الخبير ريت

Alkhabeer REIT

Investor Report
Q2 2023

FUND OVERVIEW

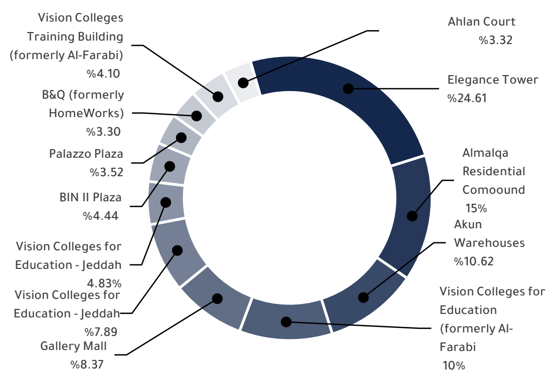
Alkhabeer REIT is a closed-ended public Shari'a-compliant real estate investment traded fund established under the applicable laws and regulations of the Kingdom of Saudi Arabia and is subject to the Regulations and Instructions issued by the Capital Market Authority (CMA). The Fund's main investment objective is to generate sustainable rental income yield and periodic cash distributions of not less than 90% of the Fund's annual net profits, by investing not less than 75% of the Fund's total asset value, according to its latest audited financial statements, in income-generating real estate assets in the Kingdom of Saudi Arabia (excluding Makkah and Medina).

KEY FUND FACTS

TADAWUL SYMBOL	4348
BLOOMBERG SYMBOL	ALKHABEE:AB
LISTING DATE	20 March 2019
FUND TERM	99 years, starting as from the Listing Date, renewable
FUND ASSETS SIZE*	SAR 2,022,943,125
FUND'S TOTAL CAPITAL	SAR 1,410,088,480
FINANCING AMOUNT*	SAR 737,500,000
RATIO OF LOANS TO FUND'S TOTAL ASSET VALUE*	36.46%
FINANCING AMOUNT AND EXPOSURE PERIOD	FIRST TRANCHE: SAR 340 million (0.61 years) SECOND TRANCHE: SAR 397.5 million (2.19 years)
MATURITY DATE	FIRST TRANCHE: 06 February 2024 SECOND TRANCHE: 07 September 2025

* As at 30 June 2023 (Unaudited).

FUND PORTFOLIO PROPERTY NAMES AND PERCENTAGES TO FUND TOTAL ASSET VALUE

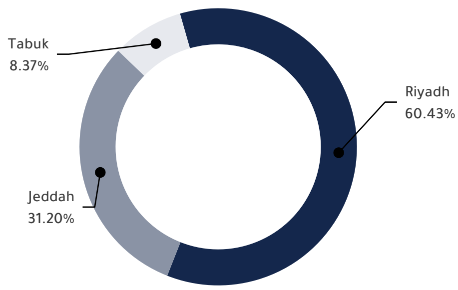


FINANCIAL INDICATORS*

VALUATION FREQUENCY	Semi-annual
FUND'S TOTAL ASSET VALUE*	SAR 2,022,943,125
FUND NET ASSET VALUE*	SAR 1,197,073,663
RATIO OF TOTAL EXPENSES AND FEES TO FUND'S TOTAL ASSET VALUE**	1.16%
RATIO OF FUND'S COSTS TO FUND'S TOTAL ASSET VALUE***	1.80%
RATIO OF FUND'S COSTS TO FUND'S AVERAGE NET ASSET VALUE****	3.06%

* As at 30 June 2023 (Unaudited).
** Fund expenses and fees are all Fund expenses during the reporting quarter, excluding financing costs.
*** Fund costs are all Fund fees and expenses, including financing costs.
**** Fund Average NAV during the reporting quarter = SAR 1,192,275,390

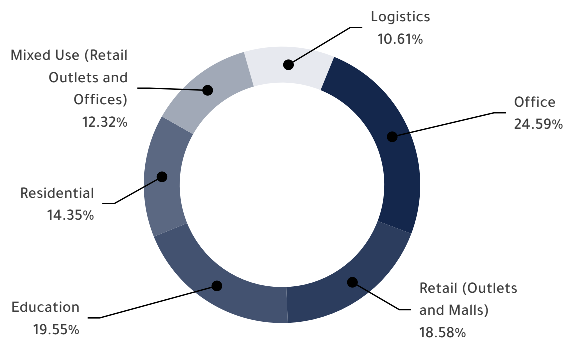
DISTRIBUTION OF INVESTMENTS BY GEOGRAPHY



FUND ASSETS INFORMATION

NUMBER OF PROPERTIES	12 Properties
LAND TOTAL AREA	158,129 m^2
TOTAL BUILD-UP AREA	310,692 m^2

DISTRIBUTION OF INVESTMENTS BY REAL ESTATE SEGMENT



FUND MARKET VALUE INFORMATION*

AS AT THE LISTING DATE	SAR 664,423,860
AS AT 30 JUNE 2019	SAR 617,914,190
AS AT 31 DECEMBER 2019	SAR 724,222,007
AS AT 30 JUNE 2020	SAR 545,491,989
AS AT 31 DECEMBER 2020	SAR 966,897,812
AS AT 31 MARCH 2021	SAR 961,749,261
AS AT 30 JUNE 2021	SAR 1,000,878,246
AS AT 30 SEPTEMBER 2021	SAR 996,759,406
AS AT 31 DECEMBER 2021	SAR 1,222,546,712
AS AT 31 MARCH 2022	SAR 1,252,158,570
AS AT 30 JUNE 2022	SAR 1,140,761,580
AS AT 30 SEPTEMBER 2022	SAR 1,084,358,041
AS AT 31 DECEMBER 2022	SAR 1,071,667,245
AS AT 31 MARCH 2023	SAR 936,298,751
AS AT 30 JUNE 2023	SAR 957,450,078

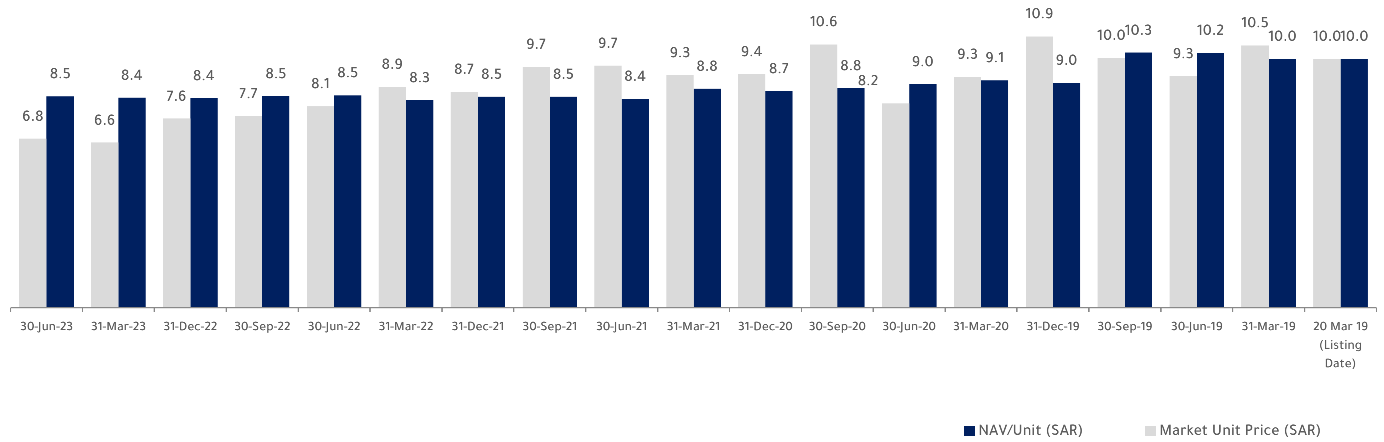
* Based on the Unit Price.

FUND UNITS INFORMATION

UNIT PRICE AS AT THE END OF Q2 (22 JUNE 2023)	SAR 6.79
NET ASSET VALUE PER UNIT AS AT THE END OF Q2 (30 JUNE 2023)*	SAR 8.4894
UNIT PRICE PERFORMANCE SINCE THE PREVIOUS PERIOD (FROM END Q1 2023 TO END Q2 2023)	2.26%
UNIT PRICE PERFORMANCE SINCE THE LISTING DATE (FROM THE LISTING DATE TO END Q1 2023)	-32.10%
52-WEEK HIGH	SAR 8.15
52-WEEK LOW	SAR 6.53
NUMBER OF OUTSTANDING UNITS	141,008,848 Units

* NAV as at 30 June 2023 (Unaudited)

NET ASSET VALUE AND UNIT PRICE *



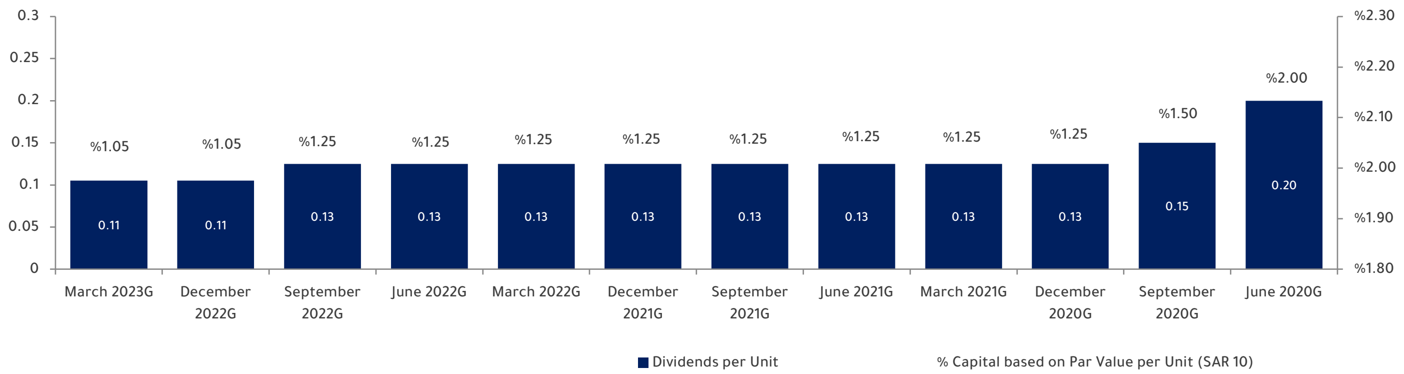
* Net Asset Value as at 30 June 2023 (Unaudited).

DIVIDEND DISTRIBUTION FOR THE QUARTER

DIVIDEND DISTRIBUTION POLICY	Annual dividend distributions of not less than 90% of the Fund's annual net profits
GROSS RENTAL INCOME FOR THE PERIOD (1 APRIL 2023 - 30 JUNE 2023)	SAR 28,945,309
RENTAL INCOME FOR THE PERIOD ON UNIT PRICE	3.02%
TOTAL DIVIDENDS DISTRIBUTED IN THE REPORTING QUARTER* (ANY DIVIDEND PAID SUBSEQUENT TO THE LATEST DISCLOSED REPORT)	SAR 14,805,929 for the period from 1 October 2022 to 31 December 2022
DIVIDENDS DISTRIBUTED PER UNIT*	SAR 0.105 per Unit
DIVIDENDS DISTRIBUTED ON UNIT PRICE*	1.55%
ELIGIBILITY TO CASH DIVIDENDS DISTRIBUTED DURING THE REPORTING QUARTER*	According to the Unitholders' Register as at the close of business on 13 February 2023 (Close of Trading on 9 February 2023)
NUMBER OF OUTSTANDING UNITS FOR WHICH DIVIDENDS WERE DISTRIBUTED DURING THE REPORTING QUARTER	141,008,848 Units
RATIO OF DISTRIBUTIONS TO FUND'S NET ASSET VALUE***	1.23%

* There are no distributions resulting from the proceeds of previous sales or leases up to the same quarter of the previous year.
** On 30 April 2023, the Fund Manager announced the distribution of dividends to Alkhabeer REIT Unitholders at a rate of 1.05% of the Initial Unit Price (SAR 0.105 per Unit) for the period from 1 January 2023 to 31 March 2023.
*** Percentage distribution to Fund's NAV as at 30 June 2022.

DIVIDENDS DISTRIBUTED TO UNITHOLDERS



* On 30 April 2023, the Fund Manager announced the distribution of dividends to Alkhabeer REIT Unitholders at a rate of 1.05% of the Initial Unit Price (SAR 0.105 per Unit) for the period from 1 January 2023 to 31 March 2023.

TOTAL RETURN*

TOTAL RETURN SINCE THE PREVIOUS PERIOD (FROM END Q1 2023 TO END Q2 2023)	3.31%
TOTAL RETURN SINCE THE LISTING DATE (FROM THE LISTING DATE TO END Q2 2023)	-10.24%

* Total Return = Unit Price Performance + Total Dividend Distributions.

TOTAL EXPENSES AND FEES*

ITEM	AMOUNT (SAR)	PERCENTAGE TO TOTAL ASSETS	MAXIMUM
MANAGEMENT FEES	2,012,202	0.10%	Not exceeding 0.75% of Fund NAV (based on the Fund's latest valuation)
ADMINISTRATOR FEES	75,425	0.00%	Annual fees of 0.025% of Fund NAV
CUSTODIAN FEES	125,811	0.01%	Annual fees of 0.025% of Fund Total Asset Value (based on Fund's latest audited financial statements)
AUDITOR'S FEES	19,945	0.00%	Lump sum fee of SAR 80,000 per annum
DEPRECIATION OF REAL ESTATE INVESTMENTS AND RIGHT OF USE OF ASSET	21,763,753	1.08%	N/A
REVERSAL OF IMPAIRMENT OF VALUE OF REAL ESTATE INVESTMENTS	(6,729,426)	-0.33%	N/A
OTHER	6,236,397	0.31%	N/A

* Fund expenses and fees are all Fund expenses incurred during the reporting quarter, excluding financing cost.

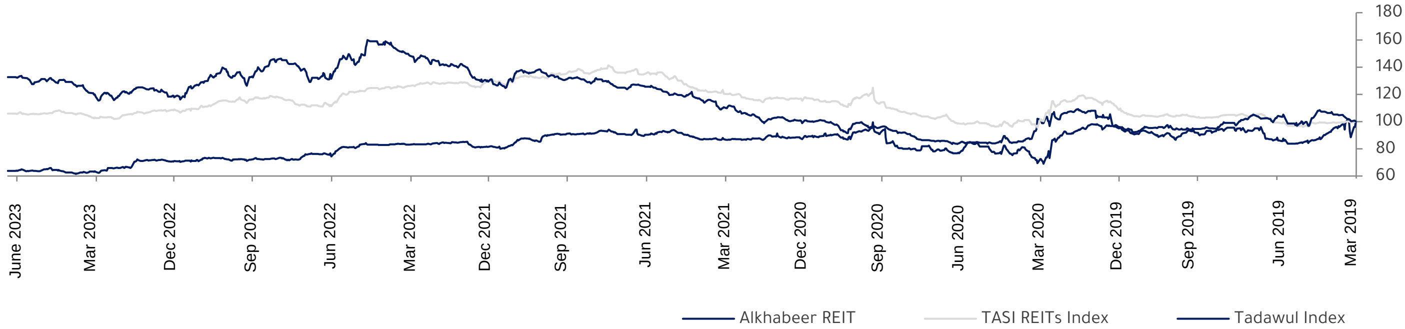
OCCUPANCY RATE OF EACH PROPERTY AS AT THE END OF THE REPORTING QUARTER

PERCENTAGE OCCUPANCY OF EACH PROPERTY AS AT THE END OF THE REPORTING QUARTER	
62%	Gallery Mall
80%	Palazzo Plaza
64%	Almalga Residential Compound
100%	B&Q (Formerly HomeWorks)
100%	Ahlan Court
100%	BIN II Plaza
100%	Elite Commercial Center
100%	Elegance Tower
100%	Vision Education Colleges - Riyadh (formerly Al-Farabi)
100%	Vision Education Colleges Training Building - Riyadh (formerly Al-Farabi)
100%	Vision Colleges for Education - Jeddah
100%	Akun Warehouses

FUND HIGHLIGHTS AND ANY FUNDAMENTAL OR NON-FUNDAMENTAL CHANGES IN THE REPORTING QUARTER AFFECTING THE PERFORMANCE OF THE FUND

- On 13 April 2023, the Fund Manager announced the availability of Alkhabeer REIT Fund’s Quarterly Report for the period ended 31 March 2023.
- On 1 May 2023, the Fund Manager announced the distribution of cash dividends to Fund Unitholders at a rate of 1.05% of the Initial Unit Price (SAR 0.105 per Unit) for the period (from 1 January 2023 to 31 March 2023).
- The occupancy rate at Almalga Residential Compound dropped from 73% at the end of Q1 to 64% at the end of Q2 due to the departure of a major tenant during the reporting quarter. The Fund Manager is currently rehabilitating the vacated apartments and offering them for rent.

PRICE PERFORMANCE COMPARISON



*As at 30 June 2023

FOR FURTHER INFORMATION

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