.00%
Accessibility	Average	Average	0.00%
Sides Open	2	4	-5.00%
Land Shape	Regular	Regular	0.00%
Close to main street	Yes	Yes	0.00%
Negotiable	---------	No	0.00%
Other Factor	----------	----------	0.00%
Total Adjustments Ratio			10.00%
Total Adjustment Amount			SAR 226.0
Net After Adjustment			SAR 2,485.7
SAR / Sqm		**SAR 2,486**	
Rounded Value		**SAR 2,500**	



SENSITIVITY ANALYSIS					
	-10%	**-5%**	**0%**	**5%**	**10%**
Land Area	17,046	17,046	17,046	17,046	17,046
SAR / Sqm	SAR 1,912.5	SAR 2,018.8	SAR 2,500.0	SAR 2,231.3	SAR 2,337.5
Property Value	SAR 32,600,475	SAR 34,411,613	SAR 42,615,000	SAR 38,033,888	SAR 39,845,025
			PROPERTY VALUE		

Based on the field samples obtained with the assistance of some real estate experts in the region, the average prices for similar properties range from 2,300 to 2,700 SAR per square meter. The general average is 2,500 SAR / Sqm. When comparing with the results of the analysis of comparisons, we found that the property value falls within the same range and is close to the general average.

1.19 COST APPROACH (DRC)

As a first step, the cost of reconstructing the building (the cost of replacement) was estimated, based on the average construction costs of the real estate similar to the property being evaluated, and at the same level of finishes, services, utilities, and others. The opinion of some engineering experts was used in this regard, and in the following table the scope of the expected costs for replacing the building under evaluation

	Min Cost (SAR / Sqm)	Max Cost (SAR / Sqm)	Average Cost
Skeleton - Concrete Cost	SAR 700	SAR 900	SAR 800
MEP	SAR 350	SAR 450	SAR 400
Finishing Materials	SAR 650	SAR 750	SAR 700
Site Improvements	SAR 80	SAR 120	SAR 100
Owner Profit	18%	22%	20%

In the following table, we will calculate an estimate of the direct costs of the building in the new condition, according to the main components of the building, such as the concrete structure, electromechanical work, finishes, site improvements, etc. Then we will estimate the value of the indirect costs as a percentage of the total direct costs to estimate the total construction costs of the project

LAND		
Land Area	**SAR / Sqm**	**Total Value**
17,046.00	SAR 2,500	SAR 42,615,000

Building		
	Unit	**Total BUA**
Underground	Sqm	20,771.79
Upper Floors	Sqm	23,885.13
Total (SQM)	**44,656.92**	

Development Cost					
Hard Cost - Upper Floors					
	Area	**SAR / Sqm**	**Total**	**Completion Rate**	**Total Cost**
Skeleton & Block	23,885.13	SAR 900	SAR 21,496,617	100%	SAR 21,496,617
Electro Mechanic	23,885.13	SAR 500	SAR 11,942,565	100%	SAR 11,942,565
Finishing	23,885.13	SAR 1,200	SAR 28,662,156	100%	SAR 28,662,156
Fit outs & Appliances	23,885.13	SAR 0	SAR 0	100%	SAR 0
Furniture	23,885.13	SAR 0	SAR 0	100%	SAR 0
Site Improvement	17,046.00	SAR 100	SAR 1,704,600	100%	SAR 1,704,600
Total			**SAR 63,805,938**	**100.00%**	**SAR 63,805,938**

Hard Cost - (Underground)					
	Area	SAR / Sqm	Total	Completion Rate	Total Cost
Skeleton & Block	20,771.79	SAR 1,200	SAR 24,926,148	100%	SAR 24,926,148
Electro Mechanic	20,771.79	SAR 500	SAR 10,385,895	100%	SAR 10,385,895
Finishing	20,771.79	SAR 200	SAR 4,154,358	100%	SAR 4,154,358
Total			**SAR 39,466,401**	**100.00%**	**SAR 39,466,401**

Overall Soft Cost			
	Total Hard Cost	Ratio	Soft Cost
Initial Project Pre Cost	SAR 103,272,339	1.00%	SAR 1,032,723
Design	SAR 103,272,339	1.00%	SAR 1,032,723
Eng Consultant	SAR 103,272,339	2.00%	SAR 2,065,447
Management	SAR 103,272,339	2.00%	SAR 2,065,447
Contingency	SAR 103,272,339	5.00%	SAR 5,163,617
Others	SAR 103,272,339	0.00%	SAR 0
TOTAL		**11.00%**	**SAR 11,359,957.29**

Total Hard Cost	**SAR 103,272,339**	**BUA**	**44,656.92**
Total Soft Cost	**SAR 11,359,957.29**	**SAR / Sqm**	**SAR 2,567**
Total Construction Cost	**SAR 114,632,296.29**	**Overall Completion**	**100.0%**

After knowing the total building construction costs at a rate of 2,567 SAR per square meter, we will estimate the life span of the property according to the type of construction and its general condition, and then apply the depreciation rates based on the actual age of the property. Then, the developer's profitability will be added to the property's value after depreciation to see the estimated market value of the building

DEVELOPMENT VALUE			
Total Dev Cost	**SAR 114,632,296**	**Net Dep Rate**	25.00%
		Dev Cost After Depreciation	**SAR 85,974,222**
Economic Age	40		
Annual Dep Rate	2.50%	**Total Completion Rate**	100.00%
		Developer Profit Rate	20.0%
Actual Age	10		
Total Dep Rate	25.00%		
Add Appr Rate	0.00%	**Dev. Profit Amount**	SAR 17,194,844
Net Dep Rate	**25.00%**	**Development Value**	**SAR 103,169,067**

The total market value of the building is 103,169,067 SAR, which will be added to the market value of the land in order to get the full value of the property as follows:

Total Dev. Value	Land Value	Total Property Value	Rounded Value
SAR 103,169,067	**SAR 42,615,000**	**SAR 145,784,067**	**SAR 145,780,000**

1.20 INCOME APPROACH

Market Capitalization Rate Analysis

Based on recent deals from the sale of similar real estate and real estate funds, we found that the operating rate of return, or the so-called capitalization rate, on the basis of which the commercial exchange for similar real estate ranges from 7% to 8%. Where this average is affected by rise and fall due to several factors, including the quality of the building's finishing, the general location, the ease of access to the property, the actual age of the property, the size of the project, and the extent of income stability in it. In addition to the above, the capitalization rates are also affected directly by the supply and demand rates for the same type of real estate

The Capitalization Rate Used for the Valuation

With regard to the capitalization rate used in the valuation, we will base our analysis on the average capitalization rates based on the market and then make some adjustments based on the property situation in terms of its characteristics, location and some other important elements.

Minimum capitalization rate			7.00%
Maximum capitalization rate			9.00%
Average			8.00%
The effect of the property specifications on the property			
Item	**Influence**	**Notes**	
Ease of access to the property	0.25%	1 Side Open	
General condition of the property	0.00%	The actual age of the property is 8 years	
The general location of the property	-0.25%	The area is well served	
Quality and finishes	0.00%	Average quality finishes	
Facilities of tenant payment	-0.50%	The tenant provided promissory note for the contract period	
Services and public facilities	0.00%	level and availability of services is average	
Total	**-0.50%**		
Note: When the effect is negative (-), this reduces the capitalization rate, which increases the value of the property. And when the effect is positive (+), this increases the capitalization rate, which reduces the value of the property			
Total adjustments on capitalization rate	-0.50%		
Capitalization rate, according to market averages	8%		
Estimated capitalization rate of the property valuation	**7.50%**		

With regard to the capitalization rate used in the evaluation, we will rely on the averages of the capitalization rate by market and then make some adjustments based on the real estate situation in terms of the following:
- Easy access to the property
- The general condition of the property
- The general location of the property
- Quality of finishes
- Quality and presence of management team
- Services and public utilities

The estimated capitalization rate for the property, which will be based on the evaluation process, is 7.50%, which will be applied subsequently to the net operating income of the property.

As per the client, and as per the signed leasing contract, promissory notes have been signed by the tenant for the contract duration which guarantees more stability of the project's revenue stream. Based on that, this will affect the used cap rate to be lower than the market average (cap rate used at 7.5%)

Occupancy Rates in the Project

The subject property is fully rented to one tenant (Vision College). The details of the leasing contract is as follows:

Owner (1st Party)	شركة المقصد العقارية
Tenant (2nd Party)	شركة كليات الرؤية للتعليم
Contract Starting Date	01/01/2020
Contract Duration	25 Years
Rent Increase Role	5% every 5 years

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As for the annual rent of the subject property, the following tables shows the rent escalation on yearly bases:

Year	Annual Rent
2020	SAR 16,000,000
2021	SAR 16,000,000
2022	SAR 16,000,000
2023	SAR 16,000,000
2024	SAR 16,000,000
2025	SAR 16,800,000
2026	SAR 16,800,000
2027	SAR 16,800,000
2028	SAR 16,800,000

Year	Annual Rent
2029	SAR 16,800,000
2030	SAR 17,640,000
2031	SAR 17,640,000
2032	SAR 17,640,000
2033	SAR 17,640,000
2034	SAR 17,640,000
2035	SAR 18,522,000
2036	SAR 18,522,000

Year	Annual Rent
2037	SAR 18,522,000
2038	SAR 18,522,000
2039	SAR 18,522,000
2040	SAR 19,448,100
2041	SAR 19,448,100
2042	SAR 19,448,100
2043	SAR 19,448,100
2044	SAR 19,448,100

REVENUES					
	Quantity		Revenues		
Unit Type	Total GLA	No of Units	SAR / Sqm	SAR / Unit	Total Revenues
Educational Facility	The subject property is Fully leased to 1 tenant				SAR 16,000,000
-----------------------------------	0	0	SAR 0	SAR 0	SAR 0
-----------------------------------	0	0	SAR 0	SAR 0	SAR 0
				Total Revenues	SAR 16,000,000

EXPENSES					
Unit Type	Management	Utilities	Maintenance	Others	Total Expenses
Educational Facility	0.00%	0.00%	0.00%	0.00%	0.00%
-----------------------------------	0.00%	0.00%	0.00%	0.00%	0.00%
-----------------------------------	0.00%	0.00%	0.00%	0.00%	0.00%

NET OPERATING INCOME			
Unit Type	Total Revenues	Total Expenses	NOI
Educational Facility	SAR 16,000,000	0.00%	SAR 16,000,000
-----------------------------------	SAR 0	0.00%	SAR 0
-----------------------------------	SAR 0	0.00%	SAR 0
		Total	SAR 16,000,000
Total Property Revenues			SAR 16,000,000
Total Property Expenses			SAR 0
Net Operating Income			SAR 16,000,000.00

Net Operating Income	Cap Rate	Property Value	Rounded Value
SAR 16,000,000.00	7.50%	213,333,333.33 SAR	213,330,000.00 SAR

1.21 SUBJECT PROPERTY VALUE IN DIFFERENT APPROACHES

Methodology	Subject of Valuation	Value in Numbers	Value in Letters
Income Approach	Property	SAR 213,330,000	Two Hundred Thirteen Million and Three Hundred Thirty Thousand Saudi Riyals
DRC Approach	Land + Building	SAR 145,780,000	One Hundred Forty-Five Million and Seven Hundred Eighty Thousand Saudi Riyals

It is true that the subject property considered as a special property (educational facility), but since the subject property is being leased on a long-term bases with the availability of the promissory notes (provided by the tenant) and taking into consideration the purpose of valuation, we will indicate the final value of the subject property based on the income approach.

1.22 SUBJECT PROPERTY VALUE

We are of an opinion that the total market value of the subject property taking into consideration the purpose of valuation by using the Income Approach is:

Property Value: **213,330,000 SAR**
Two Hundred Thirteen Million and Three Hundred Thirty Thousand Saudi Riyals

1.23 REPORT USE

This valuation is for the sole use of the named Client. This report is confidential to the Client, and that of their advisors, and we accept no responsibility whatsoever to any third party. No responsibility is accepted to any third party who may use or rely upon the whole or any part of the contents of this report. It should be noted that any subsequent amendments or changes in any form thereto will only be notified to the Client to whom it is authorized.

1.24 DISCLAIMER

In undertaking and executing this assignment, extreme care and precaution has been exercised. This report is based on the information supplied by the bank and or the owner/s of the property. The values may differ or vary periodically due to various unforeseen factors beyond our control such as supply and demand, inflation, local policies and tariffs, poor maintenance, variation in costs of various inputs, etc. It is beyond the scope of our services to ensure the consistency in values due to changing scenarios.

1.25 CONCLUSION

We trust that this report and valuation fulfills the requirement of your instruction. The contents, formats, methodology and criteria outlined in this report are pending copyright. This report is compiled based on the information received to the best of our belief, knowledge and understanding. The information revealed in this report is strictly confidential and issued for the consideration of the client. The valuer's approval is required in writing to reproduce this report either electronically or otherwise and for further onward distribution, hence no part of this report may be copied without prior consent. We trust that this report and valuation fulfills the requirement of your instruction. The contents, formats, methodology and criteria outlined in this report are pending copyright.

Essam Hussaini
Site Inspection Check

Member of (Taqeem)
License No. 1210000474

GENERAL NOTES

1.26 CONSULTANT STATUS

We confirm that the consultant / valuator has no physical contact or affiliation with the original subject matter of valuation or with the client and can provide objective, unbiased valuation. We confirm that the evaluator is competent to carry out the valuation task and has sufficient skills and market knowledge concerned to conduct the valuation.

1.27 DISCLOSING CONFLICT OF INTEREST

We affirm that we are completely independent of the customer and the subject of the valuation, and nothing contained in this agreement must be interpreted as constituting any relationship with the customer except for the normal official relationship of work, or that it aims to establish any business relationship whatsoever between the customer and White cubes employees. We also confirm that we do not have any conflicts of interest with the customer's property. We would like to draw your attention to the following:

	No	*If Yes*		*Remarks*
		Client	Date	
The subject property was previously valuated by White Cubes		Al Khabeer Cap	June 2021	--------------------------------------
White Cubes was previously involved in selling activities related to the property	✓	-------------------	---------	--------------------------------------
White Cubes was previously involved in advisory services related to the property	✓	-------------------	---------	--------------------------------------

1.28 CONFIDENTIALITY

This document and / or any other documents received from the client are confidential between White Cubes Est. and the client. Except as may be required by any court or authority, the subject service shall not disclose or use or cause to be disclosed or used, at any time during the Term.

Any of the Client's secrets and/or confidential information, any other non-public information relating to the client business, financial or other affairs acquired by the subject service during the process remain confidential.