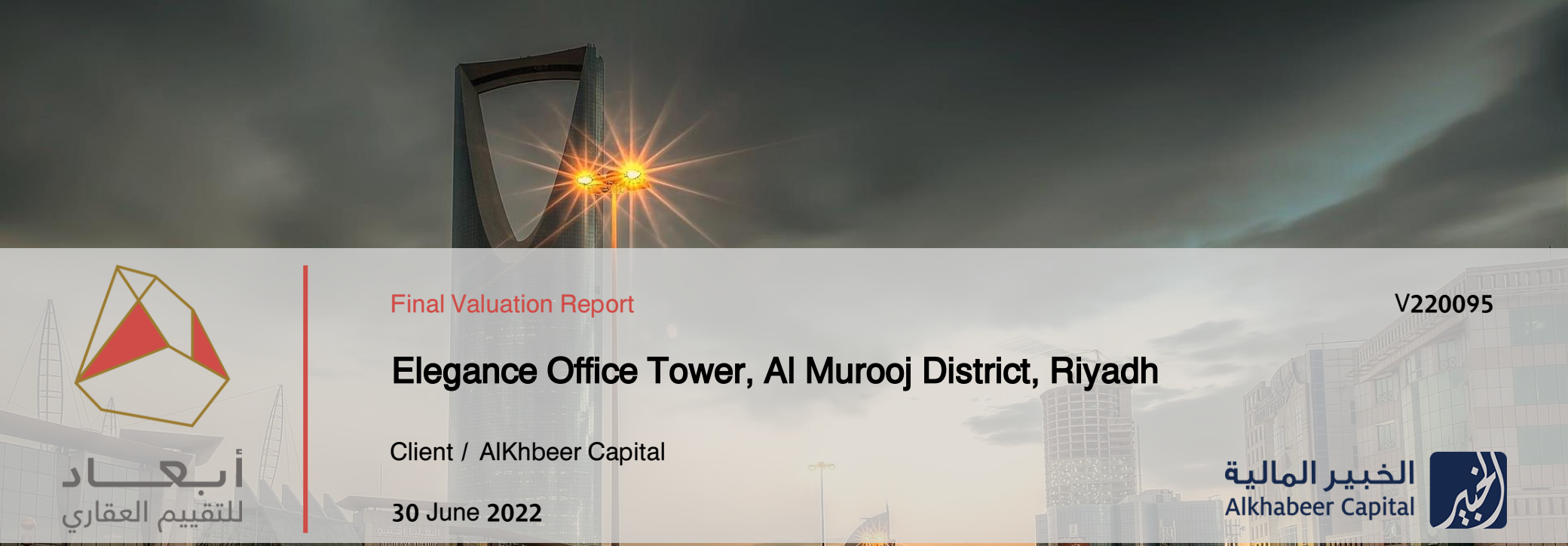

أبعاد للتقييم العقاري

Final Valuation Report

V220095

Elegance Office Tower, Al Murooj District, Riyadh

Client / AlKhbeer Capital

30 June 2022

الخبير المالية
Alkhabeer Capital

Introduction

أبعاد
للتقييم العقاري

Dear / Alkhabeer Capital

The Subject: Valuation of Elegance Office Tower, Al Murooj District, Riyadh

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 **2022**, 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	V220095

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Executive Summary

- Summary of the Report
- General Terms and Conditions

Executive Summary

Report Summary

- The Subject Property is an office tower located in the Riyadh City Center at Al Murooj District, at the intersection of Olaya Road and King Fahd Road. The area of the land is **5,695** square meters, with a built-up area of **58,163** square meters and a total leasable area of **24,322** square meters.
- The Property is comprised of **27** floors, **130** meters above sea level, with a direct view on King Abdullah Financial Center,the Tower has two separate entrances. It is a mixed-use tower, office, restaurant and health club. It includes five underground parking levels.
- The Property is located at Al Murooj District, North Central Riyadh, with a direct view on King Abdullah Financial district, and easy accessibility.
- Riyadh is the capital of the Kingdom of Saudi Arabia. It is the largest Saudi city and one of the largest cities in the region , with a population of **6.9** million in **1440/2018**.

Site Details	Information
District	Al Murooj
Use	Office
Ownership	Absolute Ownership
Number of Title Deed	**310104018345**
Date of Title Deed	**5,695** m²
Land Area (m2)	**58,163** m²
Total Built-Up Area (m2)	Arabian Real Estate Company Limited
Gross Leasable Area (m2)	Al Murooj
Owner	Office

Valuation Summary

Details	Information
Purpose of Valuation	Periodic Valuation of REIT Fund Assets
Date of Approval	**06** June **2022**
Date of Inspection	**20** June **2022**
Date of Valuation	**30** June **2022**
Basis of Value	Market Value
Valuation Method	Income Method
Currency	Saudi Arabian Riyal (SAR)
Property's Market Value	SAR **448,900,000**

Executive Summary

Terms and Conditions

- The property was valued in accordance with the International Valuation Standards (IVS) issued by the International Valuation Standards Council (IVSC) in **2022**, 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 Elegance Office Tower, Al Murooj District, Riyadh

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 **2022**, 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 **2022** 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 **30** June **2022**.

Inspection Date:

- We confirm that the inspection was carried out on **20** June **2022**.

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
- Important 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.

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.

Important Assumptions and Special Assumptions

- According to the definition of the International Valuation Standards "Important 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

Public Transport – Riyadh Metro

- Metro Riyadh is a high-speed transport system. It is currently under construction. It is one of the largest infrastructure projects in the City of Riyadh.
- The Metro is design as a world class transport system, including **756** metro cars, **85** stations, six metro lines and a network spanning **176** kilometers.
- The construction of the metro system has resulted in several road closures which affected traffic in various parts of the city.

1.6 Million — Passengers per Day

85 Stations — Number of stations

6 Routes — Number of Routes

80 Km/h — Train Speed

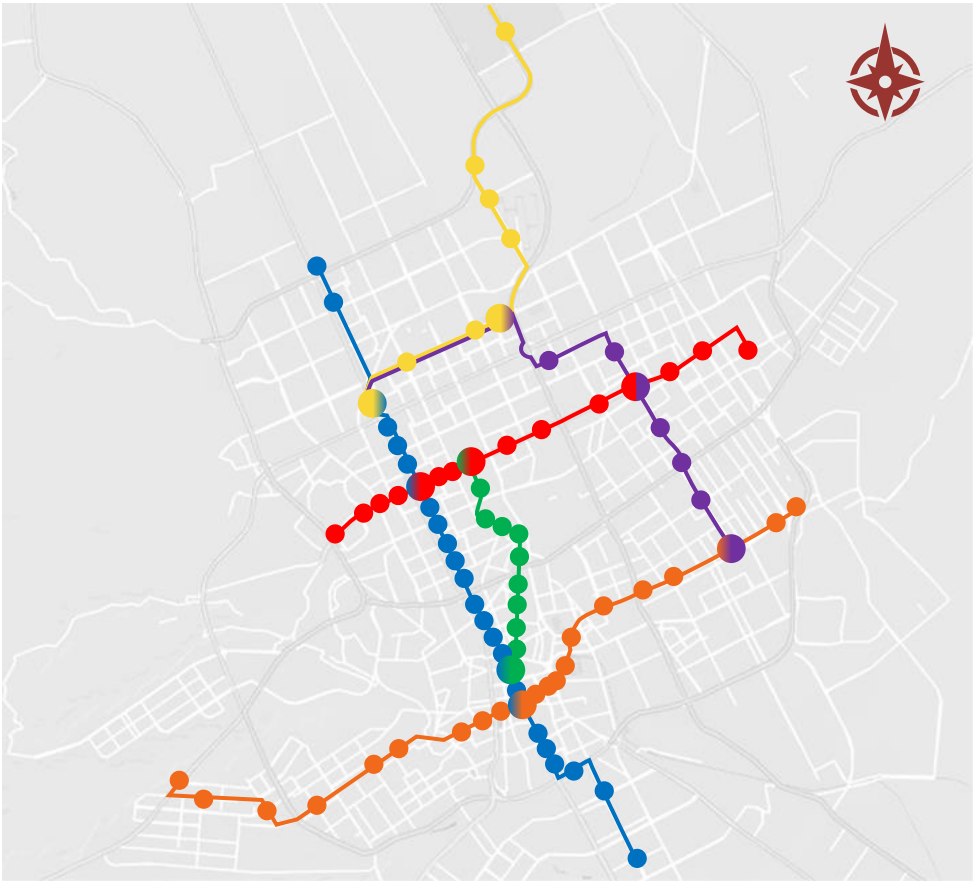
25 Facilites — Park and Ride Facilities

176 km — Total Length

Length of Riyadh Metro Routes

Route	Route Length (Km)
First Route (Blue)	38.0
Second Route (Red)	25.3
Third Route (Orange)	40.7
Fourth Route (Yellow)	29.6
Fifth Route (Green)	12.9
Sixth Route (Purple)	29.5

Riyadh Metro Route Map:



Site Location Analysis

Development Projects at City Level

The Royal Commission for the City of Riyadh carries out many programs and development projects which are strategic in nature with multiple objectives and dimensions and different requirements for execution over time.

هيئة تطوير بوابة الدرعية

Between the architectural, cultural, economic and social features and the environmental development requirements of Wadi Hanifa, it provides a model for the development of the oasis.
The program adopted the principle of integration with the City of Riyadh, making Diriya a world class cultural, tourism and promotional suburb.

Riyadh Art Project

Includes the performance of over **1000** artworks by local and international artists in front of audiences in the various parts of the City of Riyadh, as part of **10** programs covering residential neighborhoods, public parks, natural promenades, public squares, public transport stations, bridges, pedestrian crossings, city entrances and all tourism destinations of the city.

Riyadh Boulevard

المسار الرياضي
Sports Boulevard

Extends **135** kilometers, penetrating the City of Riyadh to connect Wadi Hanifa in the west of the City with Wadi Al Sulay in its east. It includes sports, cultural, recreational and environmental activities, including bicycle tracks, horse tracks, pedestrian sidewalks, a number of gates, stations and rest areas for bikers and hikers. Along the Boulevard inside the City and at Wadi Hanifa and Wadi Al Sulay, recreational services are provided to bikers and hikers, including coffee shops and diverse retail outlets.

Green Riyadh

الرياض الخضراء
GREEN RIYADH

The program aims at planting over **7.5** million trees in all parts of the city, including public parks, community parks, promenades, mosques, schools, academic, health and public installations and facilities, green belts along the spans of public utility lines, in addition to King Khalid International Airport, a roads and streets network, in addition to public transport routes, car parking spaces, vacant lands, valleys and river tributaries.

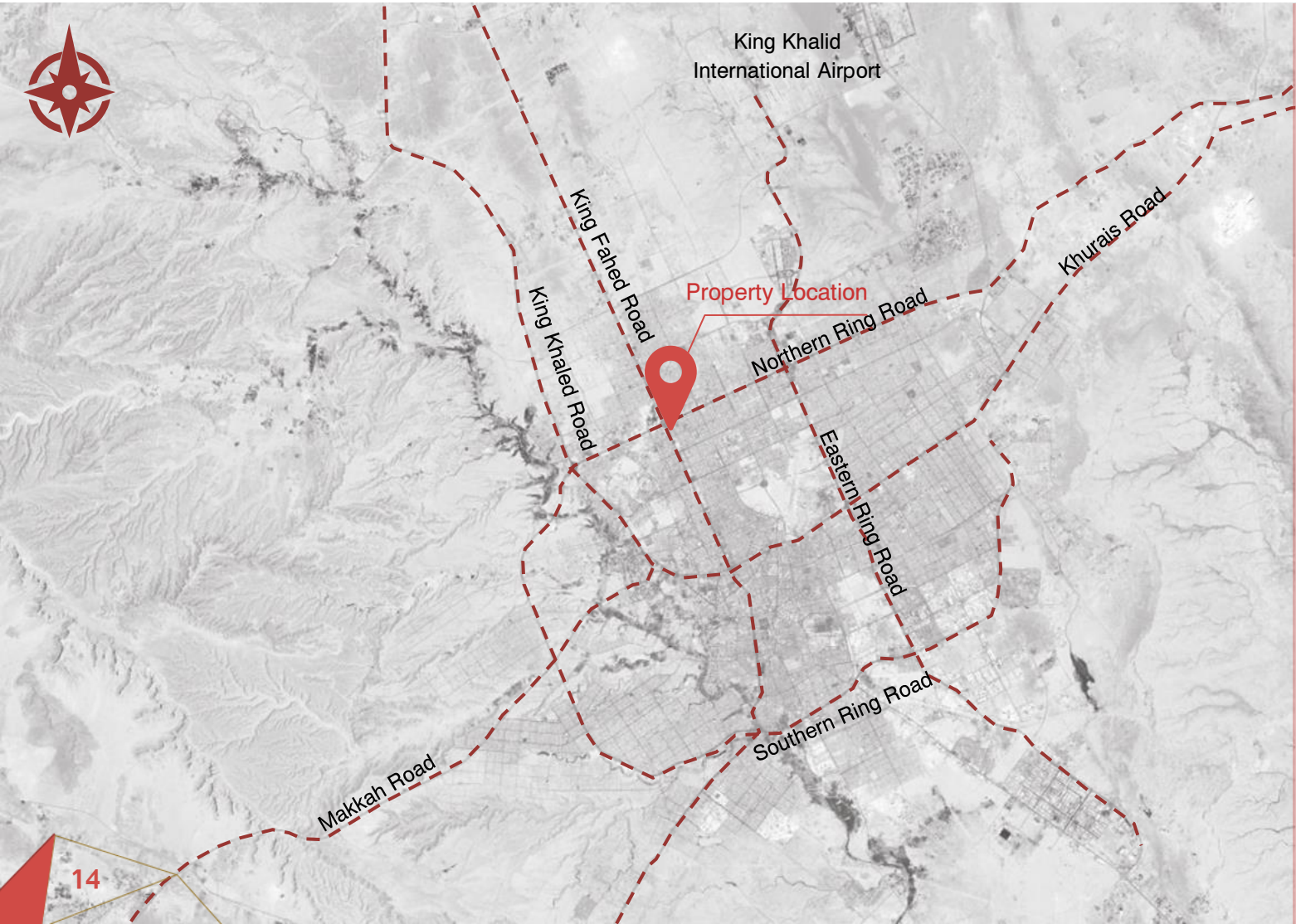
King Salman Park:

حديقة الملك سلمان
King Salman Park

The largest city park in the World with an area exceeding **13** square kilometers. It is considered to be an environmental, cultural, sports and recreational project which contributes to the changing lifestyle in the city.

Site Location Analysis

The Property at City Level



The subject property is located in Riyadh, the Capital of the Kingdom of Saudi Arabia and the largest of its cities. It is the seat of the Riyadh Region.

Riyadh is the largest Saudi city with a total population of **6.9** million in **1440/2018**.

Riyadh is one of the largest cities of the Arab World in terms of area. The developed area of the city is around **1,913** square kilometers.

Riyadh is witnessing significant development of infrastructure and public transport, with the Riyadh Metro Project and the Public Transport Project currently in progress.

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.

Site Location Analysis

The Property at District Level

The property is located in Al-Morouj district, bordered to the north by the Northern Ring Road, then Al-Ghadeer District, to the south by Imam Saud Road, then King Fahd District, to the east by King Abdulaziz Road, then to Al-Masif District, and to the west by King Fahd Road, then Al-Nakhil District.

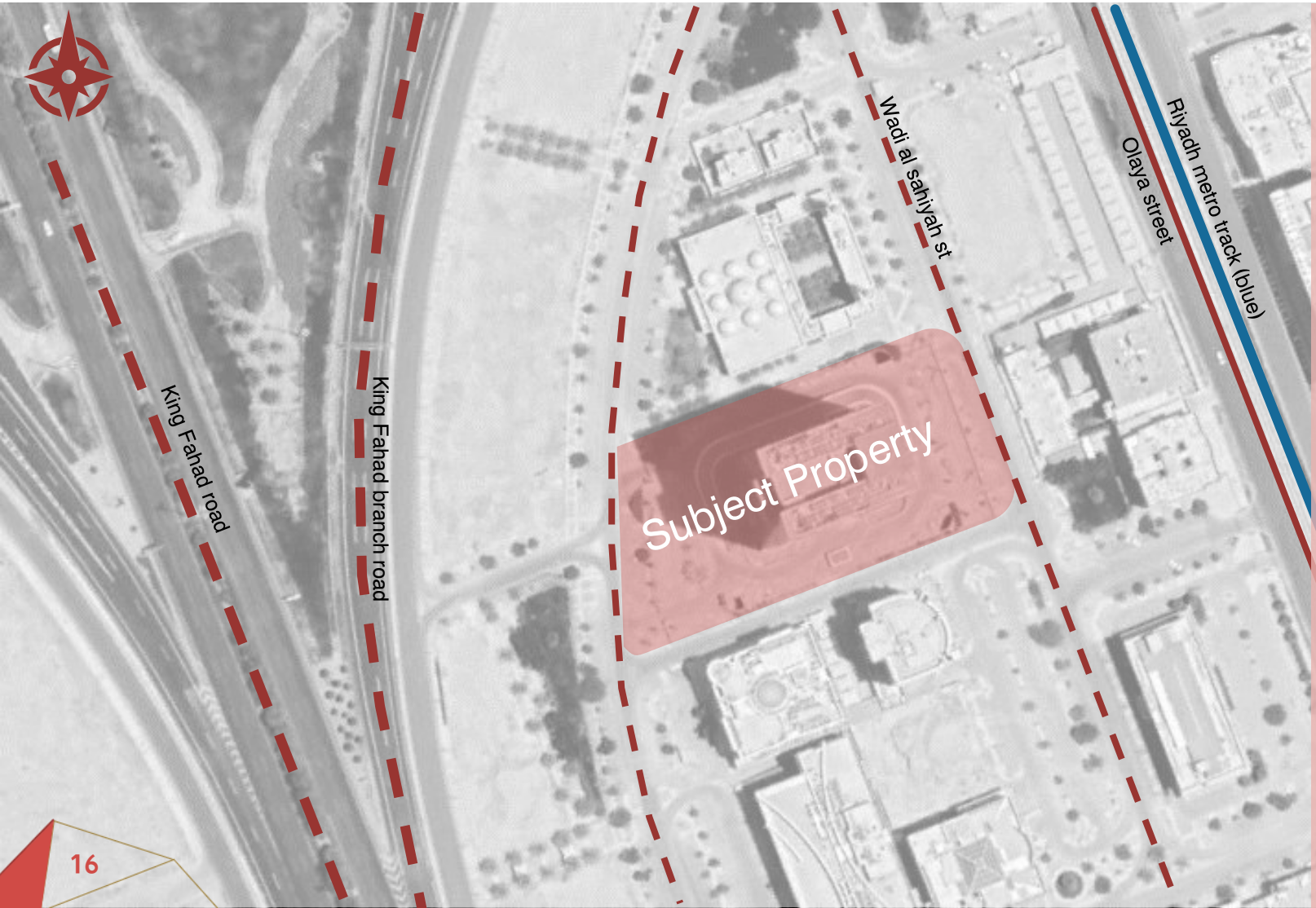
The area surrounding the property can be reached from several important roads, including the Northern Ring Road, King Abdullah Road, and King Fahd Road.

The property has a regular shape, and it has direct access to King Fahd Road.

The Riyadh Metro Road (blue) passes through Al-Morouj neighborhood, which connects the neighborhoods of north and south of Riyadh, passing through the King Abdullah Financial District.

Site Location Analysis

Property Description



The Property under evaluation is an office tower, consisting of **27** floors and **5** floors underground, the land area is **5,695** square meters.

The building area is **58,163** square meters, and the total leasable area is **24,322** square meters.

Finishing the external facades of glass, and the internal finishing of the entrances and common spaces of marble and porcelain, while the rest of the spaces are basic finishes (bone) and the units are finished according to the tenant's specifications.

The lower positions accommodate **720** positions.

The life of the Property is **3** years (on construction works)

Site Location Analysis

Property Description

The Property is an office tower with **27** floors above the ground and **5** floors of underground parking with a total built up area of **58,163** square meters.

The tower includes an area designated for the use of a café and an entire floor dedicated to the health club and the swimming pool at a height of **50** meters.

The floor space varies between **827-1,665** square meters

Underground parking can accommodate up to **720** cars.

The front of the tower has four interactive screens.

The main entrance contains a space designated for the reception in addition to a space designated for a café.

The tower has **12** electric elevators divided into **6** main elevators, **4** external panoramic elevators, a service elevator and a civil defense elevator.

The tower contains a helipad.

The tower is equipped with central communication systems, a fire fighting system and an integrated monitoring system.

The tower is equipped with a central air conditioning system.

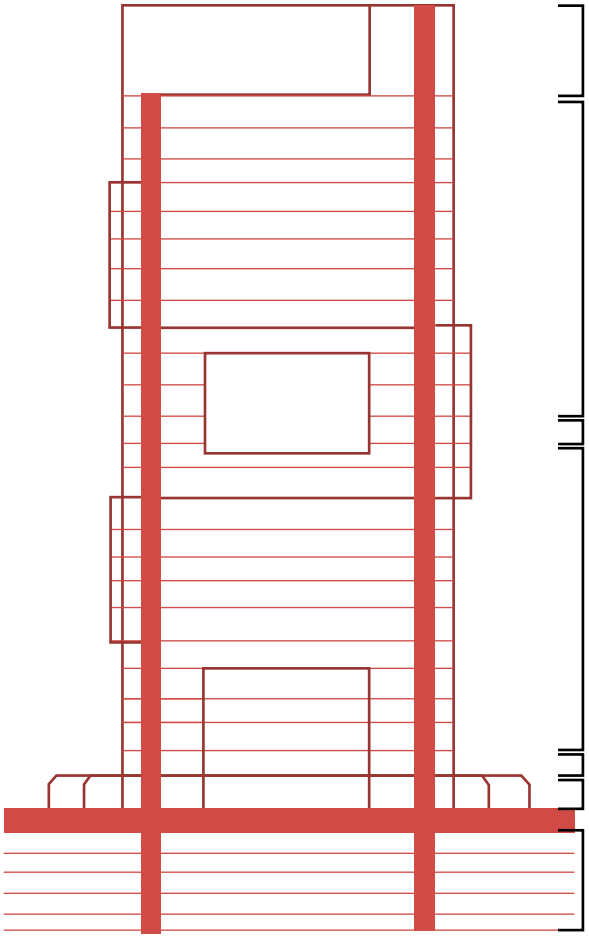
The tower contains **4** interactive screens.

The building is currently being prepared by the contractor to meet the tenant's requirements.

The first phase of finishing works for toilets and utilities has been completed, and the light current network and circuit breakers have been modified according to the tenant's specifications.

The second phase is represented in electrical, mechanical and finishing works. **15%** of the work is done.

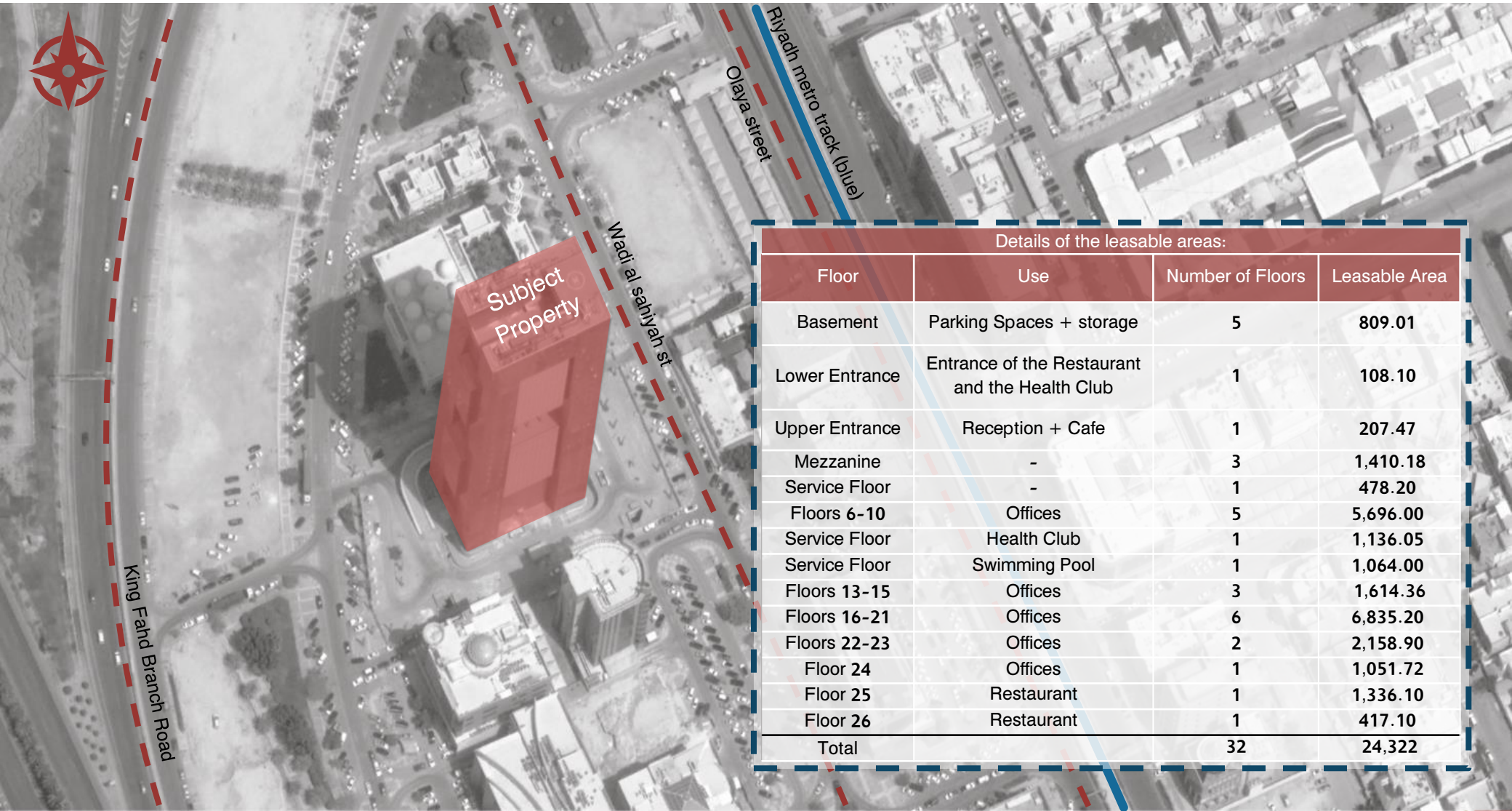
The third stage includes site furniture, and communication systems. The bid has been submitted and is still under process.



Tower layout According to the building permit

Site Location Analysis

Property Description



Details of the leasable areas:			
Floor	Use	Number of Floors	Leasable Area
Basement	Parking Spaces + storage	5	809.01
Lower Entrance	Entrance of the Restaurant and the Health Club	1	108.10
Upper Entrance	Reception + Cafe	1	207.47
Mezzanine	-	3	1,410.18
Service Floor	-	1	478.20
Floors 6-10	Offices	5	5,696.00
Service Floor	Health Club	1	1,136.05
Service Floor	Swimming Pool	1	1,064.00
Floors 13-15	Offices	3	1,614.36
Floors 16-21	Offices	6	6,835.20
Floors 22-23	Offices	2	2,158.90
Floor 24	Offices	1	1,051.72
Floor 25	Restaurant	1	1,336.10
Floor 26	Restaurant	1	417.10
Total		32	24,322

Site Location Analysis

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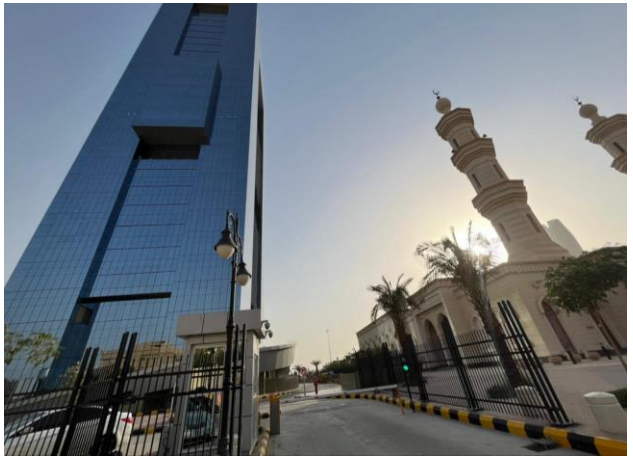
Property Description



Property Details

- Title Information

Tenure

Property Information

Property Details (Freehold Details)

ID	Description	
Owner	Arabian Real Estate Company Limited	
Plot No.	25-26-27-28	
Sub-Division	2593	
District	Al Murooj	
Area	5,695	
Street Name	King Fahad Road	
Coordinates	46°39.053'E	24°45.468'N
City	Riyadh	
Ownership Type	Absolute Ownership	
Title Deed Info	Deed No.	310104018345
	Deed Date	22/12/1431

Dimensions and street widths

Side	Dimension	Street Name	Type	Width (m)	Frontage
North	85	-	Pedestrian Walkway	10	3
South	85	-	Sidewalk	-	4
East	67	-	Parking Spaces	20	1
West	67	-	Parking Spaces	20	2

No legal document has been verified for the Property under valuation, which includes planning, ownership or foreclosure, and certain legal matters on which all or part of this report is based are deemed reliable. It was assumed that the Subject Property was valid. It was also assumed that the Property was free of any legal obligations, mortgage rights or any impediments.

- Sources: Title Deed

Valuation

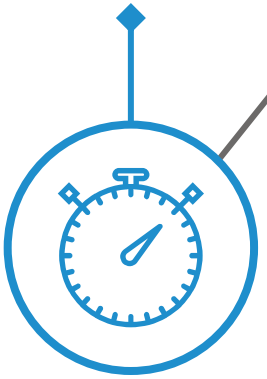
- Analysis of Property Risks
- Valuation Approach
- Valuation Using the Income Method
- Summary of Value

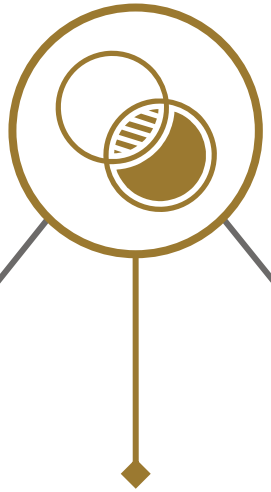
أبعاد
للتقييم العقاري

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.



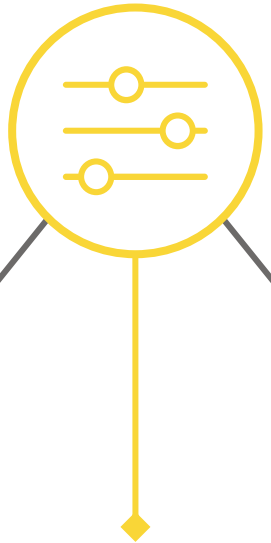


Competition risk

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 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 Approach (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

- According to the information provided by the Client, the annual gross income of the tower is SAR **30,000,000**, for a period of five years, starting as of the date of completion of the acquisition. Rental rates were assumed based on market rates as follows:

Cap Rate .

- A cap rate of **7.0**٪ is applied.

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 **9.50**٪.

Inflation Rate.

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

Valuation

Comparable Sites

Raden Center

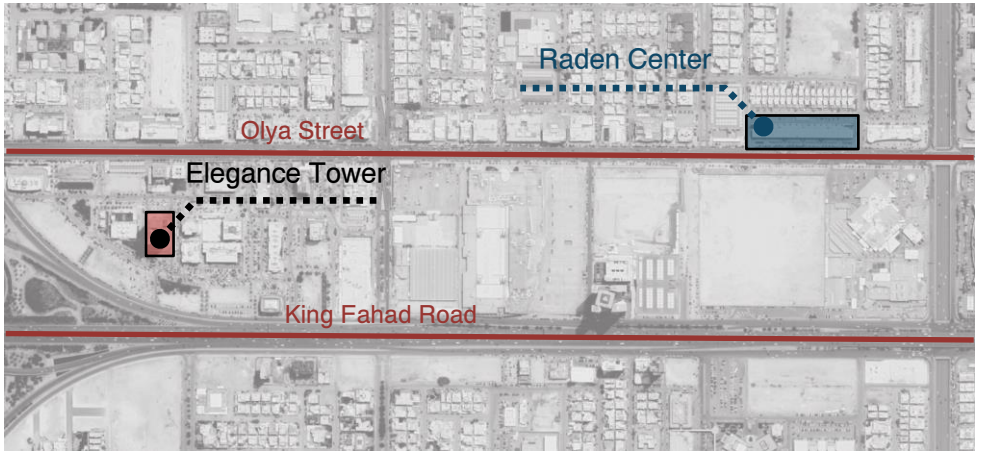
Retail	Offices	Price for Offices	Total GLA
64 Showrooms	54 Offices	1,500 SAR/Sqm	15,613 Sqm

Street	District	Parking
Olya Street	Al Morooj	351 Cars

Distance from Subject Site

1,500 M

Location



About Raden Center

- Ground & first floor terrace areas, panorama elevators, escalators, ،**351** parking spaces including **227** underground, new modern design, fire alarm system for the whole building, and flexible spaces.
- Raden Center is one of the latest Real Estate commercial projects.
- Commercial and office building with a unique design and concept.
- Beautiful view and amazing outdoor seating areas.
- Provides perfect and comfortable environment for relaxing and enjoyment.

The building has four floor floors including ground, the ground and first floor contains retail, second and third contains offices.

Revenues Estimation

average rent price

- According to the client's information, the tower's total annual income is **30,000,000** SAR for five years, starting from the date of the acquisition. On the previous page of this report, after studying Raden center, we analyzed the prices and made calculations and adjustments to reach the average rental value per Sqm. The following table shows the rental prices after the expiry of the contracts as follows:

Type	Average Lease Rate (SAR/Sqm)
Offices	**1,425**
Health Club	**850**
Warehouses	**250**

Leasable Areas.

Type	GLA (Sqm)
Offices	**21,259**
Health Club	**2,254**
Warehouses	**809**

Total Income **100**٪ Occupancy.

Type	Income (SAR)
Offices	**30,294,474**
Health Club	**1,915,985**
Warehouses	**202,253**
Total Income	**32,412,712**

Valuation Using the Income Method

As a result of the aforementioned information, cash flows were calculated to reach the value of the Subject Property. The contract between Alkhabeer Capital and Al Saedan Company was taken into consideration, and it was assumed that rental rates for the remaining period are in accordance with market rates.

Summary of Cash Flow Calculations:

Period (Semi-Annual)	1	2	3	4	5	6	7	8	9	10
Annual Occupancy Rate (٪)	100.0٪	100.0٪	100.0٪	100.0٪	100.0٪	100.0٪	100.0٪	100.0٪	100.0٪	100.0٪
Gross Projected Income (SAR)	30,000,000	30,000,000	30,000,000	30,000,000	35,829,552	36,639,869	37,450,187	38,260,505	39,070,823	39,881,140
Credit and Vacancy Costs (٪)	0.0٪	0.0٪	0.0٪	0.0٪	10.0٪	10.0٪	10.0٪	10.0٪	10.0٪	10.0٪
Credit and Vacancy Costs (SAR)	0	0	0	0	3,582,955	3,663,987	3,745,019	3,826,050	3,907,082	3,988,114
Total Income (SAR)	30,000,000	30,000,000	30,000,000	30,000,000	32,246,596	32,975,882	33,705,168	34,434,454	35,163,740	35,893,026
Additional Income Percentage (٪)	0٪	0٪	0٪	0٪	15٪	15٪	15٪	15٪	15٪	15٪
Gross Additional Income (SAR)	0	0	0	0	4,836,989	4,946,382	5,055,775	5,165,168	5,274,561	5,383,954
Gross Effective Income (SAR)	30,000,000	30,000,000	30,000,000	30,000,000	37,083,586	37,922,265	38,760,944	39,599,623	40,438,301	41,276,980
Operating Expenses Percentage (٪)	0.0٪	0.0٪	0.0٪	0.0٪	10.0٪	10.0٪	10.0٪	10.0٪	10.0٪	10.0٪
Operating Expenses (SAR)	0	0	0	0	3,708,359	3,792,226	3,876,094	3,959,962	4,043,830	4,127,698
Net Operating Income (SAR)	30,000,000	30,000,000	30,000,000	30,000,000	33,375,227	34,130,038	34,884,849	35,639,660	36,394,471	37,149,282
Exit										530,704,033
Present Value to Net Income (SAR)	29,415,859	26,863,798	24,533,149	22,404,702	22,762,923	21,258,198	19,843,232	18,513,776	17,265,642	246,019,407
Property Value (SAR) (Rounded)	448,900,000									

Opinion of Value

Abaad is of the opinion that the Value of the Subject Property as of the date of valuation, based upon assumptions and detail within this report, may be fairly stated as follows:

The market value of the Property using the income approach as of **30** June **2021** is:

- SAR **448,900,000** (Only Four Hundred Forty-Eight Million Nine Hundred 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

Subject Property Documents

أمانة منطقة الرياض
إدارة رخص البناء
نوع المعاملة : صادر
التاريخ : ١٤٣٨/٠٣/١٩ هـ
المرفقات : بدون
الرقم الموحد ٣٨٠٠٠٥٦٥٨٩
www.alriyadh.gov.sa

رخصة بناء مبنى إداري

رقم الرخصة : ١٤٣٢/١٦٥٦٤
تاريخ الرخصة : ١٤٣٨-٠٣-٠٩
تاريخ الإنتهاء : ١٤٤١-٠٣-٠٩
نوع الرخصة : بدل فاقد

اسم المالك : ابراهيم محمد عبدالله بن سعيدان
رقم الإثبات : ١٠٢١٥١٧٨٧٣ تاريخه : مصدره :
رقم الصك : ٩/٥٣٤٠ تاريخه : ١٤١١-٠٢-٢١
رقم القطعة : ٢٥و٢٦و٢٧و٢٨ رقم المخطط التنظيمي : ٢٥٩٣
الشارع : شارع الفجر الشمالي رقم العقار :
الحي : حي المروج نوع البناء : مسلح
مساحة الأرض : ٥٦٧٧ م٢ محيط الأسوار : ٣٠ م/ط النطاق العمراني : مرحلة ١

الجهة	الحدود	الأبعاد	الإرتداد
شمال	ممر مشاة عرض ١٠م	٧٩	١٧
شرق	ممر مشاة عرض ٢٠م	٦١	١٨,٢٥
جنوب	رصيف ممر مشاة ١٠م	٧٩	١٧
غرب	مواقف يليها شارع ٢٠م	٦١	١٨,٢٥

مكونات البناء	عدد الوحدات	المساحة	الإستخدام
دور أرضي	١	١٢٨٥,٠٠	استقبال
قبو ثاني	٠	٥٦٩٥,٠٠	مواقف
قبو خامس	٠	٥٦٩٥,٠٠	مواقف
قبو رابع	٠	٥٦٩٥,٠٠	مواقف
قبو ثالث	٠	٥٦٩٥,٠٠	مواقف
قبو أول	٠	٥٦٩٥,٠٠	مواقف
دور أول	١	١٦٦٥,٠٠	استقبال
دور ثاني	٤	١٢٨٥,٠٠	مكاتب
دور ثالث	٤	١٢٨٥,٠٠	مكاتب
غرفة كهرباء	٠	١١٥,٧٢	غرفة كهرباء
دور رابع	٤	١٢٨٥,٠٠	مكاتب
دور خامس	٨	١٣٥٣,٠٠	مكاتب
دور سادس	٨	١٣٥٣,٠٠	مكاتب

ممر مشاة عرض ١٠م
مواقف يليها ش ٢٠م
ممر مشاة عرض ٢٠م
رصيف ممر مشاة ١٠م

* يلزم التنسيق مع شركة الكهرباء بخصوص غرفة الكهرباء على أن تكون ضمن المبنى أو بإرتدادات نظامية .
* يجب مراجعة الدفاع المدني ويمثله مكتب دار الرياض للاستشارات الهندسية بأمانة منطقة الرياض قبل البدء بالتنفيذ .
إحضار المالك خطاب من الدفاع المدني يثبت التنسيق بهذا الخصوص
* لا يسمح بإستخدام الأسوار المحيطة بالأرض لأي أغراض دعائية أو تجارية إلا بعد إصدار رخصة البناء والتنسيق مع الإدارة العامة للتنمية والإستثمار
* الاستشاري والمالك مسؤولين مسؤولية كامل عن المخططات المقدمة والمساحات المذكورة فيها وفي حال عدم تطابق المساحات بين المخططات والمبنى المنفذ ستتخذ الأمانة كافة الاجراءات النظامية حيال مخالفة الأنظمة والتعليمات .
* على المكتب المصمم والمالك التأكد من عدم وجود اختلاف في مناسيب الموقع الذي سيقام عليه المشروع من واقع الطبيعة ومراعاة ذلك ان وجد في التصميم وسيتحمل المكتب والمالك تبعات ذلك في حال عدم مراعاة الاختلاف في المناسيب

المكتب المصمم : الوسط لاستشارات الهندسة المدنية
رقم الترخيص : ٢٦٦٣ رقم المشروع : ٧ رمز النظام : مناسيب الشوارع المحيطة : مستوى
سدد الرسوم مبلغ وقدره : ٣٣٦٢٢ ريال بموجب الإيصال رقم : ٣٢٠٢٠٩٩٢٧٥ وتاريخ : ١٤٣٢-٠٨-٣٠ هـ

ملاحظات :
مبلغ سداد: ١٠ رقم الفاتورة: ٣٨٠٠٦٩١٣٦٦ تاريخ الفاتورة: ١٤٣٨-٠٣-١٢ الرخصه عباره عن تجديد+بدل فاقد ١- بموجب التقرير المساحي رقم ١٤٣٢/١٢٢ وتاريخ ١٤٣٢-١-٧هـ الصادر من بلدية العليا الفرعية . ٢- يجب التقيد بتنفيذ المخططات المعتمدة من قبل لجنة المشروعات الكبرى بالقرار رقم ٢ وتاريخ ١٤٣٢-١-١٢هـ . ٤- سبق اعتماد المشروع من قبل لجنة المشاريع الكبرى بالقرار رقم ٨٧ وتاريخ ١٤٣٠-١١-٨هـ ٥- اعطى الموافقة بموجب اعتماد مخططات الامن والسلامة من قبل مكتب دار الرياض واعتماد مديرية الدفاع المدني بمنطقة الرياض لدى الامانة . ٦- تقيد مواقف سيارات ويبدا المنحدر بعد ٣م من حد الملكية ويكون بعرض ٤م لكل من المدخل والمخرج . ٧-الرخصة عبارة عن برج مكتبي مكون من عدد٥ ادوار قبو +أرضي +٢٣دور +ثلاث أدوار خدمة حيث تتوزع المساحات كالتالي : عدد ٥أدوار قبو بمساحة كل دور ٥٦٩٥م٢ +دور أرضي (استقبال) بمساحة ١٢٨٥م٢+دور أول (استقبال) بمساحة ١٦٦٥م٢+٥أدوار من ٢إلى ٤ (مكاتب) بمساحة كل دور ١٢٨٥م٢ وعدد الوحدات ٤ لكل دور + ٤أدوار من ٥إلى ٩ (مكاتب) بمساحة كل دور ١٣٥٣م٢ وعدد الوحدات ٨ لكل دور +٥أدوار من ١٠إلى ١٣ (مكاتب) بمساحة كل دور ٨٢٧م٢ بعدد الوحدات لكل دور ٤ +٥أدوار من ١٤إلى ١٨ (مكاتب) بمساحة كل دور ١٣٥٣م٢ وعدد الوحدات لكل دور ٨ +٥أدوار من ١٩ إلى ٢٣ (مكاتب) بمساحة كل دور ١٢٨٥م٢ وعدد الوحدات لكل دور ٨ +٥ الدور ٢٢ يستخدم كمطعم بمساحة ١٠٩٥م٢ +٥الدور ٢٣ يستخدم كمطعم بمساحة ١٠٩٥م٢ . ٨-موقع المشروع في المنطقة المحصورة من طريق العروبة جنوبا إلى الطريق الدائري الشمالي شمالا . ٩-يلزم وضع أضواء تحذيرية حسب متطلبات الطيران المدني . ١٠-يلزم التنسيق مع الطيران المدني قبل البدء بالتنفيذ .

وزارة العدل
مشعل سعود هادي الدوسري
الرياض
ترخيص رقم 39/968

رقم الصك: 393318001500
التاريخ: 1442/03/02 هـ

صك رهن

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:
فإن قطعة الأرض رقم 25 و قطعة الأرض رقم 26 و قطعة الأرض رقم 27 و قطعة الأرض رقم 28 من المخطط رقم 2593 بحي المروج بمدينة الرياض وحدودها واطوالها :
شمالا: ممر مشاة عرض 10م بطول 85 خمسة و ثمانون متر
جنوبا: رصيف ممر مشاة بطول 85 خمسة و ثمانون متر
شرقا: مواقف يليها شارع 20م بطول 67 سبعة و ستون متر
غربا: مواقف يليها شارع عرض 20م بطول 67 سبعة و ستون متر
ومساحتها 5695 خمسةالآف و ستمائة و خمسة و تسعون متر مربعاً المملوكة لـ شركة أول الملقا العقارية بموجب سجل تجاري رقم 1010893802 بموجب الصك الصادر من الموثقين بالرياض2 برقم 393194000103 في 27 / 01 / 1442 قد تم رهنها وما أقيم أو سيقام عليها من بناء لصالح / شركة الراجحي للتطوير المحدودة بموجب سجل تجاري رقم 1010158249 ضمانا للوفاء بـ 420000000 فقط أربعمائة و عشرون مليون ريال سعودي لا غير. تسدد على أقساط شهرية عددها 6 قيمة كل قسط 18020000 فقط ثمانية عشر مليونا و عشرون ألف ريال سعودي لا غير. تاريخ حلول القسط 1442/03/03 سبب الرهن : أداة ضمان وفي حالة عدم السداد فللمرتهن بيع العقار بالقيمة التي تنتهي عندها الرغبات ،واستيفاء مافي ذمة الراهن من مبلغ وما نقص يرجع فيه عليه بعد اكمال مايلزم شرعاً. وعليه جرى التصديق تحريراً في 1442 / 03 / 02 لاعتماده ،وصلى الله على نبينا محمد وآله وصحبه وسلم.

الموثق
الختم الرسمي
مشعل سعود هادي الدوسري

أبعاد
للتقييم العقاري

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