

أبعاد
للتقييم العقاري

Final Valuation Report

Al-Malagah in Al-Malagah District-Riyadh

Client / AlKhbeer Capital

30 June 2022

V220095

الخبير المالية
Alkhabeer Capital



Introduction



Dear / Alkhabeer Capital

The Subject: Valuation of Al-Malagah in Al-Malagah 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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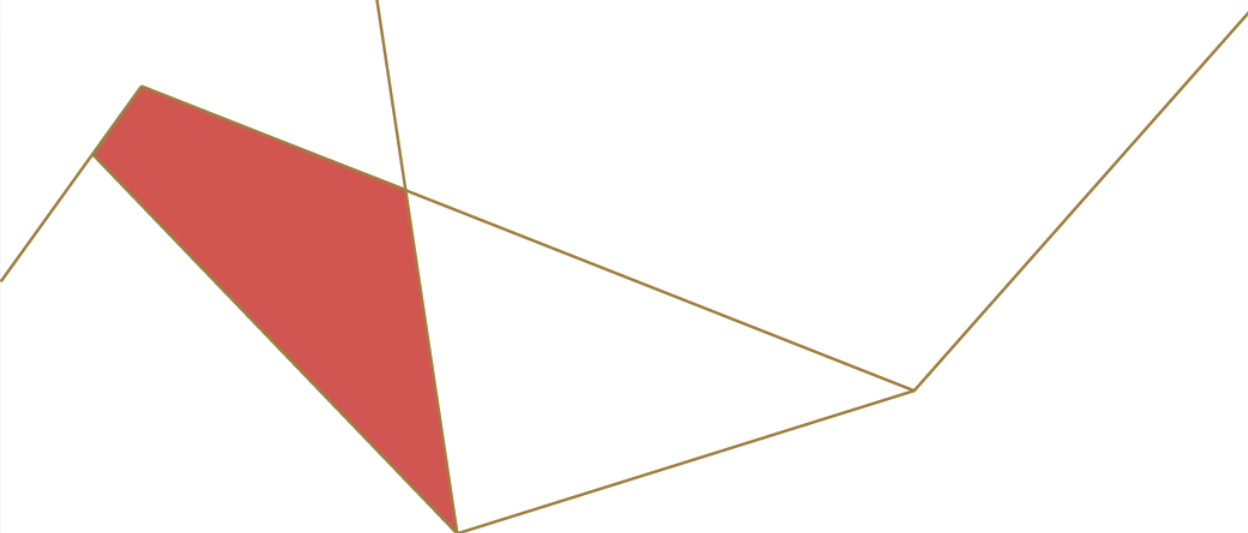
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Executive Summary

- Summary of the Report
- General Terms and Conditions

Executive Summary

Report Summary

- The Subject Property is a residential compound comprises of **18** residential buildings containing **290** housing units. The area of the land is **15,925** square meters, featuring a total built-up area of **41,361** square meters.
- The Property is located within Al Malga District, along Wadi Hajar Street, branching King Fahd Road, Riyadh.
- The subject property is located approximately **17** kilometers from the City Center, and approximately **25** kilometers from King Khalid International Airport.
- 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, with a total population of **6.9** million in **1440/2018**.

Property Information

Site Details	Information			
District	Al Malga			
Use	Residential			
Ownership	Limited Ownership			
Number of Title Deed	814009006124	814009006125	314002002198	614004005871
Date of Title Deed	14/9/1440	14/9/1440	14/9/1440	15/9/1440
Land Area (m2)	5,481	3,481	3,480	3,481
Total Built-Up Area (m2)	41,361 m2			
Gross Leasable Area (m2)	39,734 m2			
Owner	Awwal Al Malga Real Estate Company			

Valuation Summary

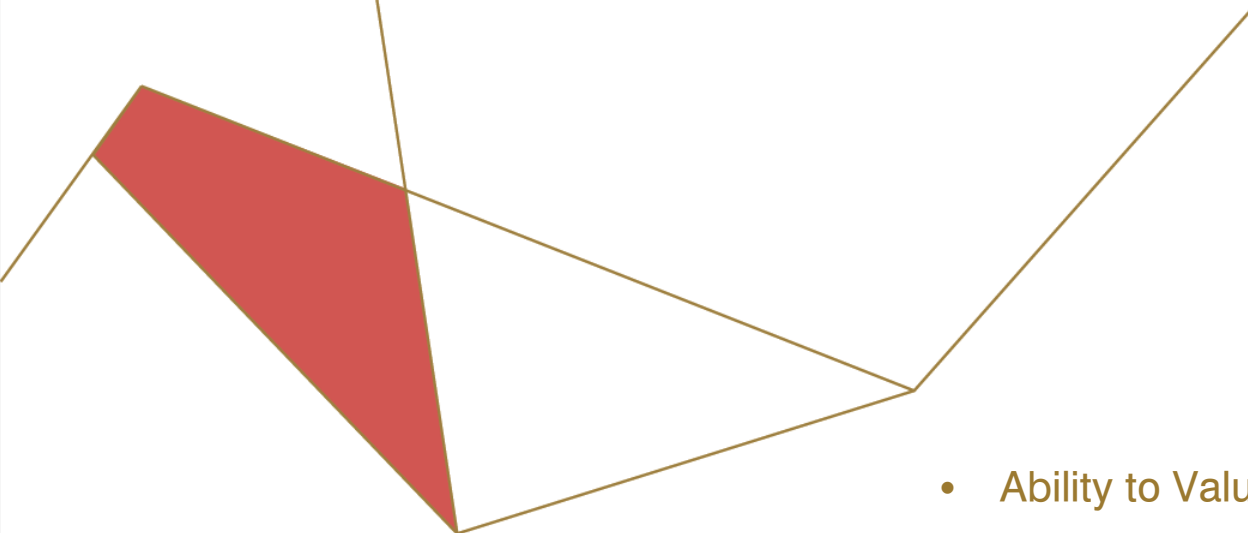
Details	Information
Purpose of Valuation	Periodic Valuation of REIT Fund Assets
Date of Approval	06 June 2022
Date of Inspection	20 June 2022
Date of Valuation	30 June 2022
Basis of Value	Market Value
Valuation Method	Income Method
Currency	Saudi Arabian Riyal (SAR)
Property's Market Value	SAR 260,100,000

Executive Summary

Terms and Conditions



- The Subject Property has been valuated according to the International Valuation Standards (IVS) issued by the Council of International Valuation Standards (IVSC) in 2022 and the rules and regulations of the Saudi Authority for Accredited Valuers in the Kingdom of Saudi Arabia (Taqeem).
- This report was relied upon and valuated according to the specific conditions and restrictions presented in this report.
- The report was issued without any conflict of interest or personal gain.
- This valuation report was prepared based on the instructions received from “The Client” to estimate its “basis of value” for the “purpose” as requested by “The Client”.
- Abaad and Partner Co. are confident that this report meets the client's requirements and instructions, and that the information contained in this report is completely confidential and that the report is issued to the client only.
- The responsibility of the Abaad and Partner Co. is limited to the report and the information contained in the report. Otherwise, the (client) is responsible for requesting the valuation of the property and the legal consequences thereof.
- The estimated values in this report are for The Subject Property, and any distribution of (value - values) on the parts of the property applies only according to the narration of the report and for its purpose, and these values should not be used for any other purposes, as it may be incorrect if the purpose has been changed from the valuation for which the report was created.
- This report has been prepared based on the information collected or received and analyzed according to best practices to reach the value, and any material observations that may impact the value are usually noted.
- Please be aware that our inspection was carried out on a visual basis only. No part of the structure was opened up for a detailed examination or testing. We have therefore, where appropriate, made assumptions based on experience of the property type, construction and materials used. We cannot guarantee that defects do not exist in those parts of the structure, which are concealed, unexposed or not reasonably accessible.
- In the event that any information in the future that is mentioned in the report is found to be untrue and unintentional, the value in this report may change and the client will be notified in due course.
- This valuation report is valid only if approved by the company's seal, in addition to the signature of the accredited valuers.



Valuation Terms

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

Valuation Conditions

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 Al-Malagah in Al-Malagah 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.

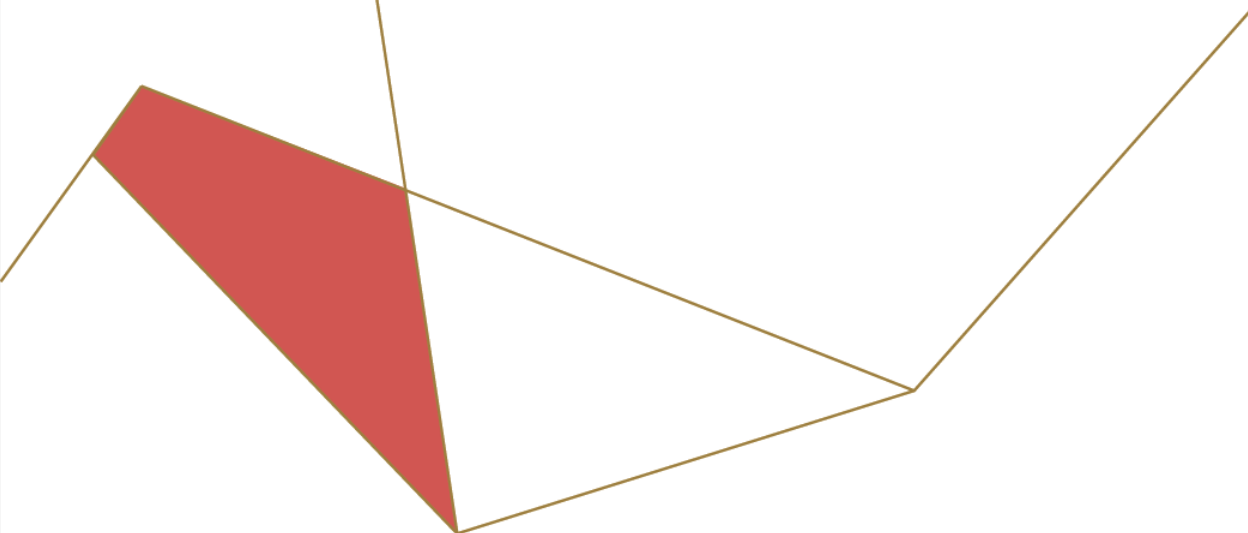
Sources of Information:

- 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.



Disclaimers

- 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

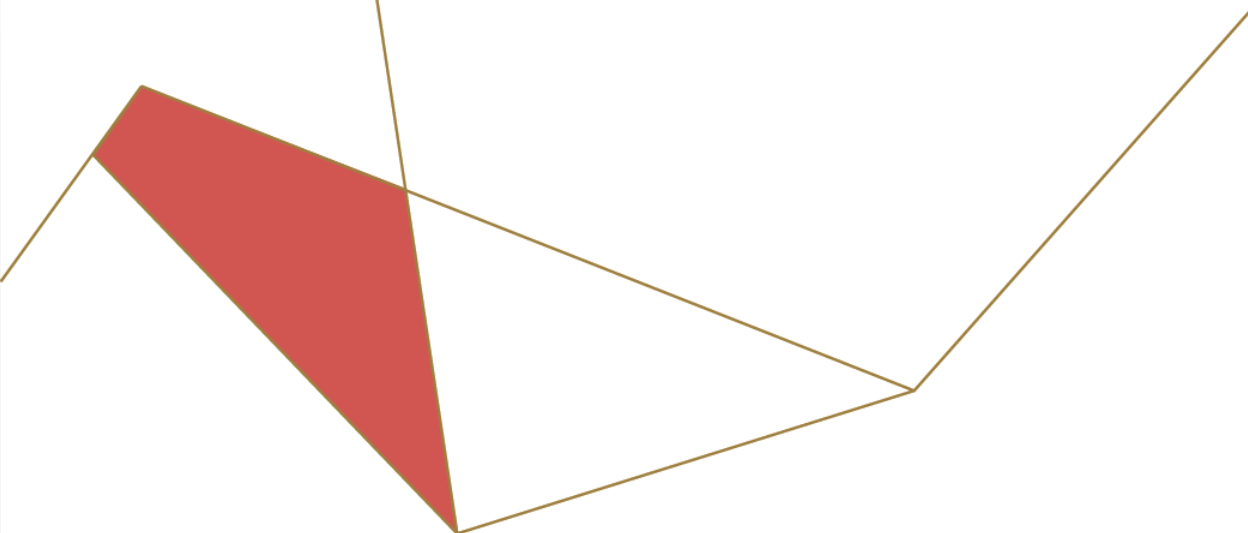
- According to the definition of the International Valuation Standards "Important Assumptions and special assumptions must be reasonable and relevant having regard to the purpose for which the valuation is required, and may be accepted as fact in the context of the valuation exercises without verification 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.



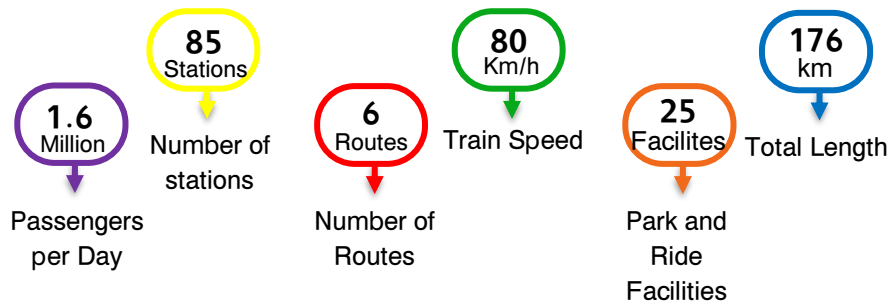
Site Location Analysis

- 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.



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



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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:



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



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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.

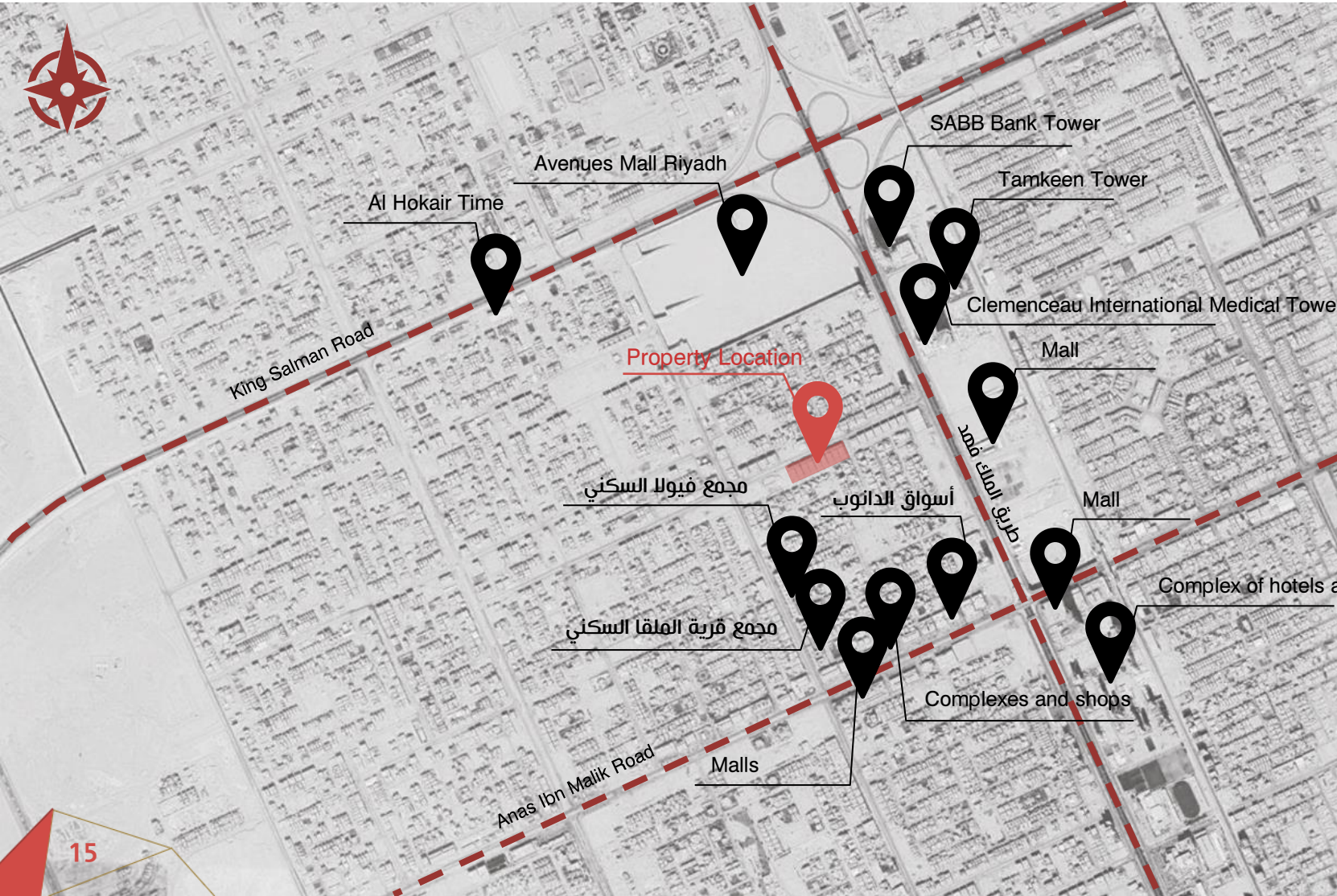
Riyadh is one of the largest cities of the Arab World in terms of area. The developed area of the city is around 1,913 square kilometers.

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 Riyadh City Center. The property area is bordered from the North by Prince Mohammed bin Abdulaziz Road, from the South by Prince Sultan bin Abdulaziz Road with a direct view from the East on King Mohammed V Road, and from the East on King Fahd Road.

Al Malga District is bordered from the North by Al Wurood District, from the South by the Ministries, Muraba and Officers Districts, from the East by King Salman Air Base and from the West by Olaya District.

The area surrounding the subject property is accessible from several important junctions and roads at the city level, including King Abdulaziz Road and King Mohammed bin Abdulaziz Road.

Site Location Analysis

Property Description



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The Property is a closed residential complex, consisting of **18** residential buildings with a height of **3** floors and an annex, including **290** housing units, the land area is **15,925 m²**.

The building area is **41,361 m²**, and the total leasable area is **39,734 m²**.

The Property consists of **242** three-room housing units, **10** two-room units, and **38** one-room (studio) units.

The complex has a basement car parking area of **10,000 m²**, two swimming pools, two play areas and a health club.

The Property is located within Al Malga District, along Wadi Hajar Street, branching King Fahd Road, Riyadh.

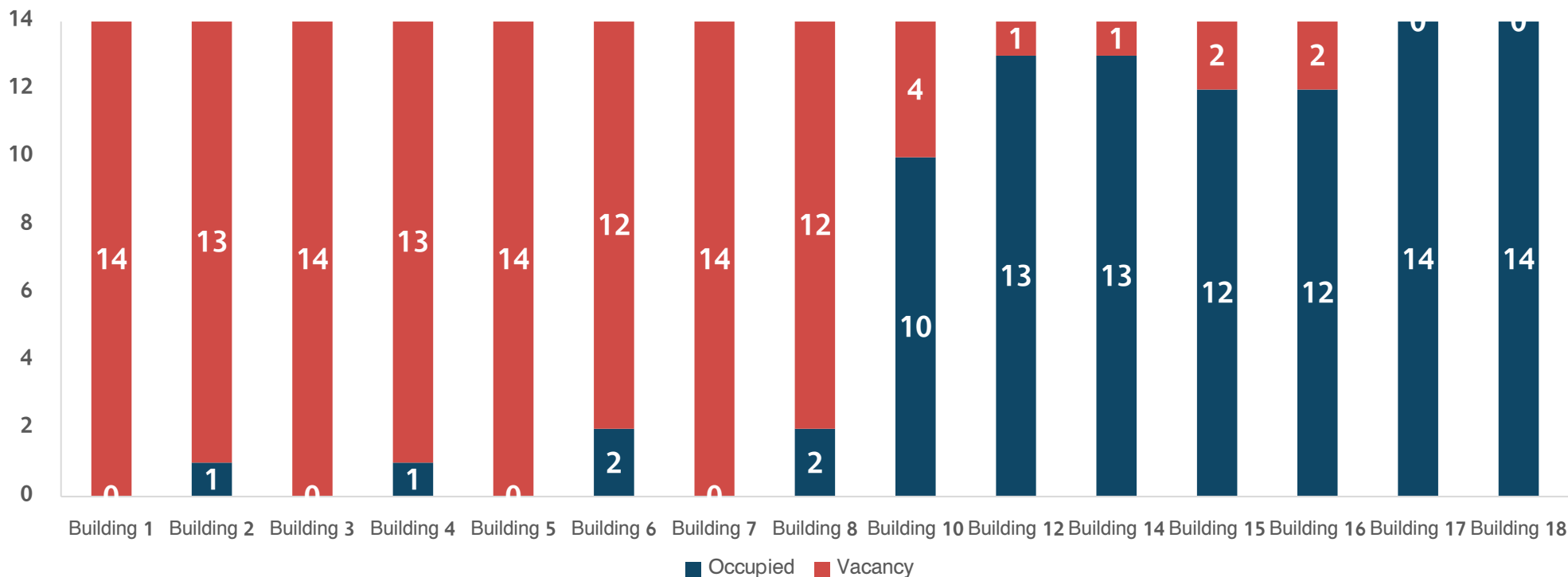
The Property is **6** years old.

Site Location Analysis

Property Description

Detailing buildings and units:

- 3 buildings were leased entirely to Rana Medical Services Company, and the occupancy rate of the tenant represents 16% of the entire property with a total of 40 units.
- For the remaining buildings, which represent 84% of the property, 94 units were rented out from 210 units.
- The chart below shows the unit details for individually rented buildings, where each building consists of 14 units.

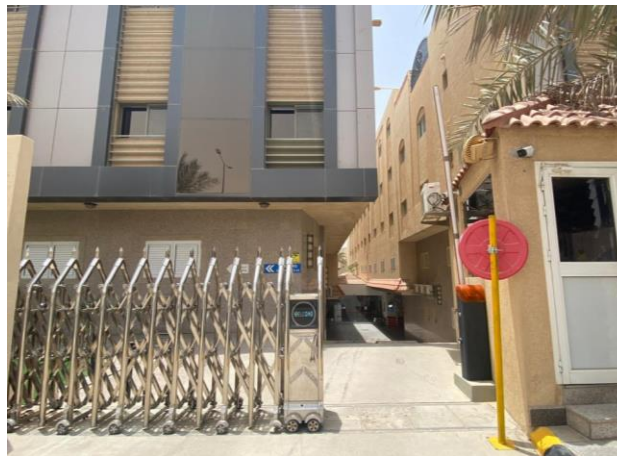


Site Location Analysis

Subject Property Photos



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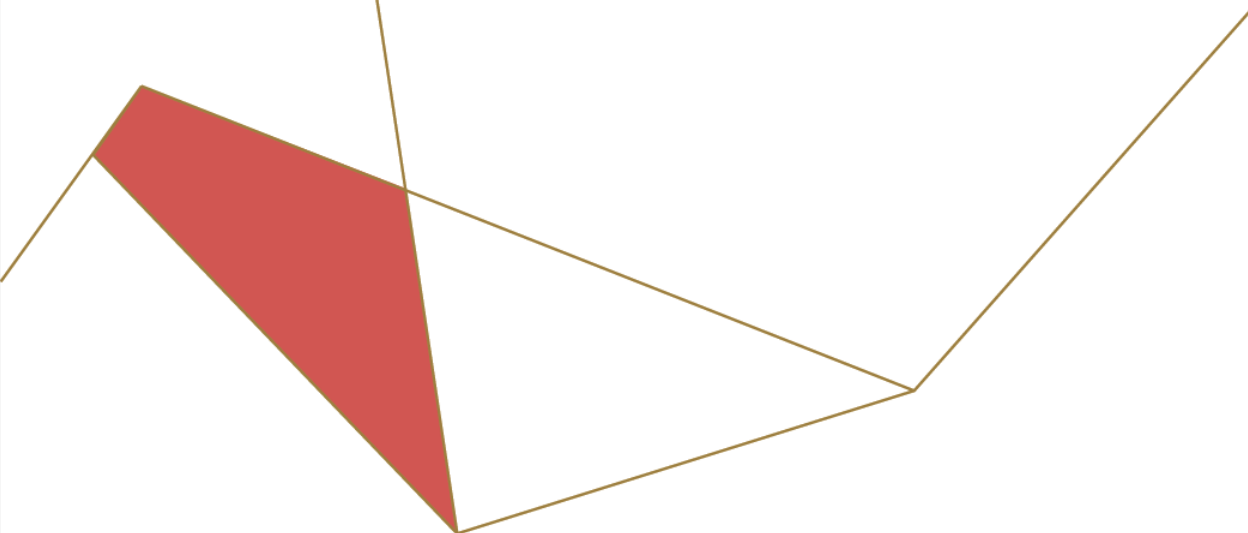
Site Location Analysis

Subject Property Photos



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Property Details

- Title Information

Tenure

Property Information



Property Details (Freehold Details)

ID	Description	
Owner	Awwal Almalga Real Estate Company	
Plot No.	1/2337 + 1/2336 + 1/2335 + 2333/2334	
District	Al Malga District	
Area	4,342	
Street Name	Wadi Hajar	
Coordinates	46°36'51.2"E	24°48'54.9"N
City	Riyadh	
Ownership Type	Limited Ownership	
Title Deed Info	Deed No.	614004005871
	Deed Date	1440/9/15
Title Deed Info	Deed No.	314002002198
	Deed Date	1440/9/14
Title Deed Info	Deed No.	814009006125
	Deed Date	1440/9/14
Title Deed Info	Deed No.	814009006124
	Deed Date	1440/9/14

- Sources: Title Deed

Dimensions and street widths

Side	Dimension	Street Name	Type	Width (m)	Frontage
North	53 m	Wadi Hajar	Commercial	36 m	1
South	53 m	Unnamed	Local	20 m	2
East	65.7 m	Adjacent	-	-	4
West	65.7 m	Unnamed	Local	15 m	3

Side	Dimension	Street Name	Type	Width (m)	Frontage
North	53 m	Wadi Hajar	Commercial	36 m	1
South	53 m	Unnamed	Local	20 m	2
East	65.7 m	Adjacent	-	-	3
West	65.7 m	Adjacent	-	-	4

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.

Tenure

Property Information

Dimensions and street widths

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- Sources: Title Deed

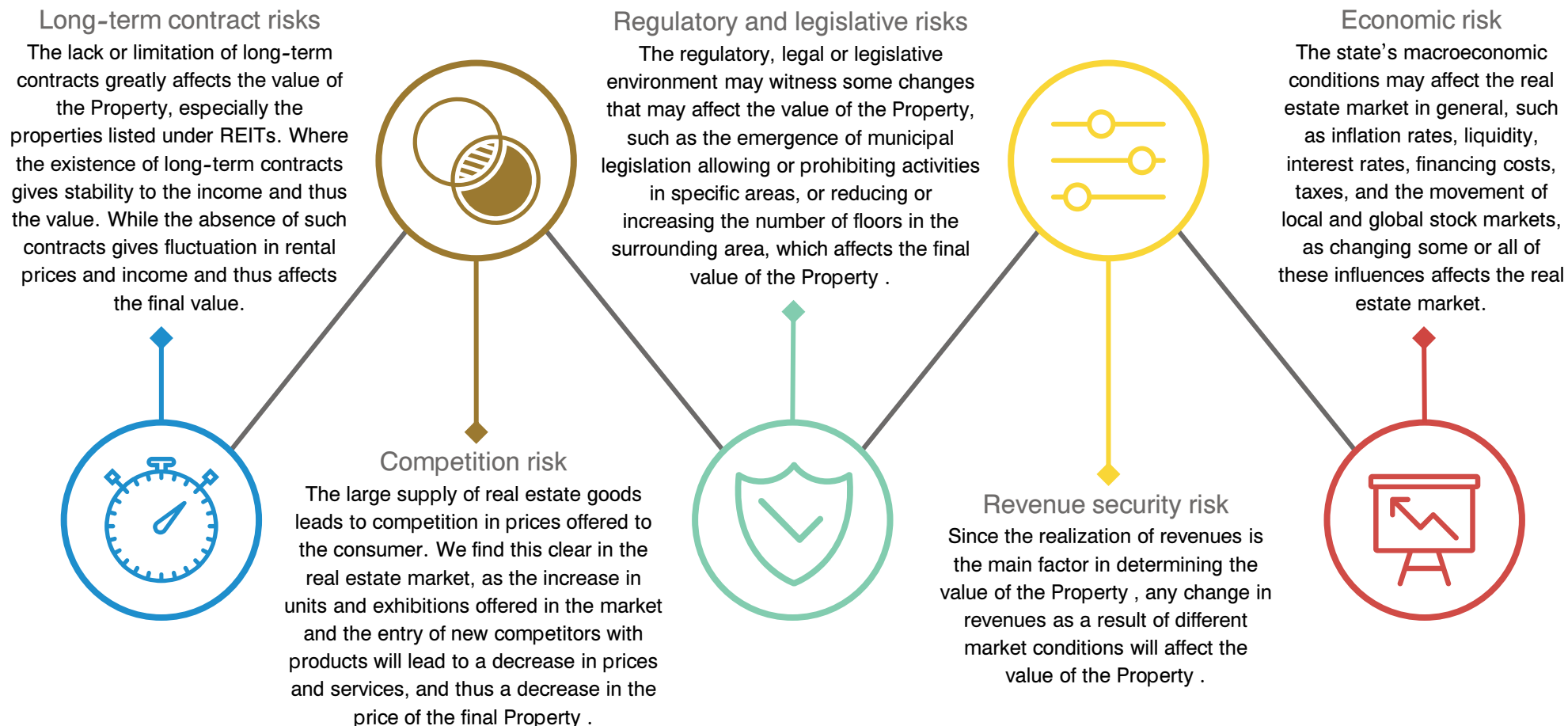
Lease Contract Summary:

	Leasee	Leased Buildings	Expiry Date
1	Rana Company	3 Buildings	2025

Operation and Maintenance Contract Summary:

	Description	Duration	Amount
1	Bennett Operation and Maintenance Company	4 years	2,200,000

- Sources (Lease Contract Copy).



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 total annual income of 8 buildings is **9,565,111** riyals, for the remaining period of the lease contract of King Faisal Specialist Hospital. The total annual income for 3 buildings is **1,900,000** riyals, for the remaining period of the lease contract of Rana Medical Services Company, for a period of 5 years. Income for the remaining years will be estimated based on market rental rates.

Cap Rate .

- A cap rate of **8.0%** 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 **10.50%**.

Inflation Rate.

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

Map Showing the Location of the Residential Compound



Viola Residential Compound

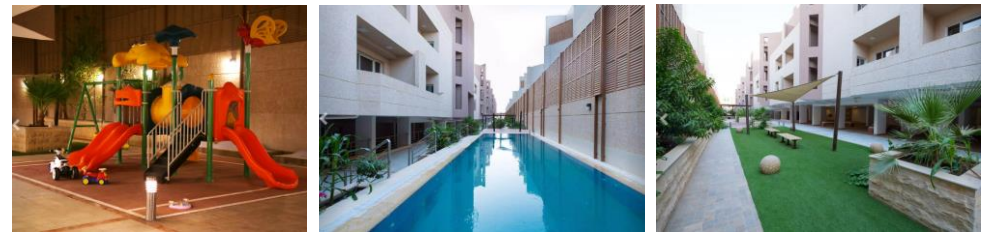
	Type of Units	Area (m ²)	Number of Units	Rental Rate (SAR)	Rental Rate (SAR/m ²)
Viola Compound	1 Room	75	44	45,000	600
	2 Rooms	126	74	55,000	437
	3 Rooms	150	30	65,000	464

The project is comprised of a high end apartment complex, designed to ensure total privacy and security. It contains **16** buildings with open spaces between the buildings. The limited entrances of the compound guarantee full security and control over movement. The units are fully furnished

Services and Facilities

Swimming Pool	Security	Maintenance	Gardens	Parking
✓	✓	✓	✓	✓
Promenade	Drivers Room	Courts	Playing Area	Health Club
✓	✓	✓	✓	✓

Compound Photographs



Map Showing the Location of the Residential Compound



Al Malga Village Residential Compound

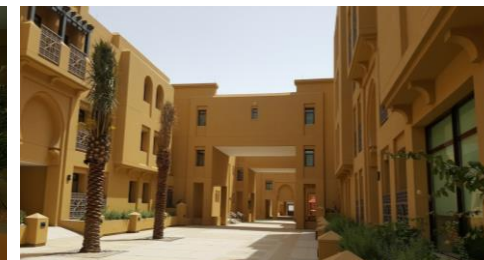
	Type of Units	Area (m ²)	Rental Rate (SAR)	Rental Rate (SAR)
Viola Compound	2 Rooms	120	85,000	708
	2 Rooms	140	95,000	679
	3 Rooms	150	105,000	700
	3 Rooms	200	135,000	675

The project is comprised of a high end apartment complex, designed to ensure total privacy and security. It contains **16** buildings with open spaces between the buildings. The limited entrances of the compound guarantee full security and control over movement. The units are fully furnished.

Services and Facilities

Swimming Pool	Security	Maintenance	Gardens	Parking
✓	✓	✓	✓	✓
Promenade	Drivers Room	Courts	Playing Area	Health Club
✓	✓	✓	✓	✓

Compound Photographs



Valuation

Estimation of Revenues

Map Showing the Locations of the Residential Compounds



Calculation of Average Rental Rate

Upon completion of the research and collection of information, analyzed the comparable and made calculations and adjustments to reach the average rental value (per square meter). Following are the changes and adjustments made to the valuation matrix.

Valuation Matrix

Description	Comparable 1	Comparable 2	Comparable 3
Land Area (m ²)	140	150	190
Price per Meter (SAR/m ²)	429	733	668
التسويات			
Location	0.00%	0.00%	0.00%
Open Spaces	0.00%	-5.00%	-5.00%
Design of Units	-5.00%	-5.00%	-5.00%
Ease of Access	0.00%	2.50%	2.50%
Area	0.00%	0.00%	5.00%
Facilities and Services	0.00%	-2.50%	-2.50%
Compound Category	0.00%	-22.50%	-22.50%
Furniture	20.00%	0.00%	0.00%
Negotiation	0.00%	0.00%	0.00%
Total Percentage (%)	15.00%	-32.50%	-27.50%
Final Value After Adjustments	493	495	485
Weightage (%)	50.00%	25.00%	25.00%
Final Price per Meter (SAR/m ²)	491		

Valuation

Income Approach

As a result of the aforementioned information, cash flows were calculated to reach the value of the subject property. The cash flows covered a period of Nine years based on the lease contract of the leased units. The remaining units were calculated based on market rates, and the cash flow schedule is made for every six months:

Summary of Cash Flow Calculations:

Period (semiannual)	1	2	3	4	5	6	7	8	9	10
Remaining Cost (SAR)	1,203,863	0	0	0	0	0	0	0	0	0
Income from Rana Medical Company										
Occupancy rate (16%)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%	0.0%	0.0%
Revenue (SAR)	949,998	949,998	949,998	949,998	949,998	949,998	949,998	0	0	0
Income from the remaining units										
Rental price (SR/m2)	491	491	491	491	491	491	491	491	491	491
Leasable Area (m2)	27,340	27,340	27,340	27,340	27,340	27,340	27,340	32,546	32,546	32,546
Occupancy rate (84% of the total number of units) (%)	44.8%	54.8%	64.8%	74.8%	84.8%	90.0%	90.0%	74.0%	84.0%	90.0%
Income (SAR)	6,163,161	7,633,705	9,139,836	10,682,209	12,261,493	13,180,962	13,344,707	13,223,773	15,197,245	16,485,041
Costs										
Bennett maintenance contract costs	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Maintenance costs for remaining (%)	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Maintenance costs for remaining (SAR)	616,316	763,371	913,984	1,068,221	1,226,149	1,318,096	1,334,471	1,322,377	1,519,725	1,648,504
Property Insurance Costs (SAR)	58,770	58,770	58,770	58,770	58,770	58,770	58,770	58,770	58,770	58,770
Total Costs (SAR)	2,978,949	1,922,141	2,072,754	2,226,991	2,384,919	2,476,866	2,493,241	2,481,147	2,678,495	2,807,274
Net income (SR)	5,338,073	6,661,563	8,017,080	9,405,216	10,826,572	11,654,093	11,801,464	10,742,626	12,518,751	13,677,767
Exit										327,456,474
Present value of net income (SR)	4,830,835	5,734,991	6,565,861	7,327,623	8,024,244	8,216,948	7,915,653	6,854,570	7,598,880	196,984,831
Market value of the property (SR)	260,100,000									

Valuation

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 2022** is:

- SAR 260,100,000 (Two Hundred Sixty Million One Hundred Thousand Saudi Riyal Only).

Signatures

Eng. Ammar Abdulaziz Sindi
Taqeem ID: **1210000219**
Fellow Member



Eng. Ammar Mohamed Qutub
Taqeem ID: **1210000392**
Fellow Member

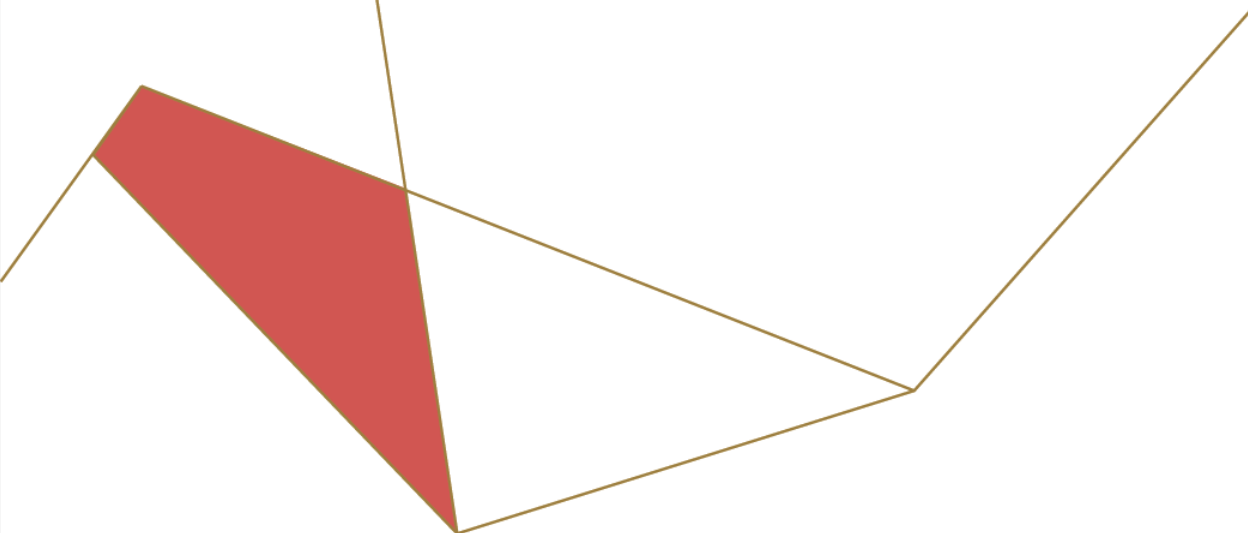


Eng. Yusuf Abdullah Khan
Taqeem ID: **1220001989**
Provisional Member



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





Appendix

- Valuation Glossary
- Subject Property Documents

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.

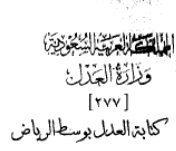
Subject Property Documents



أبجد
للتقييم العقاري



الرقم : ٦١٢٤ / ٩ / ١٤٤٠ هـ
التاريخ : ١٤ / ٩ / ١٤٤٠ هـ



[٢٧٧]

كتابة العدل بوسط الرض



الرقم : ٢١٩٨ ، ٢٠ ، ٢١٤٠
التاريخ : ١٤ / ٩ / ١٤٤٠ هـ

كتابة العدل بوسط الرياض

صك رهن وتملك عقار

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد :
فإن قطعة الأرض رقم ٢٣٣٣ / ٢٣٣٤ من المخطط رقم ٣١٤ الواقع في حي الملقا بمدينة الرياض . وحدودها وأطوالها
كماالتالي:

شمالاً: شارع عرض ٢٦ م بطول: (٨٣,٥) ثلاثة و ثمانون متر و خمسون سنتيمتر
جنوباً: شارع عرض ٢٠ م بطول: (٨٣,٥) ثلاثة و ثمانون متر و خمسون سنتيمتر
شرقاً: شارع عرض ٢٥ م بطول: (٦٥,٦٣) خمسة و ستون متر و ثمانون سنتيمتر
غرباً: قطعة رقم ١ / ٢٣٣٥ بطول: (٦٥,٦٥) خمسة و ستون متر و خمسة و ثمانون سنتيمتر
واقعاتها: (٥,٤٨,٤٥) اختلاف و اربعمئة و واحد و ثمانون متر مربع و خمسة و اربعون سنتيمتراً مربعاً فقط
و مساحتها: جميع سكني

المملوكة لـ شركة أول الحق العقاري بموجب سجل تجاري رقم ١٠١٨٥٣٩٢٠ وسنتيها في ١٩ / ١٠ / ١٤٤٤ هـ بالملك الصائم من مكتب العدل الأول بالرياض برقم ٤٥٦٩٠، ١٢١-٢١ / ٢٢ / ١٤٤٠ هـ قد تم رهنها وما أقبر أو سبقا عليها من بضائع لصالح - شركهالواحي المصرفية للاستثمار بموجب سجل تجاري رقم ١٠١٠٠٠٠٩٦ في ٢٥ / ١٠ / ١٤٣٧ هـ ضمانا لوفائه بما عليه من مستحقات مالية لصالح مصرف الراجحي بموجب سجل تجاري رقم ١٠١٠٠٠٠٩٦ ببلغ قدره (١٩٠٨١٨١٨١,٩) ريال ثمانية ملايين ومائة وأحد وثلاثون ألفاً وستمئة وثمانمائة وتسعة عشر ريال وتسعة عشرة هللة الجاز من الهيئة الشرعية برقم ١٨٠٧٢ في ٧ / ٣ / ١٤٣٩ هـ، على أن يتم تدفع المبنوية على اقساط كل ستة أشهر من تاريخ صرف التمويل بقيمة كل قسط (١٠٠٠٠٠٠) ريال مليون ريال، تدفع اعتباراً من تاريخ ٢٠١٩ / ٠٣ / ٢١ هـ وفي حالة عدم السداد فلنخرط بيع العقار بالقيمة التي تنتهي عندها الغريات واستبقاء مائة مة ثلاثين ألف ريال من مبلغ وقد تم صرفه عليه بعد اكتمال مايلزم شرعا وعليه جرى التصديق تحريراً في ١٤ / ١٠ / ١٤٤٠ هـ والرائع على نيته كعدم الوفاء وصحته

عبد الرحمن بن محمد بن رشيد الحريري

[illegible]

صك رهن وتملك عقار

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:

فإن قطعة الأرض رقم ١٢٣٣ / ١ من المخطط رقم ٣١١٤ الواقع في حي الملقا بمدينة الرياض . وحدودها وأطوالها

كما تال:

شمالاً: شارع عرض ٣٦ بطول: (٥٣) ثلاثة و خمسون متر
جنوباً: شارع عرض ٢٠ بطول: (٥٣) ثلاثة و خمسون متر
شرقاً: قطعة رقم ٢٣٣٤ / ٢٣٣٣ بطول: (٦٥.٦٥) خمسة و ستون متر و خمسة و ستون سنتيمتر
غرباً: قطعة رقم ١ / ٢٣٣٦ بطول: (٦٥.٦٧) خمسة و ستون متر و سبعة و ستون سنتيمتر
مساحتها : (٣,٤٨,٠٠٠) ثلاثة آلاف و اربعمئة و ثمانون متر مربع و ثلاثة و عشرون سنتيمتر مربعاً فقط والبقية
على مجمع سكني

[illegible]

رئيس كتّابة العدل المساعد
صالح بن ضيف الله بن أحمد العمري



غذا المستند وحده متكاملا وضمانا أو تلف صفحة عنه يؤدي إل عدم صلاحية المستند
 (هذا النموذج مخصص للاستخدام بالحاسب الآلي ويمنع تعديله)
 نموذج صيغة ١٠٤٥ - ٢٨٧١١٥
 مصلحة مطابع الحكومة

Appendix

Subject Property Documents



أبعاد
للتقييم العقاري



صك رهن وتملك عقار

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:

فإن قطعة الأرض رقم ٢٣٣٧ / ١ من المخطط رقم ٣١١٤ الواقع في حي الملكة بمدينة الرياض . وحدودها وأطوالها كالتالي:

شمالاً: شارع عرض ٣٦ م	بطول: (٥٣) ثلاثة وخمسون متر
جنوباً: شارع عرض ٢٠ م	بطول: (٥٣) ثلاثة وخمسون متر
شرقاً: قطعة رقم ٢٣٣٦ / ١	بطول: (٦٥,٦٩) خمسة وستون متر وتسعة وستون سنتيمتر
غرباً: شارع عرض ١٥ م	بطول: (٦٥,٧) خمسة وستون متر وسبعون سنتيمتر

ومساحتها : (٣,٤٨١,٩) ثلاثة آلاف وأربعمائة وواحد وثمانون متر مربعاً وتسعون سنتيمتراً مربعاً فقط والمقام عليها مجمع سكني

المملوكة لـ / شركة أول الملكة العقارية بموجب سجل تجاري رقم ١٠١٠٨٩٣٨٠٢ وتنتهي في ١٩ / ١٠ / ١٤٤٤ هـ بالصك الصادر من كتابة العدل الأول بالرياض برقم ٣١٠٨١٢٠٠٤٠٧ في ٢١ / ٦ / ١٤٤٠ هـ . قد تم رهنها وما أقيم أو سيقام عليها من بناء لمصالح / شركة كراجي المصرفية للاستثمار بموجب سجل تجاري رقم ١٠١٠٠٠٠٠٩٦ في ٢٥ / ١٠ / ١٣٧٩ هـ ضماناً لوفائه بـ/ بما عليه من مستحقات مالية لمصالح مصرف الراجحي بموجب سجل تجاري رقم ١٠١٠٠٠٠٠٩٦ بمبلغ وقدره (٣٨١٨١٨١٨,١٩) ريال ثمانية وثلاثون مليوناً ومائة وواحد وثمانون ألفاً وثمانمائة وثمانية عشر ريال وتسعة عشر هلة المجاز من الهيئة الشرعية برقم ١٨٠٧٢ في ٣ / ٧ / ١٤٣٩ هـ . على أن يتم سداد الميونة على أقساط كل ستة أشهر من تاريخ صرف التمويل وقبعة كل قسط (١٠٠٠٠٠) ريال مليون ريال ، تدفع اعتباراً من تاريخ ٣١ / ٣ / ٢٠١٩ م . وفي حالة عدم السداد فللمرتهن بيع العقار بالقيمة التي تنتهي عندها الرغبات واستيفاء ما في ذمة الراهن من مبلغ وما نقص يرجع فيه عليه بعد اكتمال مايلزم شرعاً وعليه جرى التصديق تحريراً في ١٤ / ٩ / ١٤٤٠ هـ ووصلن الله على نبيينا محمد وآله وصحبه وسلم.

عبد العزيز بن محمد بن عبد العزيز آل طالب

وزارة العدل
كتابة العدل بوسط الرياض
كاتب العدل بك رقم ٤

صك رهن وتملك عقار

الحمد لله وحده والصلاة والسلام على من لا نبي بعده، وبعد:

فإن قطعة الأرض رقم ٢٣٣٦ / ١ من المخطط رقم ٣١١٤ الواقع في حي الملكة بمدينة الرياض . وحدودها وأطوالها كالتالي:

شمالاً: شارع عرض ٣٦ م	بطول: (٥٣) ثلاثة وخمسون متر
جنوباً: شارع عرض ٢٠ م	بطول: (٥٣) ثلاثة وخمسون متر
شرقاً: قطعة رقم ٢٣٣٥ / ١	بطول: (٦٥,٧٢) خمسة وستون متر وسبعة وستون سنتيمتر
غرباً: قطعة رقم ٢٣٣٧ / ١	بطول: (٦٥,٦٩) خمسة وستون متر وتسعة وستون سنتيمتر

ومساحتها : (٣,٤٨١,١) ثلاثة آلاف وأربعمائة وواحد وثمانون متر مربعاً وعشرة سنتيمتراً مربعاً فقط والمقام عليها مجمع سكني

المملوكة لـ / شركة أول الملكة العقارية بموجب سجل تجاري رقم ١٠١٠٨٩٣٨٠٢ وتنتهي في ١٩ / ١٠ / ١٤٤٤ هـ بالصك الصادر من كتابة العدل الأول بالرياض برقم ٣١٠٨١٢٠٠٤٠٦ في ٢٢ / ٦ / ١٤٤٠ هـ . قد تم رهنها وما أقيم أو سيقام عليها من بناء لمصالح / شركة كراجي المصرفية للاستثمار بموجب سجل تجاري رقم ١٠١٠٠٠٠٠٩٦ في ٢٥ / ١٠ / ١٣٧٩ هـ ضماناً لوفائه بـ/ بما عليه من مستحقات مالية لمصالح مصرف الراجحي بموجب سجل تجاري رقم ١٠١٠٠٠٠٠٩٦ بمبلغ وقدره (٣٨١٨١٨١٨,١٩) ريال ثمانية وثلاثون مليوناً ومائة وواحد وثمانون ألفاً وثمانمائة وثمانية عشر ريال وتسعة عشر هلة المجاز من الهيئة الشرعية برقم ١٨٠٧٢ في ٣ / ٧ / ١٤٣٩ هـ . على أن يتم سداد الميونة على أقساط كل ستة أشهر من تاريخ صرف التمويل وقبعة كل قسط (١٠٠٠٠٠) ريال مليون ريال ، تدفع اعتباراً من تاريخ ٣١ / ٣ / ٢٠١٩ م . وفي حالة عدم السداد فللمرتهن بيع العقار بالقيمة التي تنتهي عندها الرغبات واستيفاء ما في ذمة الراهن من مبلغ وما نقص يرجع فيه عليه بعد اكتمال مايلزم شرعاً وعليه جرى التصديق تحريراً في ١٤ / ٩ / ١٤٤٠ هـ ووصلن الله على نبيينا محمد وآله وصحبه وسلم.

عبد الرحمن بن محمد بن رشيد الحربي

وزارة العدل
كتابة العدل بوسط الرياض
كاتب العدل بك رقم ١٩

هذه الشكوة وحده متكاملة ، وشيخ أو نائب مدعته منه يؤدي إلى عدم صلاحية الشكوة
نموذج رقم (١٢ - ٢٠١١)

هذه الشكوة وحده متكاملة ، وشيخ أو نائب مدعته منه يؤدي إلى عدم صلاحية الشكوة
نموذج رقم (١٢ - ٢٠١١)



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

Manager

Mobile: +966 (55) 556 2500

Email: ammarq@sa-abaad.com